



FOR LEASE

# HARD CORNER PAD SITE

SEC OF LOOP 1604 & HWY 87

ADKINS, TEXAS

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# HARD CORNER PAD SITE | SEC of Loop 1604 & Hwy 87, Adkins, Texas 78101

## OVERVIEW

- 1.93 Acres Available
- Hard Corner of two major highways
- Excellent visibility and easy access
- Neaby retailers include Tractor Supply, Dollar General, Bill Miller BBQ, Little Caesars, and Jupe Feeds
- Call for Info & Price

## TRAFFIC COUNTS

Hwy 87: 13,423 VPD (TXDOT 2023)

Loop 1604: 12,152 VPD (TXDOT 2023)

## DEMOGRAPHICS

	3-mile	5-mile	7-mile
2024 Population	3,978	10,161	28,176
2029 Projected Pop.	3,936	10,876	34,700
Daytime Pop.	3,168	8,878	22,195
Avg HH Income	\$96,153	\$105,552	\$122,331



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