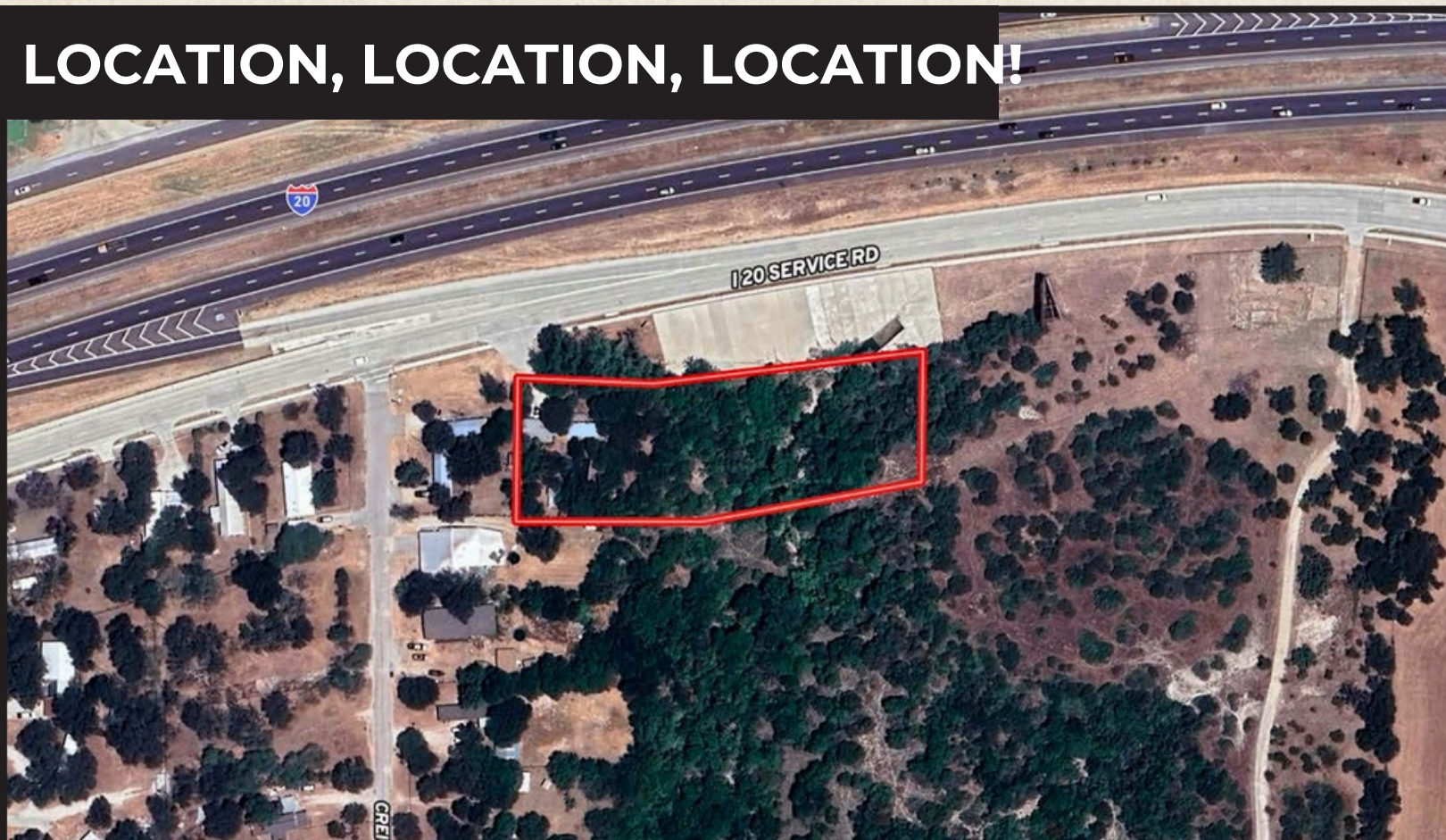




3104 E INTERSTATE 20

HUDSON OAKS, TX 76087

LOCATION, LOCATION, LOCATION!



PROPERTY INFORMATION:

- 1.29 ACRES
- HIGH TRAFFIC COUNTS
- GREAT VISIBILITY
- EASY ACCESS TO INTERSTATE 20

SALE PRICE: \$259,999



LISA CATLIN

817.578.1805

LISA@CLARKREG.COM

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3104 E INTERSTATE 20
HUDSON OAKS, TX 76087

PROPERTY INFORMATION

Seize this incredible investment opportunity with 3104 E Interstate 20, Hudson Oaks, TX! This high-visibility commercial property sits in a prime location right off Interstate 20, offering exceptional exposure and high traffic counts in one of the fastest-growing areas of Hudson Oaks.

Zoned Restricted Commercial (RC), this property is ideal for a variety of commercial uses, including office spaces, retail establishments, or service-based businesses.

All value is in the land, as the existing home on-site holds no contributory value.

With easy access to major highways, prime interstate frontage, and rapid area development, this is a rare opportunity to secure premium commercial land in a thriving market.

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3104 E INTERSTATE 20

HUDSON OAKS, TX 76087

PHOTOS



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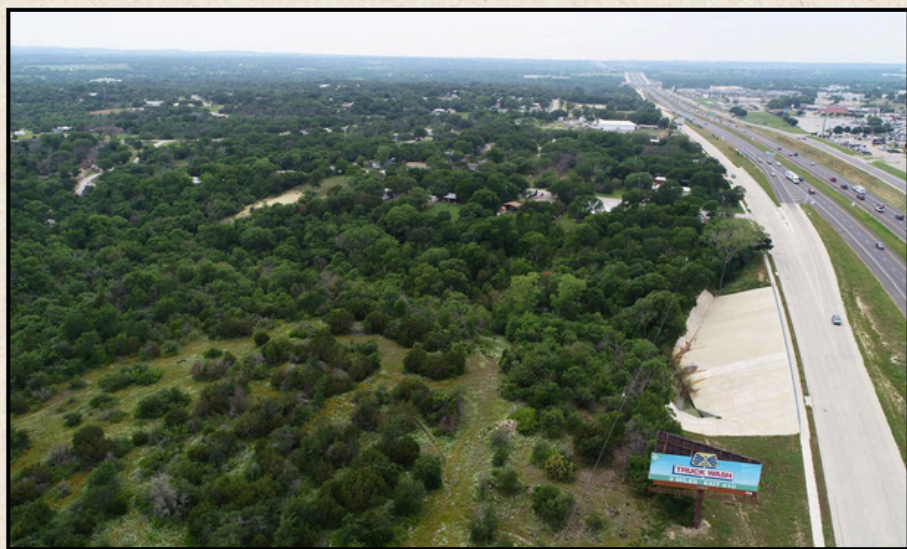
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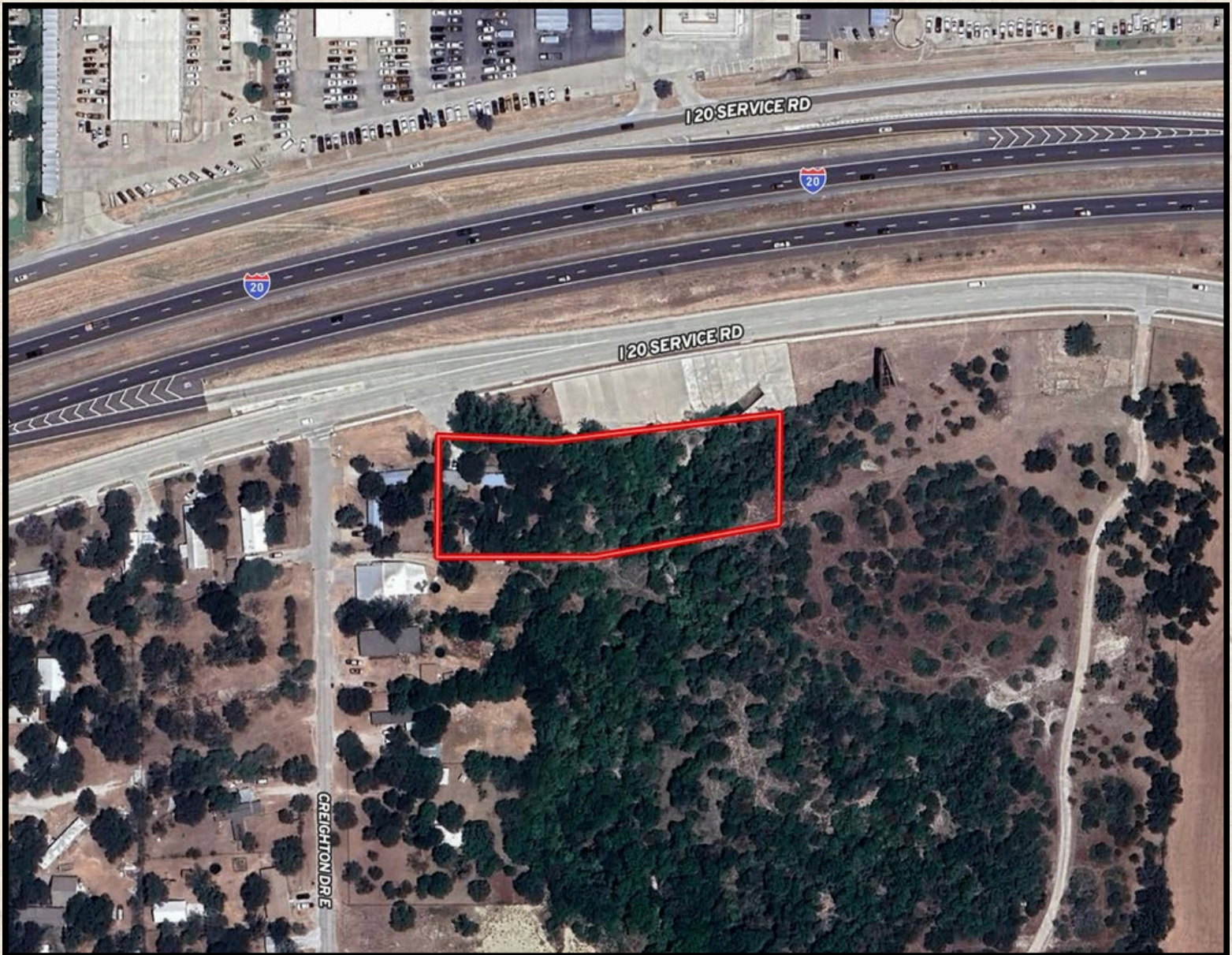
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3104 E INTERSTATE 20

HUDSON OAKS, TX 76087

AERIAL



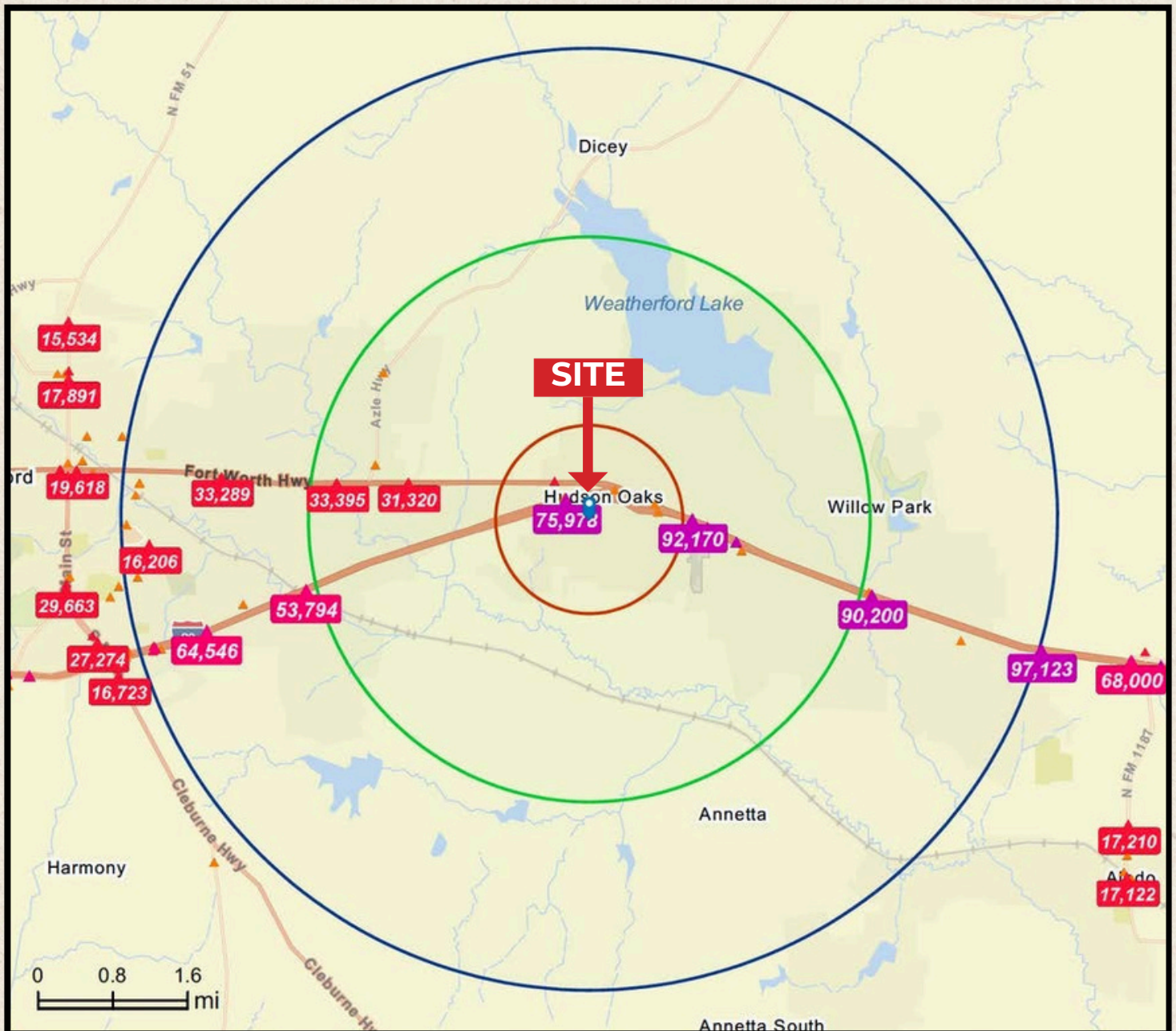
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LOCATION MAP



DAILY TRAFFIC COUNTS





3104 E INTERSTATE 20

HUDSON OAKS, TX 76087

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|-------------------|-----------|-----------|----------|
| POPULATION | 3,061 | 17,196 | 37,057 |
| POPULATION GROWTH | | 2.8% | 2.76% |
| EMPLOYEES | 10.89% | | |
| MEDIAN HH INCOME | 2,340 | 5,440 | 17,583 |
| | \$110,130 | \$109,719 | \$17,598 |

LOCAL MARKET PROFILE

WITHIN 5 MILES OF SITE



69
RESTAURANTS



107
HOSPITALS &
HEALTHCARE FACILITIES



6
SPIRITUAL
CENTERS



15
FOOD &
BEVERAGE



7
SCHOOLS &
PLACES FOR EDUCATION



0
PARKS &
GARDENS



5
AMUSEMENT
DESTINATIONS



1
LIBRARIES



0
PLAYGROUNDS

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