

EL CAMPO RETAIL PAD (LOT 4)

STATE HIGHWAY 71 & FM 2765-LOT 4, EL CAMPO, TX 77437



LAND FOR SALE

For More Information:

MICHAEL E LYNCH, MCR

Broker Associate & Development
O: 210.817.3033 | C: 407.595.6636
mlynch@davisequity.com

DAVIS
EQUITY REALTY

602 Boerne Stage Airfield
Boerne, TX 78006
602 BOERNE STAGE AIRFIELD
Boerne, TX 78006
davisequity.com

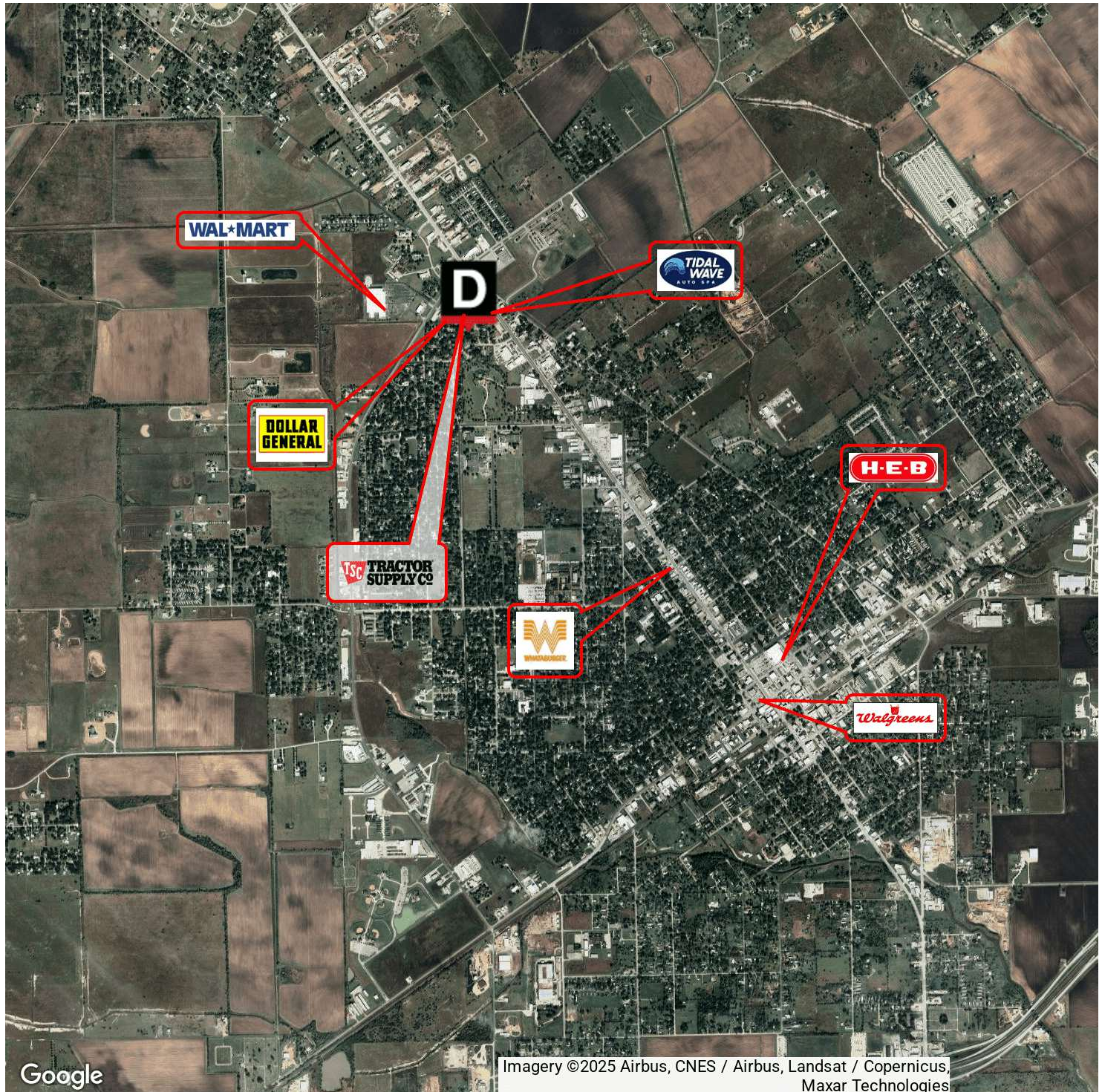
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Retailer Map

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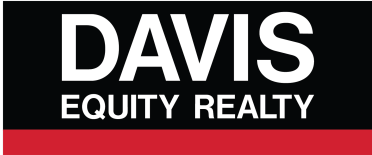


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Executive Summary



OFFERING SUMMARY

Sale Price: \$784,079

Lot Size: 1.8 Acres

Zoning: C2

Price / SF: \$10.00

PROPERTY OVERVIEW

Excellent pad site consisting of 1.80 acres in the El Campo Town Center; an 11 acre development directly across from the Super Wal-Mart Center. Join Cato's Fashions, Hibbetts Sporting Goods, Advance America and Tractor Supply. Located at State Highway 71 and FM 2765 in El Campo, Texas

PROPERTY HIGHLIGHTS

- 1.80 Acre pad Site
- Directly across from the Super Wal-Mart Center
- Adjacent to the El Campo Town Center
- Nearby retailers are Cato's Fashions, Hibbetts Sporting Goods and Advance America, Pizza Hut, Subway, Stripes
- Adjacent to Tractor Supply
- Build to Suit Available

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BROCHURE • APRIL 02, 2025

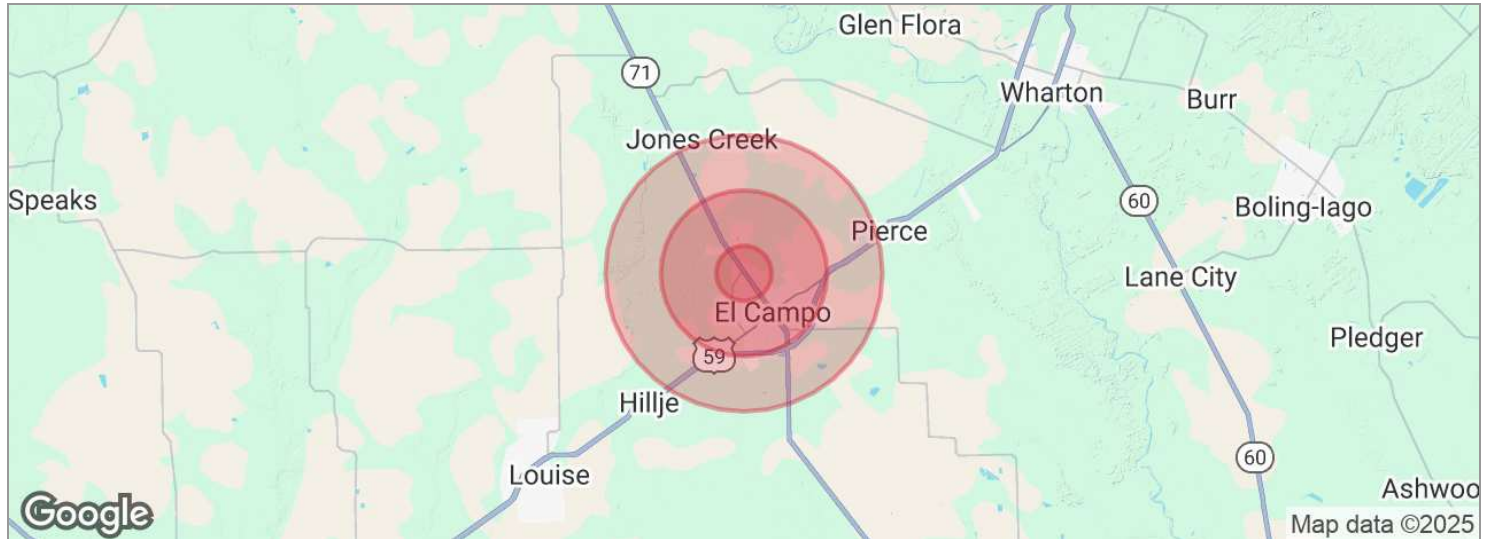
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Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,502	13,740	15,612
Median age	44.5	35.7	35.7
Median age (Male)	42.0	34.2	34.2
Median age (Female)	47.4	37.2	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,012	4,812	5,472
# of persons per HH	2.37	2.83	2.83
Average HH income	\$79,798	\$63,453	\$64,478
Average house value	\$115,319	\$112,300	\$113,274

* Demographic data derived from 2020 ACS - US Census

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Company Disclosure Statement

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TYPES OF REAL ESTATE LICENSE HOLDERS: