

**APEX
REALTORS**

**12033 Hwy 6, Shops on Westenfeldt
Fresno TX 77545**

RETAIL

For Lease



DANIEL MYERS

(281) 339-9888

APEXREALTORS.COM

 **@apexrealtors**  **dmyers@apexrealtors.com**

**5444 WESTHEIMER RD. SUITE 1620,
HOUSTON, 77056**

UNIT SIZE

5,210 Sq. Ft.

PRICE

Call Broker for pricing

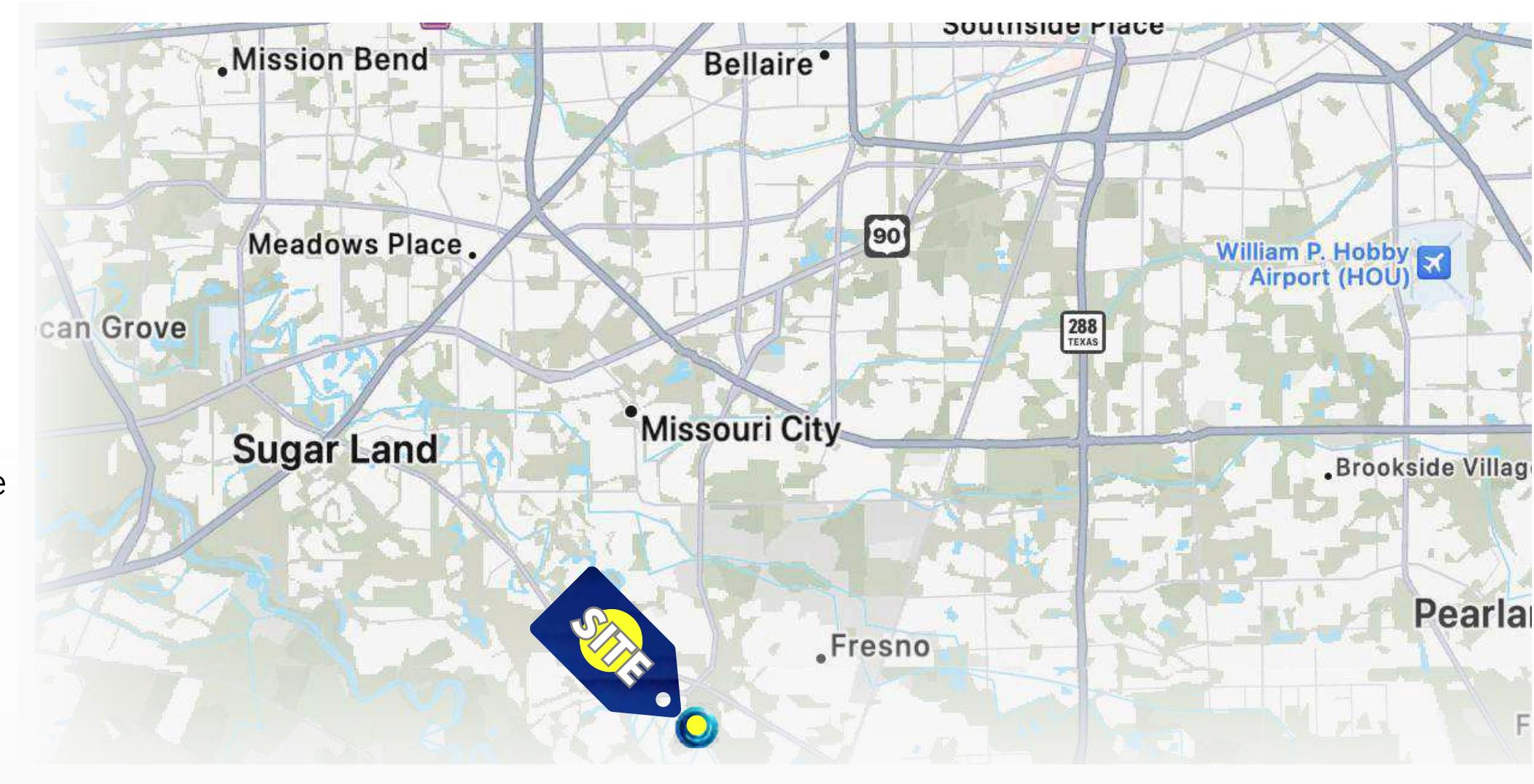
HIGHLIGHTS

- Prime location with high & traffic visibility on Highway 6.
- 5,210 SF of prime space located in the center of the building.
- Prior use was a church.
- High quality finishes throughout suitable for retail too.
- Generous parking and monument signage opportunity.

TRAFFIC COUNTS

Driftwood Bend Dr 42,618VPD

State Hwy 6 28,619VPD

**DEMOGRAPHICS**

Population

Median HH Income

Population Growth '23-'28

1 mile

18,385

\$43,955

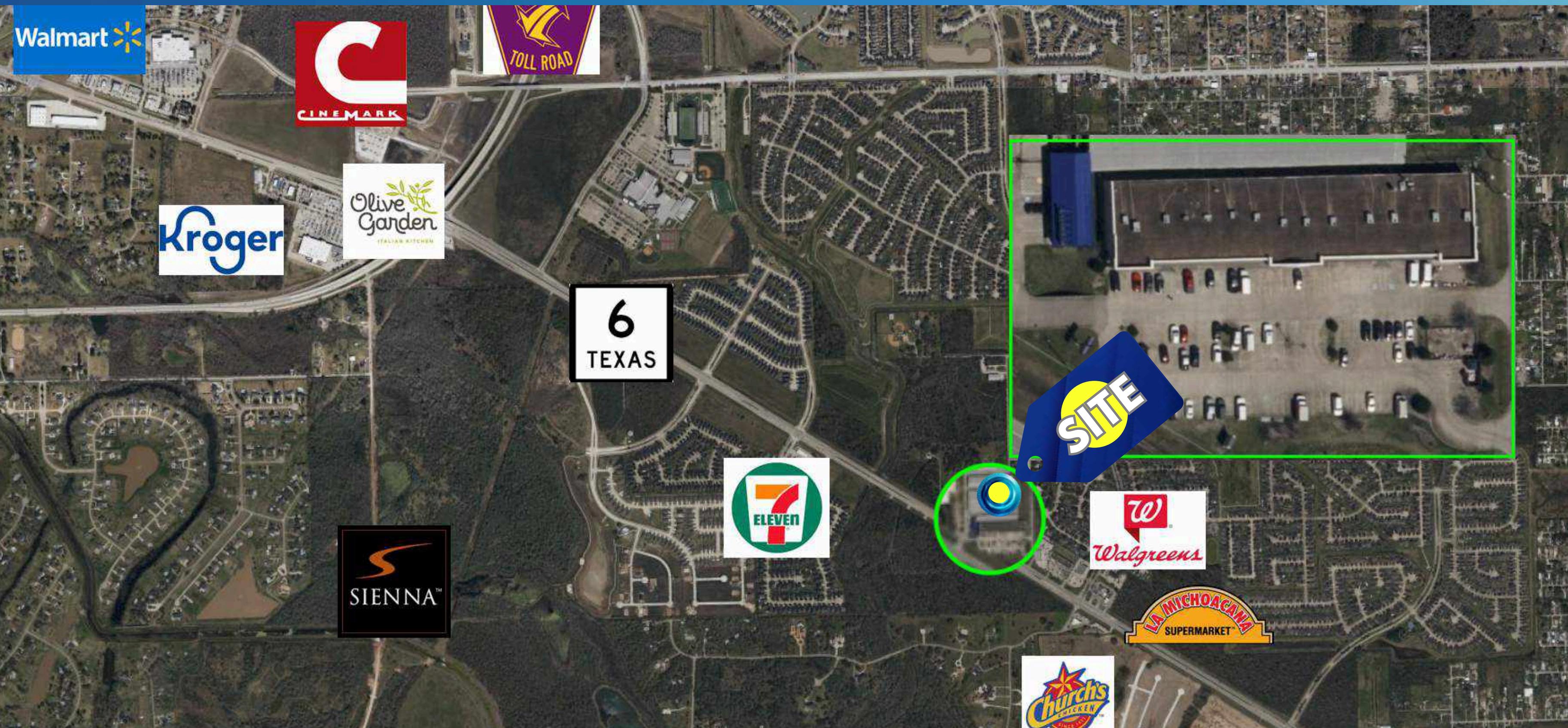
↑ 1.04%

3 mile

168,348

\$49,724

↑ 1.91%





**APEX
REALTORS**

12033 Hwy 6, Shops on Westenfeldt
Fresno TX 77545



**APEX
REALTORS**

12033 Hwy 6, Shops on Westenfeldt
Fresno TX 77545



DANIEL MYERS

(281) 339-9888

APEXREALTORS.COM

 **@apexrealtors**  **dmyers@apexrealtors.com**

5444 WESTHEIMER RD. SUITE 1620,

HOUSTON, 77056