

RETAIL FOR SALE

**4860 S STATE HIGHWAY 71 VACANT PROPERTY**

4860 STATE HWY 71, EL CAMPO, TX 77437



FOR SALE

**KW COMMERCIAL TEXAS**

1220 Augusta Drive, suite 300  
Houston, TX 77057



Each Office Independently Owned and Operated

*PRESENTED BY:*

**ASH NOORANI**

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# EXECUTIVE SUMMARY

4860 STATE HIGHWAY 71



## Offering Summary

Price:	\$180,000
Building SF:	2,400 SF
Lot Size:	1.02 acre
Frontage:	145 FT
Year Built:	1980
Parking:	YES

## Property Overview

Positioned at 4860 State Highway 71, El Campo, TX 77437, this vacant commercial property offers a well-located opportunity along a key regional corridor serving both local and pass-through traffic. The site benefits from strong visibility and convenient access, located just 7 minutes from El Campo's main town center, approximately 1 minute from Greenleaf Nursery, and 8 minutes from HEB, a major regional retail anchor.

The property sits on 1.02 acres and includes a 2,400-square-foot building, providing a flexible footprint for owner-users or investors. Its highway frontage and generous land size allow for efficient operations, potential expansion, or future redevelopment.

The surrounding trade area is supported by solid demographics, with a total population of 10,433 and a median household income of \$71,711 within a 3-mile radius—supporting steady demand in the El Campo market.

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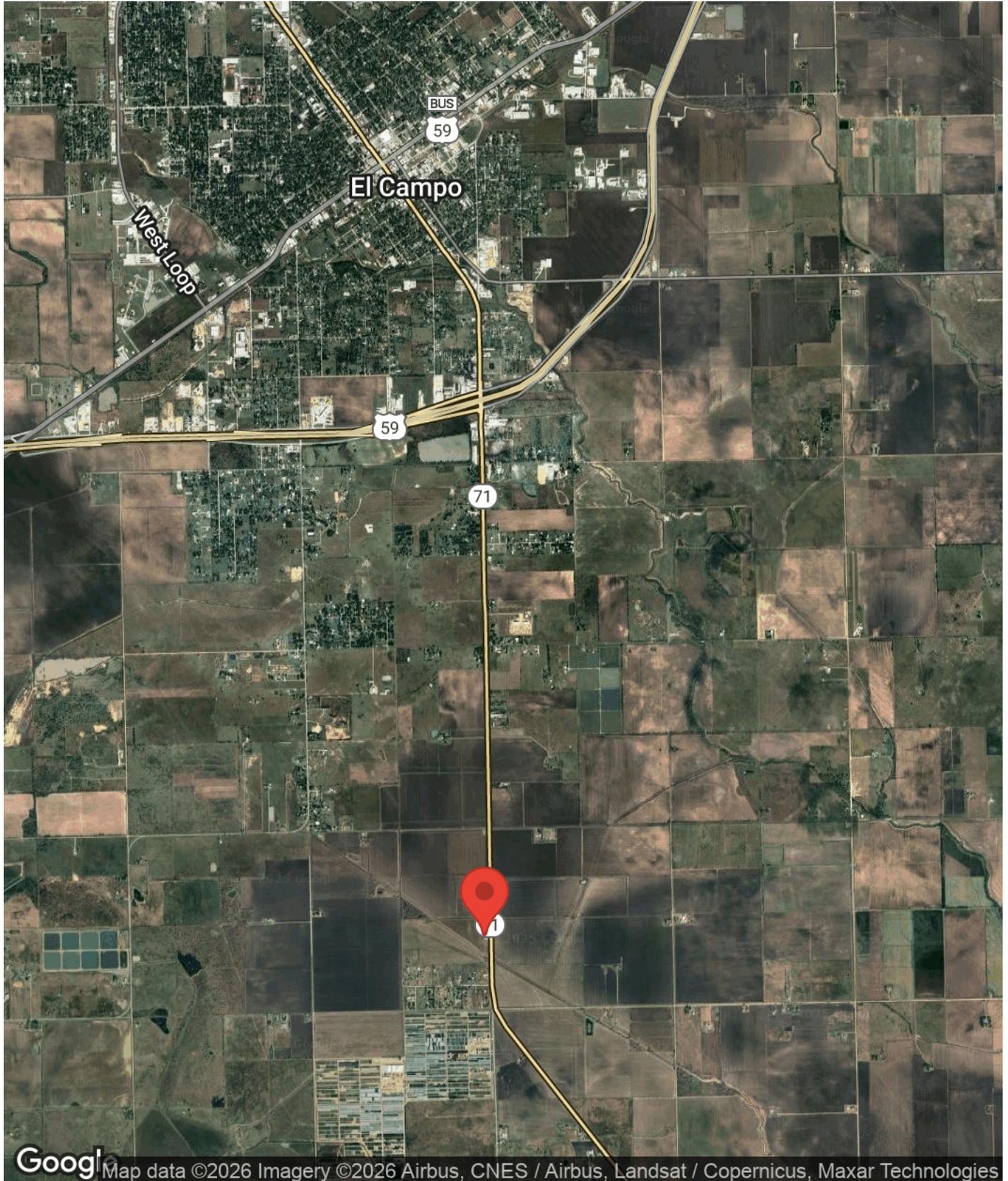
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# AERIAL MAP

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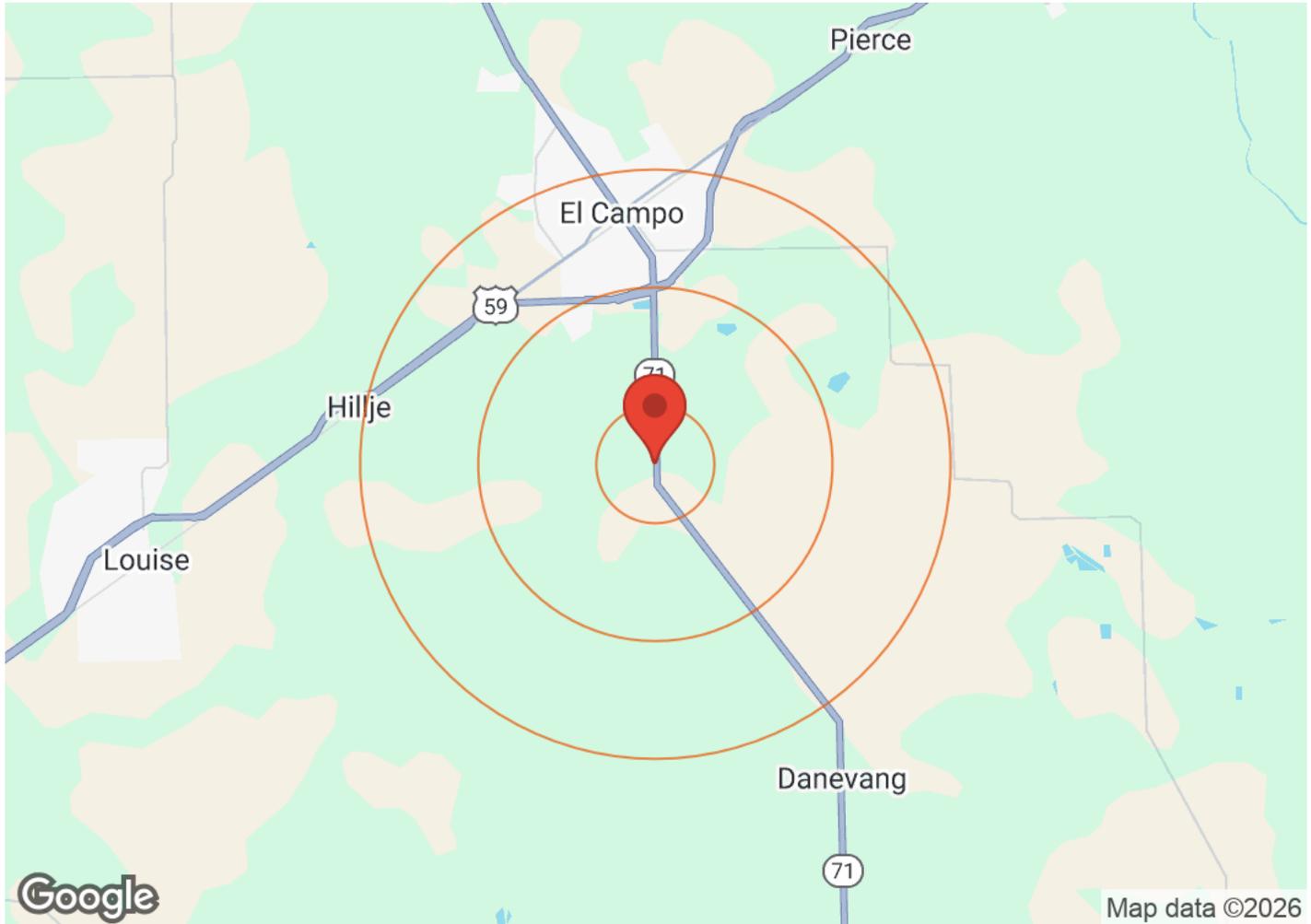
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	44	702	5,299	Median	\$84,578	\$71,711	\$65,549
Female	38	726	5,134	< \$15,000	1	14	332
Total Population	81	1,429	10,433	\$15,000-\$24,999	1	79	324
				\$25,000-\$34,999	N/A	19	406
				\$35,000-\$49,999	N/A	28	418
				\$50,000-\$74,999	9	124	670
				\$75,000-\$99,999	7	67	649
				\$100,000-\$149,999	6	51	437
				\$150,000-\$199,999	N/A	60	269
				> \$200,000	3	39	149
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	17	316	2,248	Total Units	33	557	4,205
Ages 15-24	12	190	1,569	Occupied	28	482	3,653
Ages 25-54	32	524	3,852	Owner Occupied	22	339	2,235
Ages 55-64	10	174	1,153	Renter Occupied	6	143	1,418
Ages 65+	11	225	1,612	Vacant	5	76	552
Race	1 Mile	3 Miles	5 Miles				
White	40	612	4,294				
Black	7	148	1,240				
Am In/AK Nat	N/A	2	9				
Hawaiian	N/A	N/A	N/A				
Hispanic	33	648	4,742				
Asian	N/A	6	75				
Multi-Racial	1	12	70				
Other	N/A	N/A	2				

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## Ash Noorani

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

# Disclaimer

4860 STATE HIGHWAY 71



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