

FOR SALE

# 8310 S STEMMONS FWY

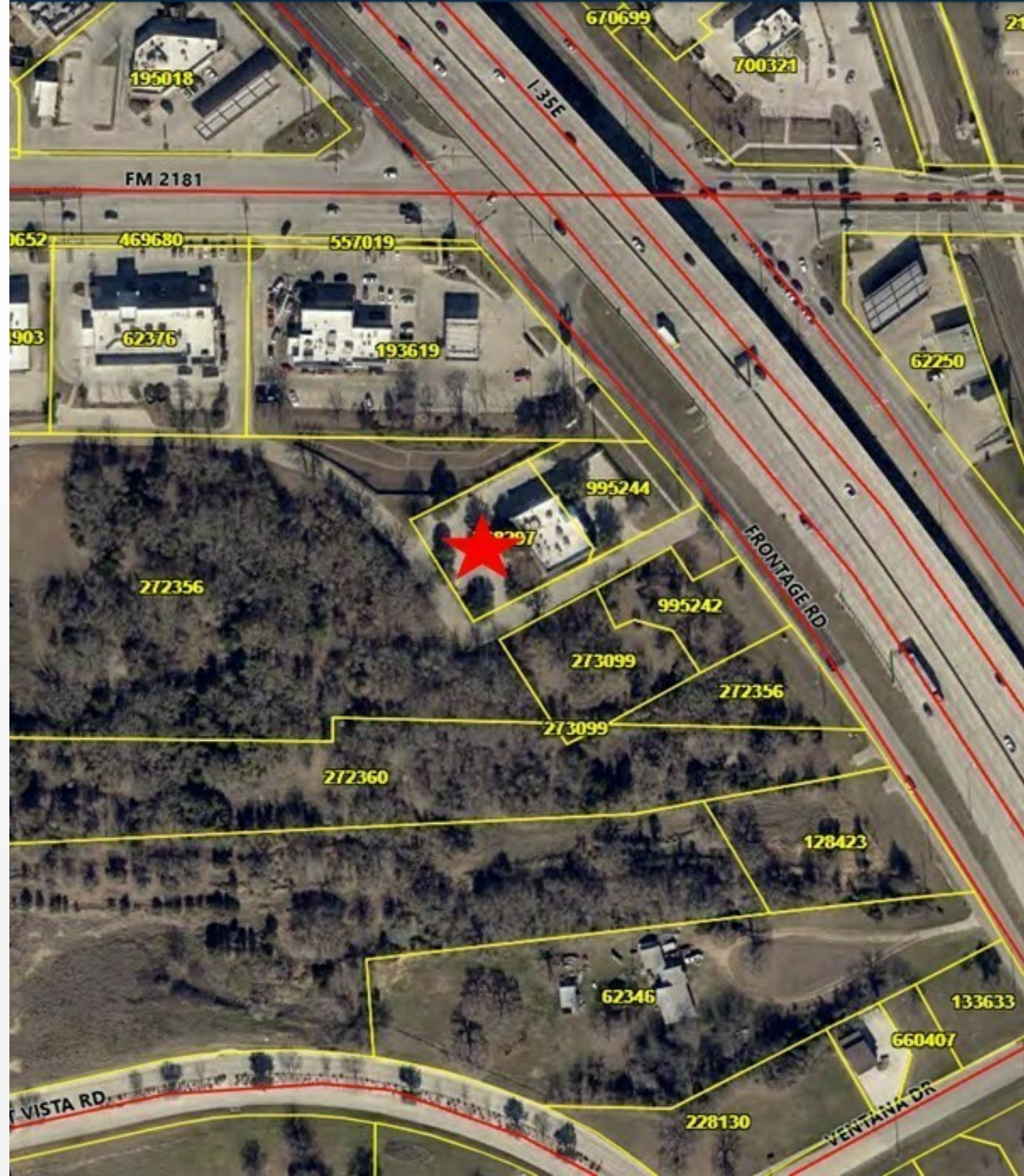
Hickory Creek, TX 75065

PRESENTED BY:

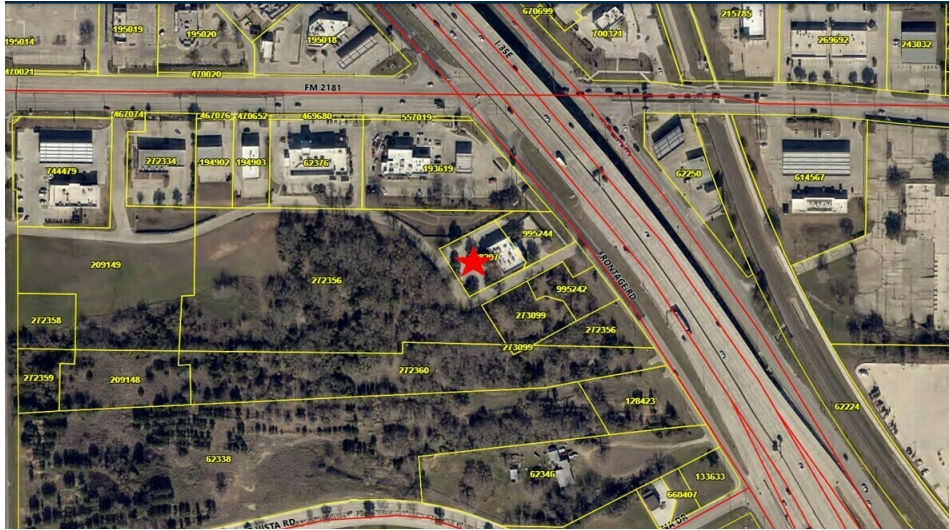
NATHAN TUNE

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## PROPERTY SUMMARY



## OFFERING SUMMARY

|                    |             |
|--------------------|-------------|
| <b>SALE PRICE:</b> | \$575,000   |
| <b>LOT SIZE:</b>   | 0.482 Acres |

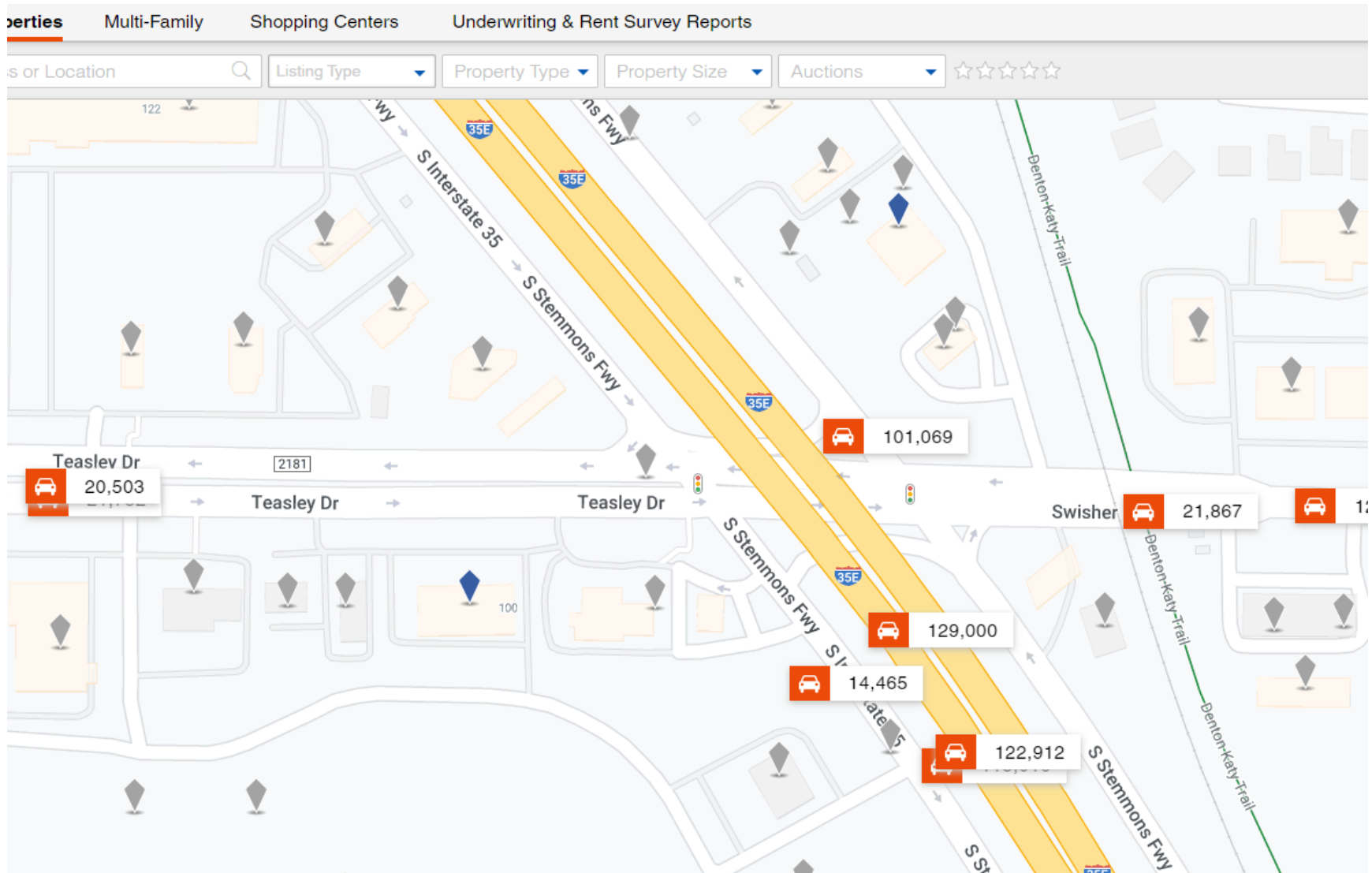
## PROPERTY OVERVIEW

Remnant of the former IHOP in Hickory Creek due to TxDot ROW expansion. Fully developed pad site with fantastic access and visibility on the going to work swing corner.

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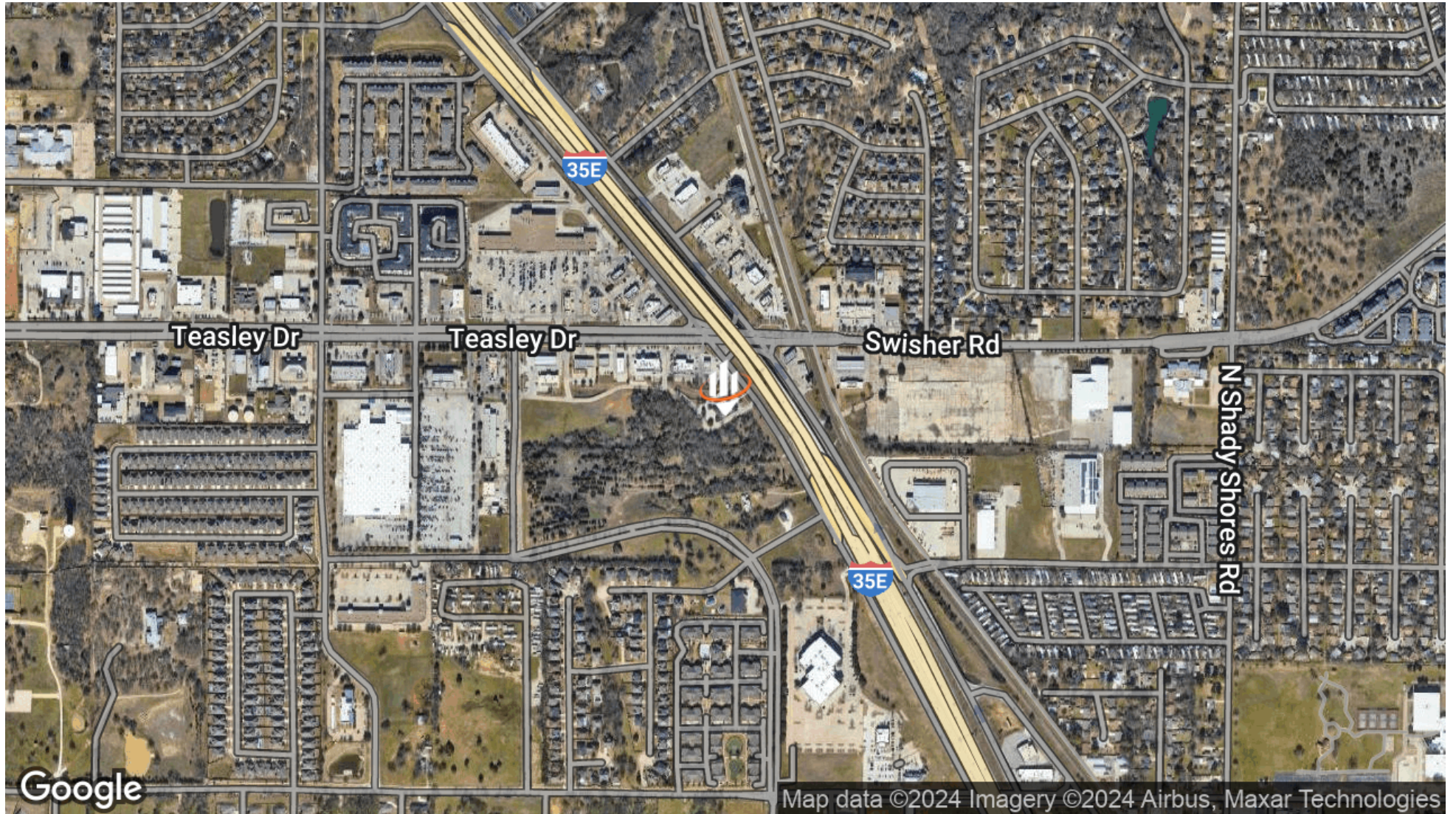


## TRAFFIC COUNTS



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LOCATION MAP



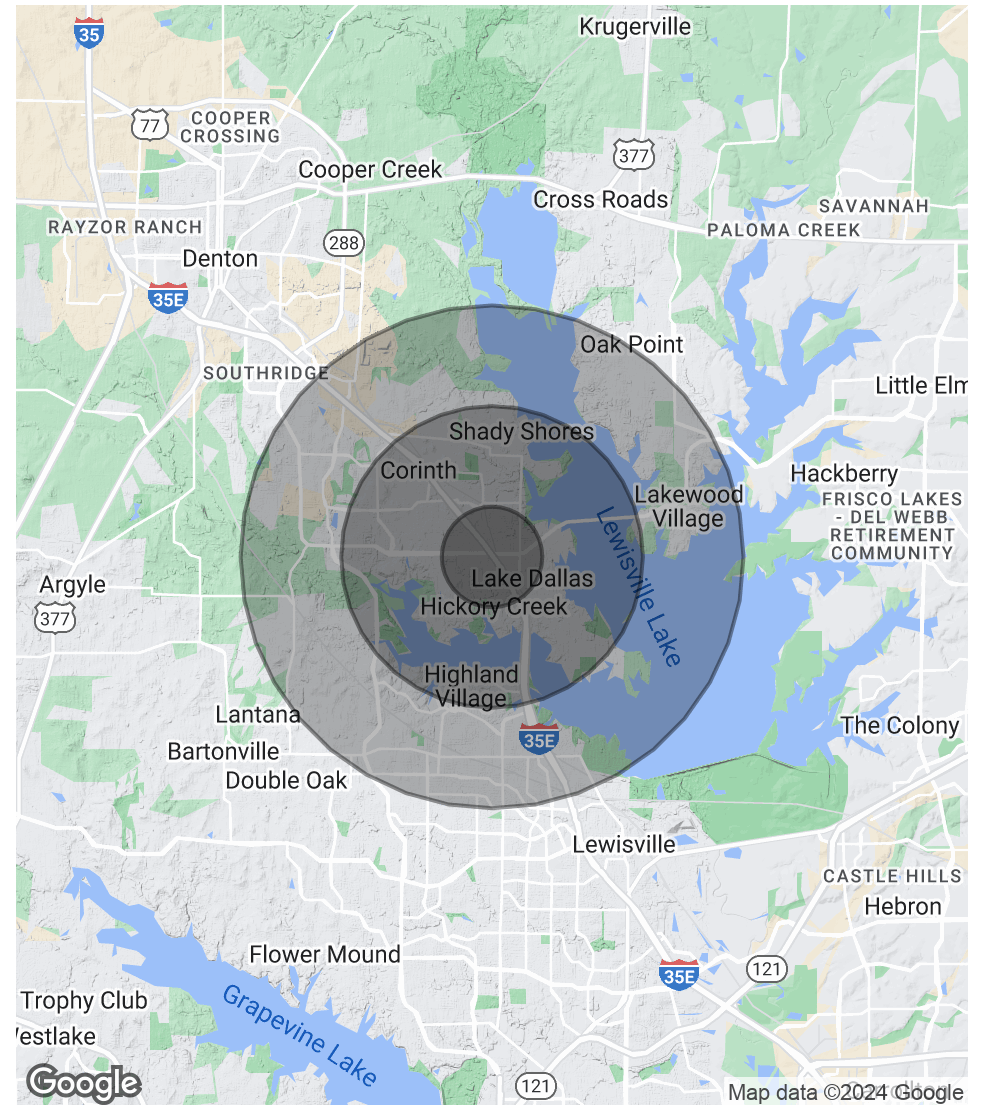
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## DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 10,743 | 42,372  | 130,431 |
| AVERAGE AGE          | 38     | 40      | 40      |
| AVERAGE AGE (MALE)   | 37     | 39      | 38      |
| AVERAGE AGE (FEMALE) | 39     | 41      | 40      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 4,026     | 15,391    | 45,624    |
| # OF PERSONS PER HH | 2.7       | 2.8       | 2.9       |
| AVERAGE HH INCOME   | \$117,124 | \$142,183 | \$149,082 |
| AVERAGE HOUSE VALUE | \$365,291 | \$420,257 | \$440,605 |

Demographics data derived from AlphaMap



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