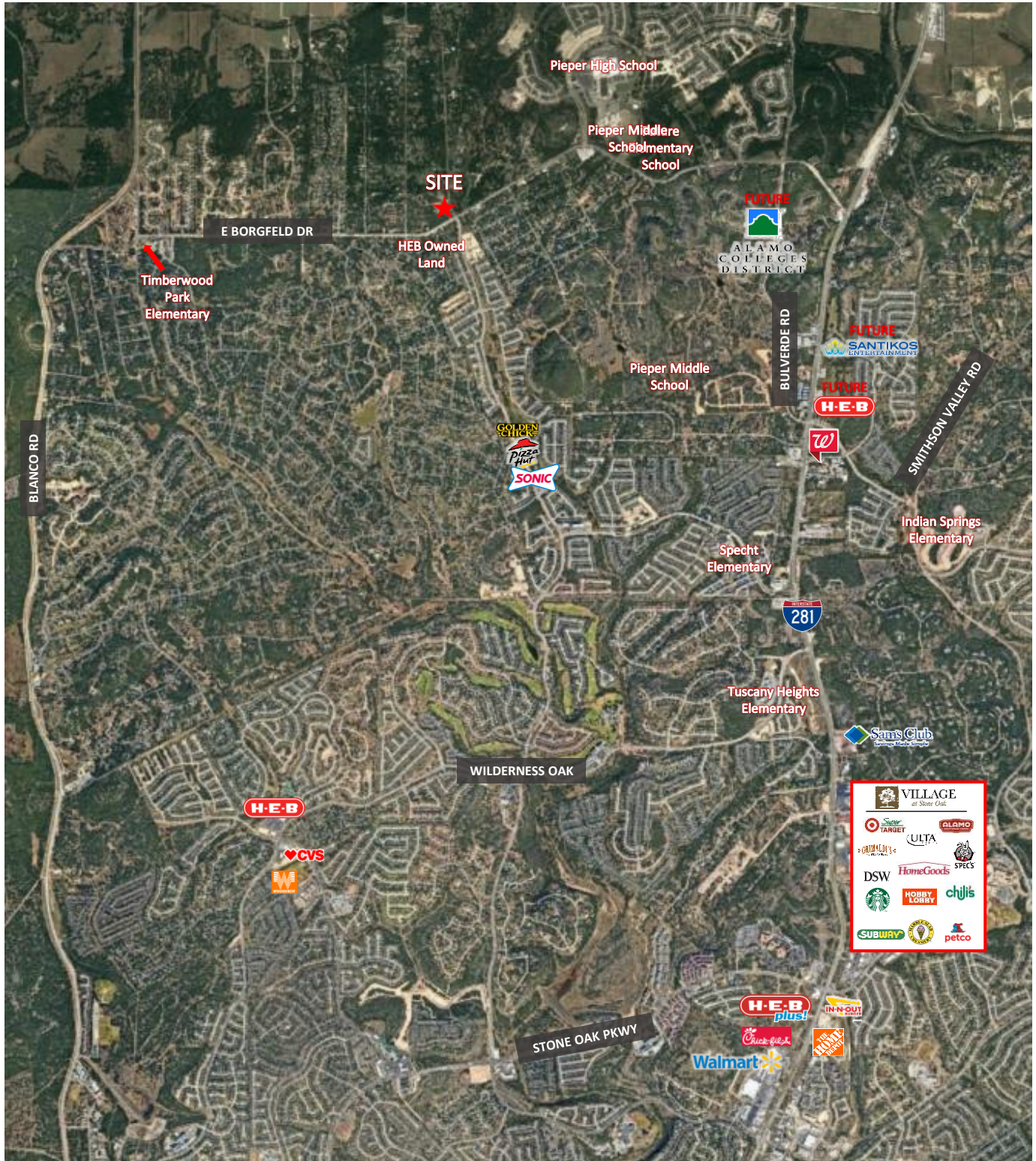


# 4.54 ACRES

NWC E BORGFELD DR & CANYON GOLF RD

# AVAILABLE



The information contained herein was obtained from sources deemed reliable; however, Hilltop Partners Real Estate Services makes no guarantees, warranties, or representations as to the accuracy or completeness or thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

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# PROPERTY DETAILS

# 4.54 ACRES

## NWC E BORGFELD DR & CANYON GOLF RD

### PROPERTY SUMMARY

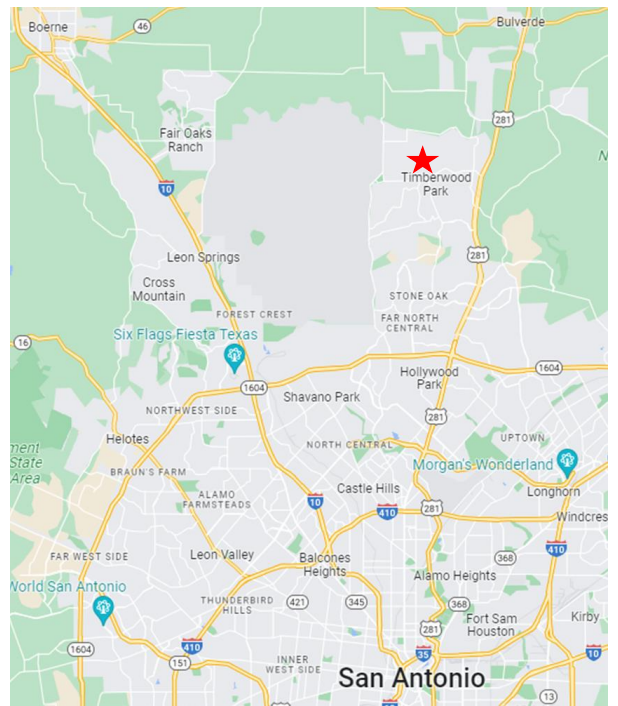
- Asking Price: CONTACT BROKER
- Land Size: 4.54 acres
- Zoning: OCL\* (Certain uses restricted)
- Access: Only off Borgfeld Dr

### TRAFFIC COUNT

- Borgfeld Dr: 12,425 VPD (TXDOT 2020)
- Canyon Golf Rd: 9,386 VPD (TXDOT 2021)

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2022 POPULATION	3,304	22,831	66,763
2027 POPULATION PROJECTION	3,583	24,486	73,287
AVG HOUSEHOLD INCOME	\$119,713	\$137,987	\$132,579



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