



PROPERTY DESCRIPTION

Up to 5.75 Acres of prime commercial land along busy Highway 411 corridor just North of Interstate 20. Surrounded by new developments and located at the signalized corner of Joey Adkins Dr. Can subdivide for up to 3 commercial parcels with shared access to Joey Adkins Dr/Signal. Call to Discuss!

PROPERTY HIGHLIGHTS

- Level Land with minimal grading and infill needs.
- Wetlands previously mitigated by City during creek relo.
- +/- 35,000 VPD along Highway 411
- Zoned B-3 City of Moody
- Proposed Riverwalk from Interstate to City Hall.

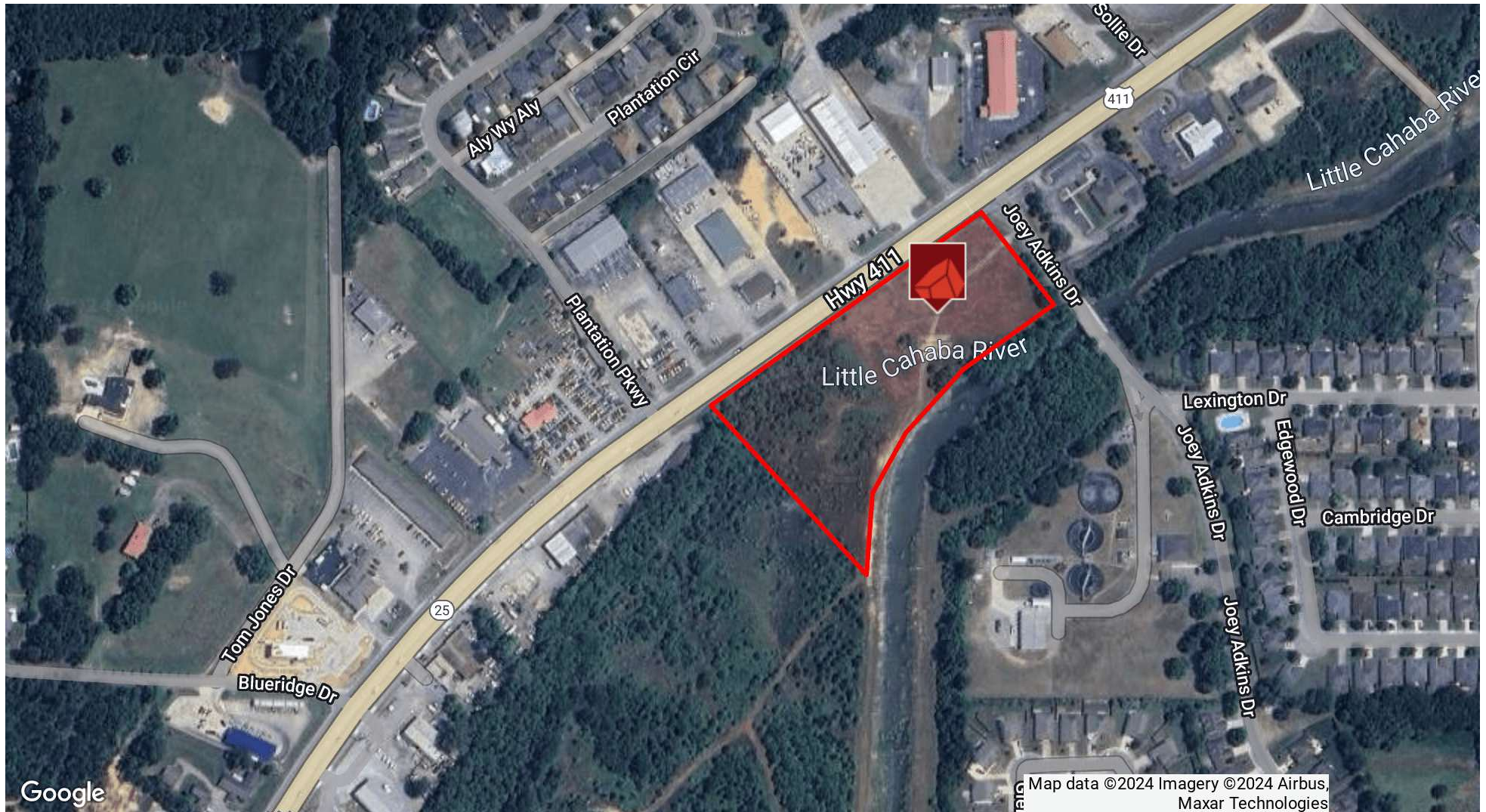
OFFERING SUMMARY

Sale Price:	Call to Discuss
Lot Size:	5.75 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,907	6,799	12,515
Total Population	4,638	17,057	32,796
Average HH Income	\$74,806	\$82,242	\$96,396

TRISH RUSHING, CCIM

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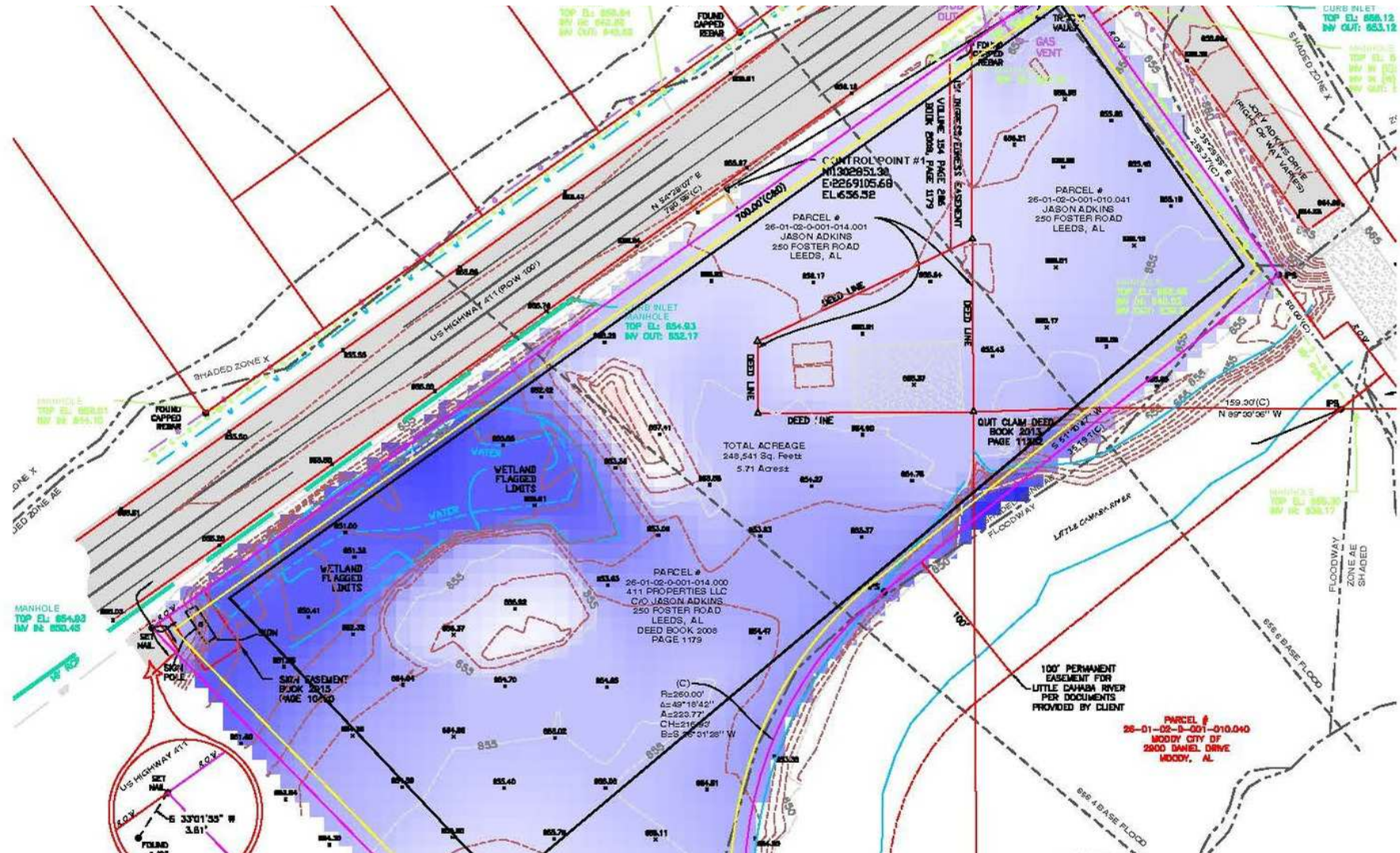
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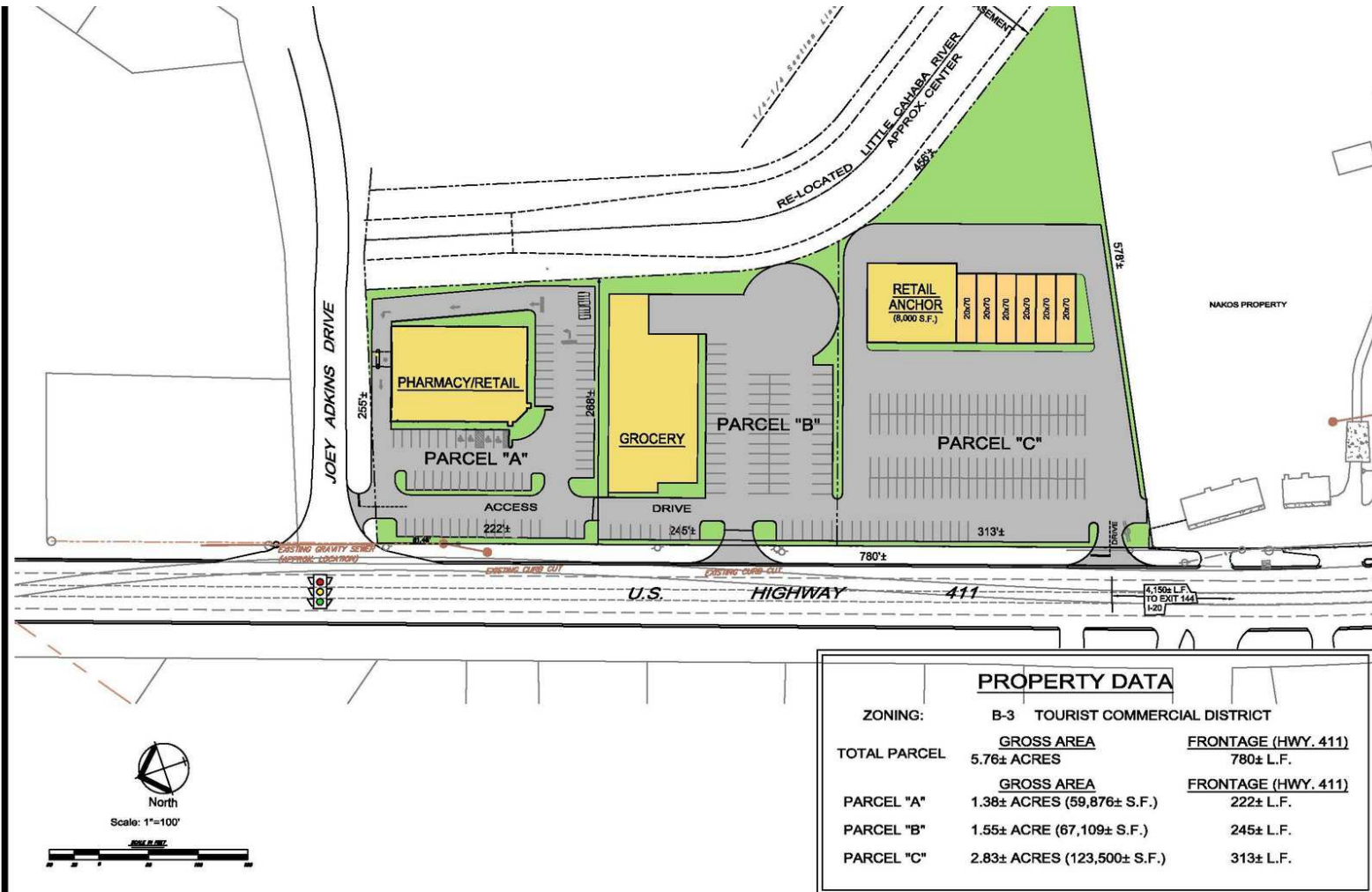
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Example of Possible Subdivision for Commercial Development

SPENCER ENGINEERING, INC.

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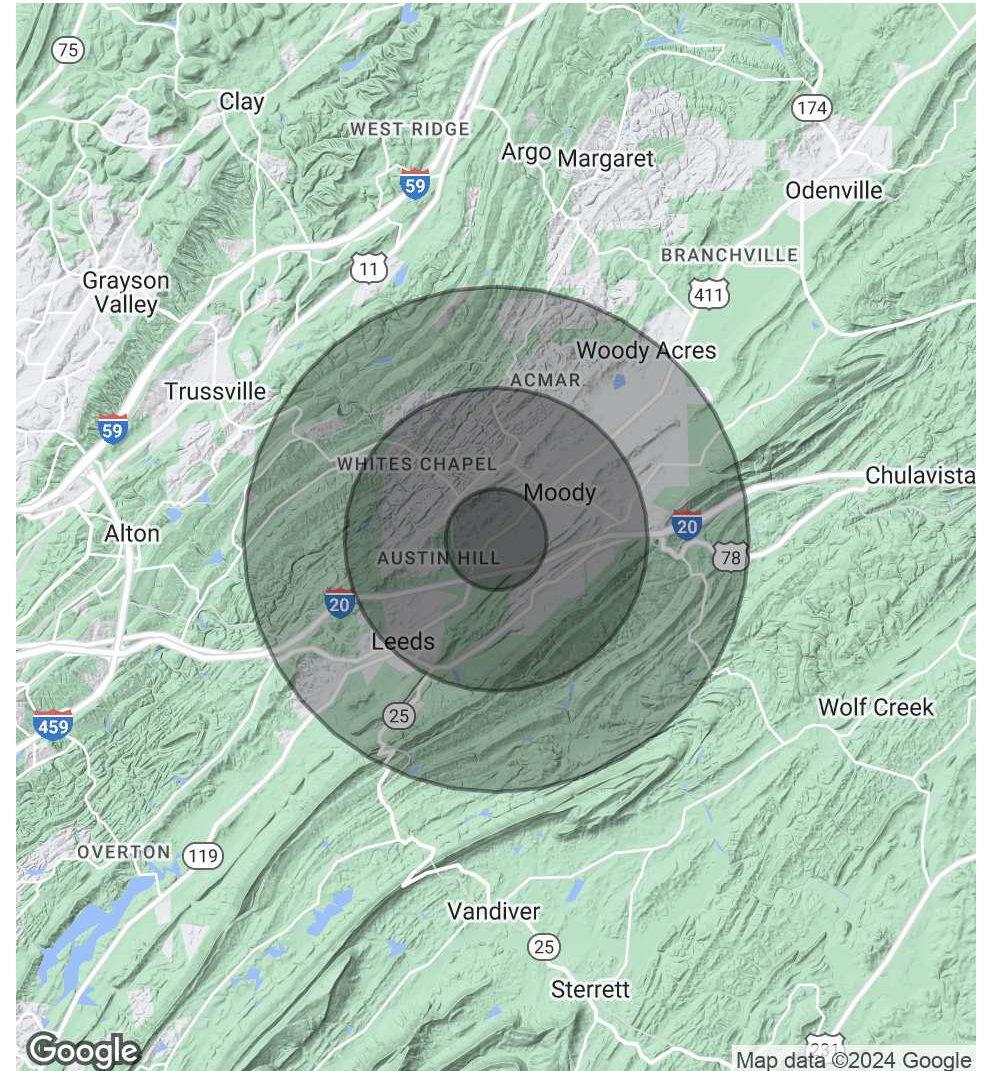
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,638	17,057	32,796
Average Age	40	40	40
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,907	6,799	12,515
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$74,806	\$82,242	\$96,396
Average House Value	\$210,104	\$231,039	\$265,823

Demographics data derived from AlphaMap



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