

FOR LEASE

Prime Retail Pad Site

101 Highway 59 Loop S. Livingston, TX 77379



SUBJECT PROPERTY
0.8361 Acres

Easy In-and-Out Access Design | All Utilities Available | Off-Site Detention | Frontage along Highway 59 Loop S

GROUND LEASE RATE:

\$1.50 / SF / Year NNN

David Buttecali

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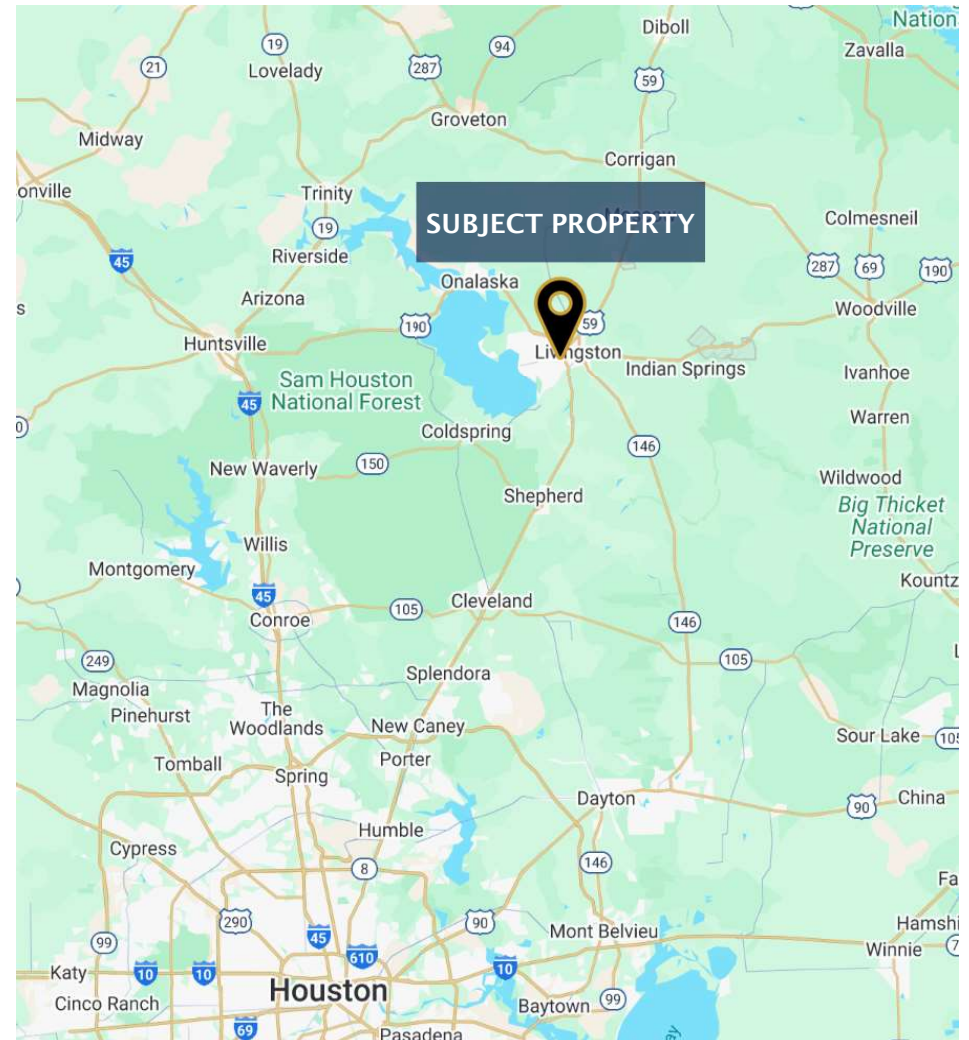


(281) 677-2626
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OFFERING SUMMARY

0.8361 Acres | 101 Highway 59 Loop S. Livingston, TX 77379

PROPERTY DETAILS	
Pricing:	\$1.50 / SF / Year (\$4,552.56 / Month)
Address:	101 Highway 59 Loop S. Livingston, TX 77379
APN:	10015-0225-00
Lot Size:	0.8361 Acres
Utilities:	City Water, Sewer and Natural Gas + Phone Lines
Millage Rate (2024):	1.5304
Drainage	Shared Off-Site Detention
Primary Access:	Highway 59 Loop S
County:	Polk
Land Use:	Commercial
Proposed Uses:	Coffee, Lube Center, Drug, Do-Nut
Lease Type:	NNN ⁽¹⁾ Ground Lease



(1) In addition to base rent, Lessee is responsible for property taxes, insurance and all maintenance costs related to their improvements.

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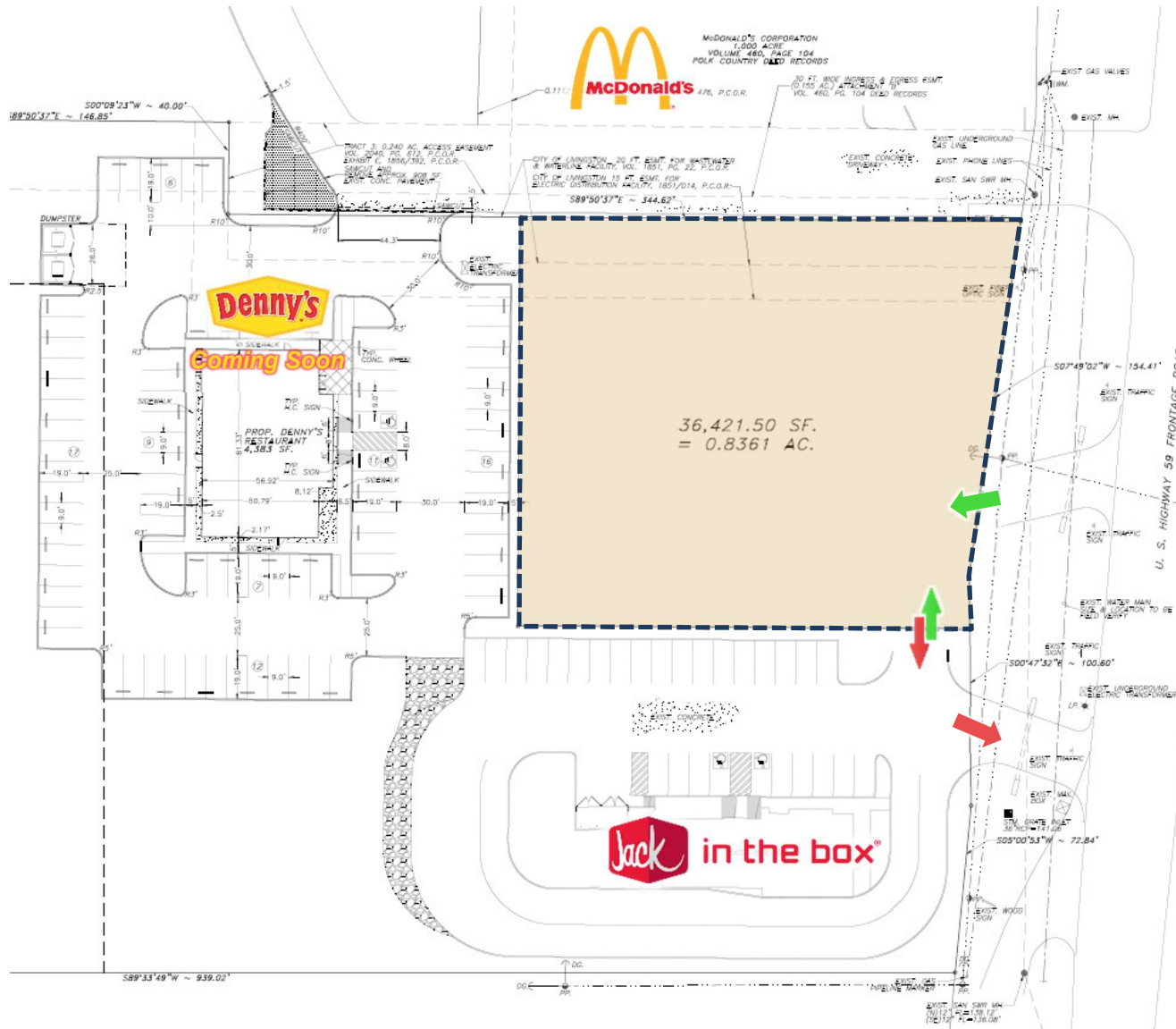
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SITE PLAN SUMMARY

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TRAFFIC & POPULATION SUMMARY

0.8361 Acres | 101 Highway 59 Loop S. Livingston, TX 77379

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Hwy 190 W	Hwy 59 Loop N SE	25,550	2022	0.08 mi
TX 360	Hwy 59 Loop N SE	19,209	2022	0.09 mi
TX 121	Hwy 59 Loop N S	28,424	2022	0.14 mi
Hwy 59 Loop N	Hwy 190 W S	29,593	2022	0.15 mi
West Church Street	Hwy 59 N NW	22,646	2020	0.19 mi
Hwy 190 W	Hwy 59 N NW	23,407	2022	0.20 mi
FM 350	Hwy 190W N	5,425	2022	0.86 mi
West Church Street	N Jackson Ave E	17,168	2022	1.20 mi

Metric	2 miles	5 miles	10 miles
2020 Population	5,352	17,229	34,214
2024 Population	6,161	19,413	38,125
2029 Population Projection	7,290	22,560	44,482
Annual Growth 2020-2024	3.8%	3.2%	2.9%
Annual Growth 2024-2029	3.7%	3.2%	3.3%
Median Age	38.7	43	48.2
2020 Population	5,352	17,229	34,214
2024 Population	6,161	19,413	38,125
Avg Household Income	\$57,487	\$63,392	\$70,483
Median Household Income	\$43,571	\$45,908	\$53,365

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EXCLUSIVELY LISTED BY

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