

Commercial Property FOR SALE



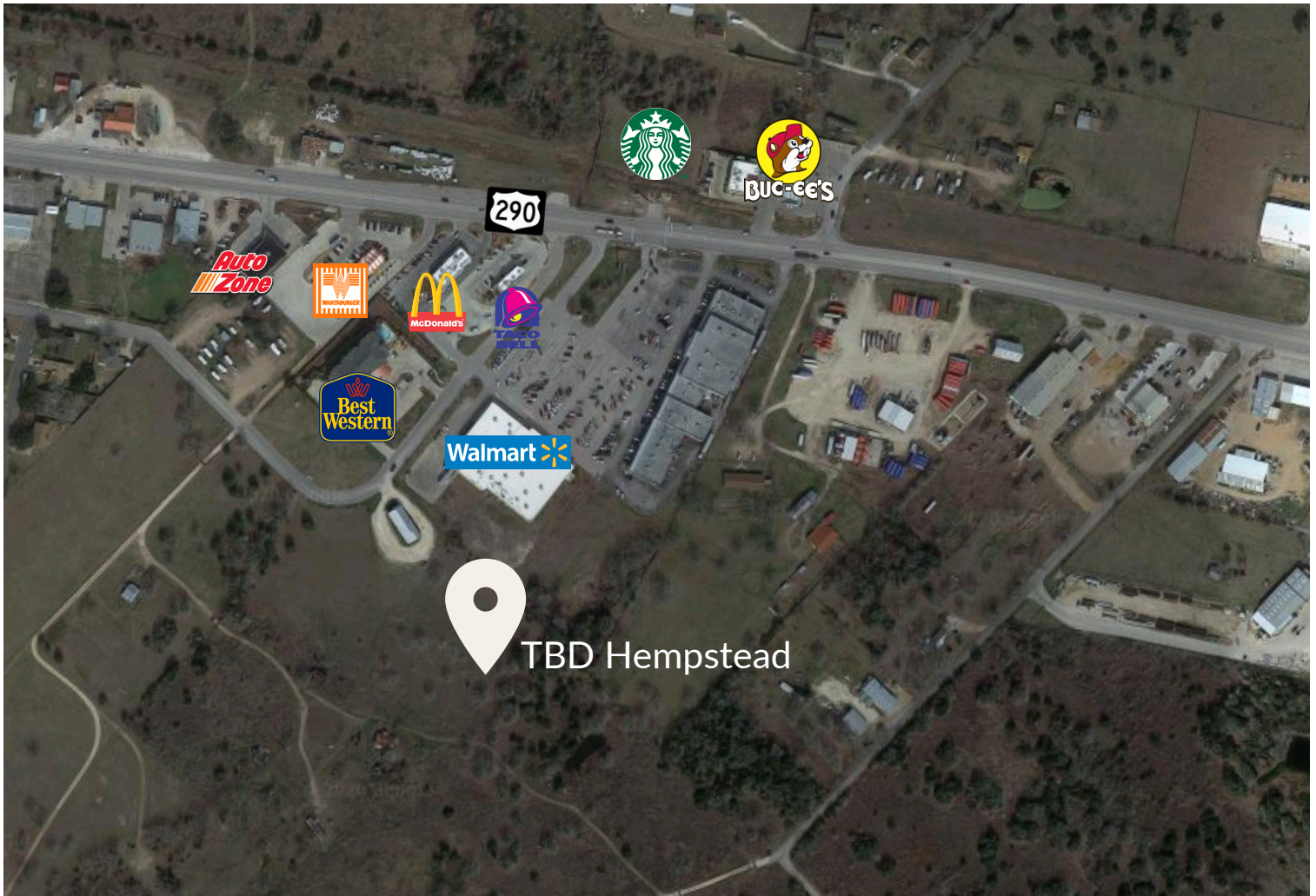
- **Tract 1:** 5.48 AC - \$596,772 - **\$2.50/SF**
- **Tract 2:** 5.32 AC - \$463,478 - **\$2/SF**
- **Tract 3:** 4.77 AC - \$415,562 - **\$2/SF**
- **Tract 4:** 2.46 AC - \$321,472 - **\$3/SF**







Conveniently Located



- Located directly behind Walmart
- Within walking distance of Best Western, Taco Bell, McDonald's, Whataburger, and Auto Zone
- Across Highway 290 from Buc-ee's and Starbucks

Businesses	400+
Employees	4,000+
Households	2,000+

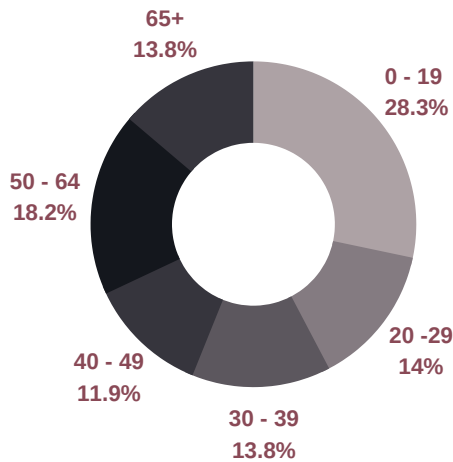
POPULATION

6,000+ by 2024

TRAFFIC

22,000+ per day on Hwy 290*

AGE DISTRIBUTION



HOUSEHOLD INCOME

