



FOR SALE

1624 N Texana
Hallettsville, TX 77964

±2.5 ACRES
RETAIL | FREE STANDING

SUMMARY

Property Specs

LISTING PRICE **Contact Broker**

LOT SIZE **±2.5 Acres**

ZONING **PCT2**

TYPE **Retail | Free Standing**

- Great Highway 77 Frontage
- New McDonalds next door
- Great QSR Site

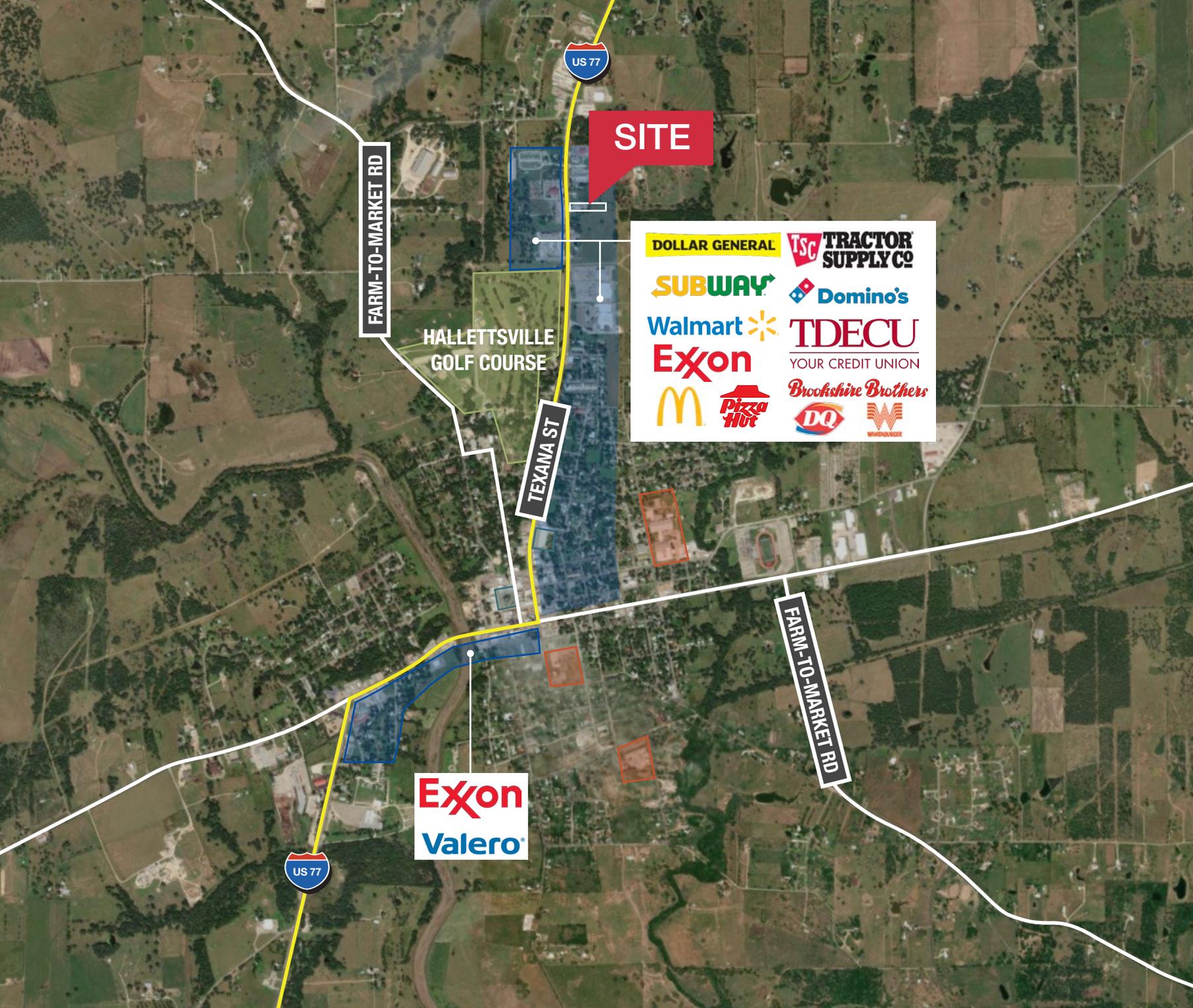


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AREA MAP



SITE

FARM-TO-MARKET RD

HALLETTSVILLE GOLF COURSE

TEXAMA ST

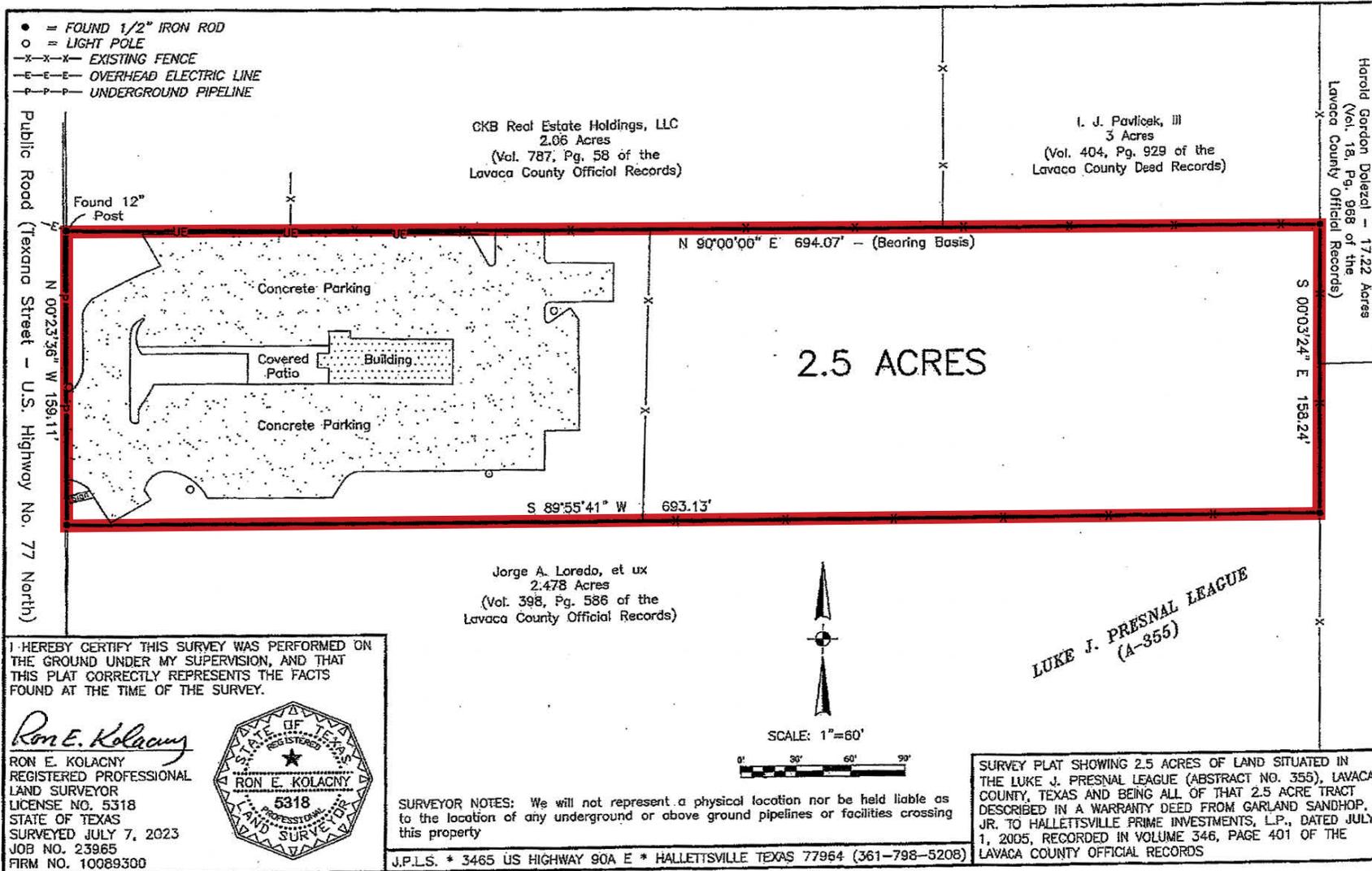
FARM-TO-MARKET RD

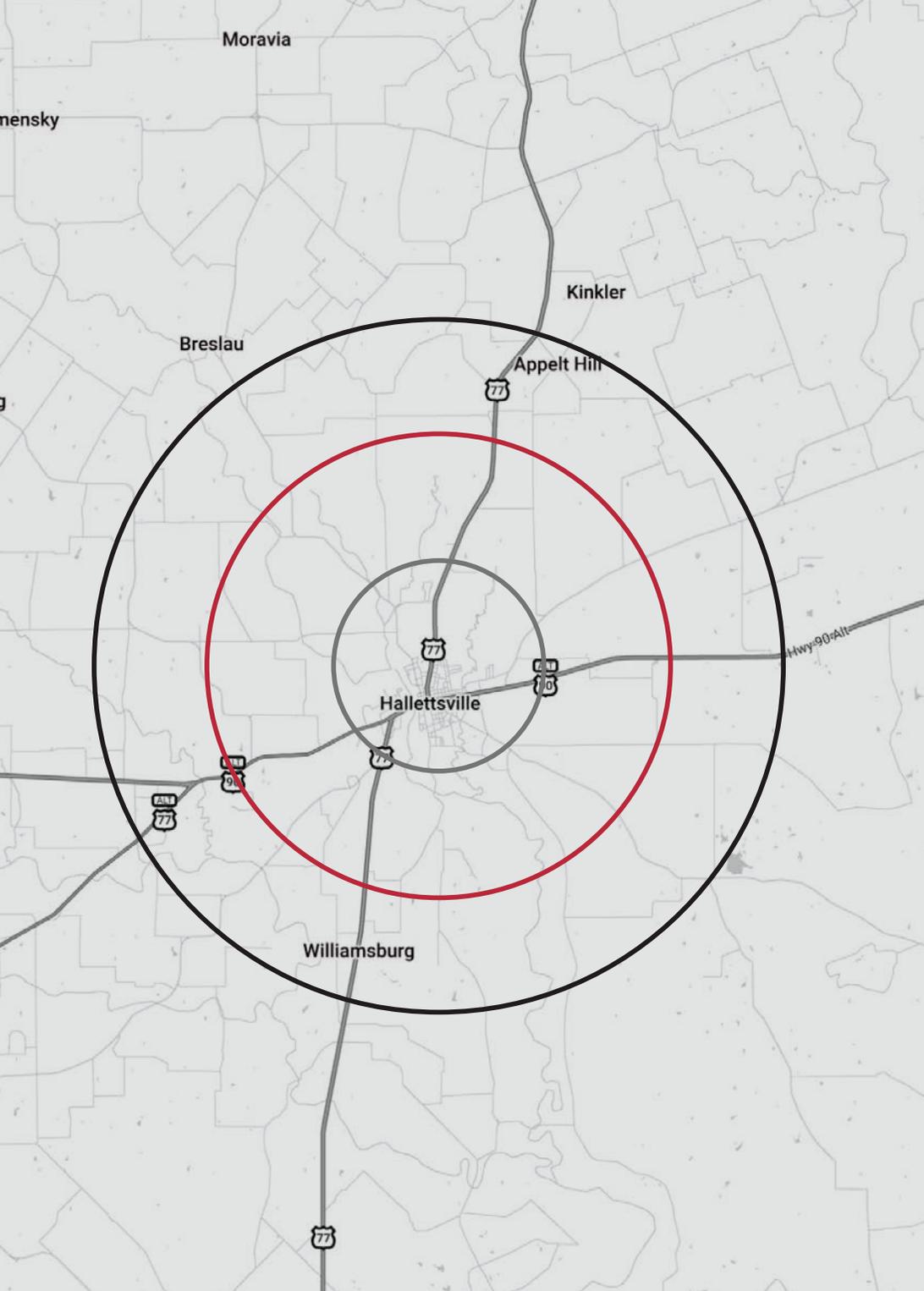
Exxon
Valero

DOLLAR GENERAL	TSC	TRACTOR SUPPLY CO
SUBWAY	Domino's	
Walmart	TDECU	YOUR CREDIT UNION
Exxon	Brookshire Brothers	
McDonald's	Pizza Hut	DQ
		WINDSOR

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport

SITE PLAN





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	1,036	3,638	4,833
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	468	1,492	2,016
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$89,817	\$88,864	\$88,252

Traffic Counts

STREET	AADT
North Texana Street	9,636
US 77	5,938

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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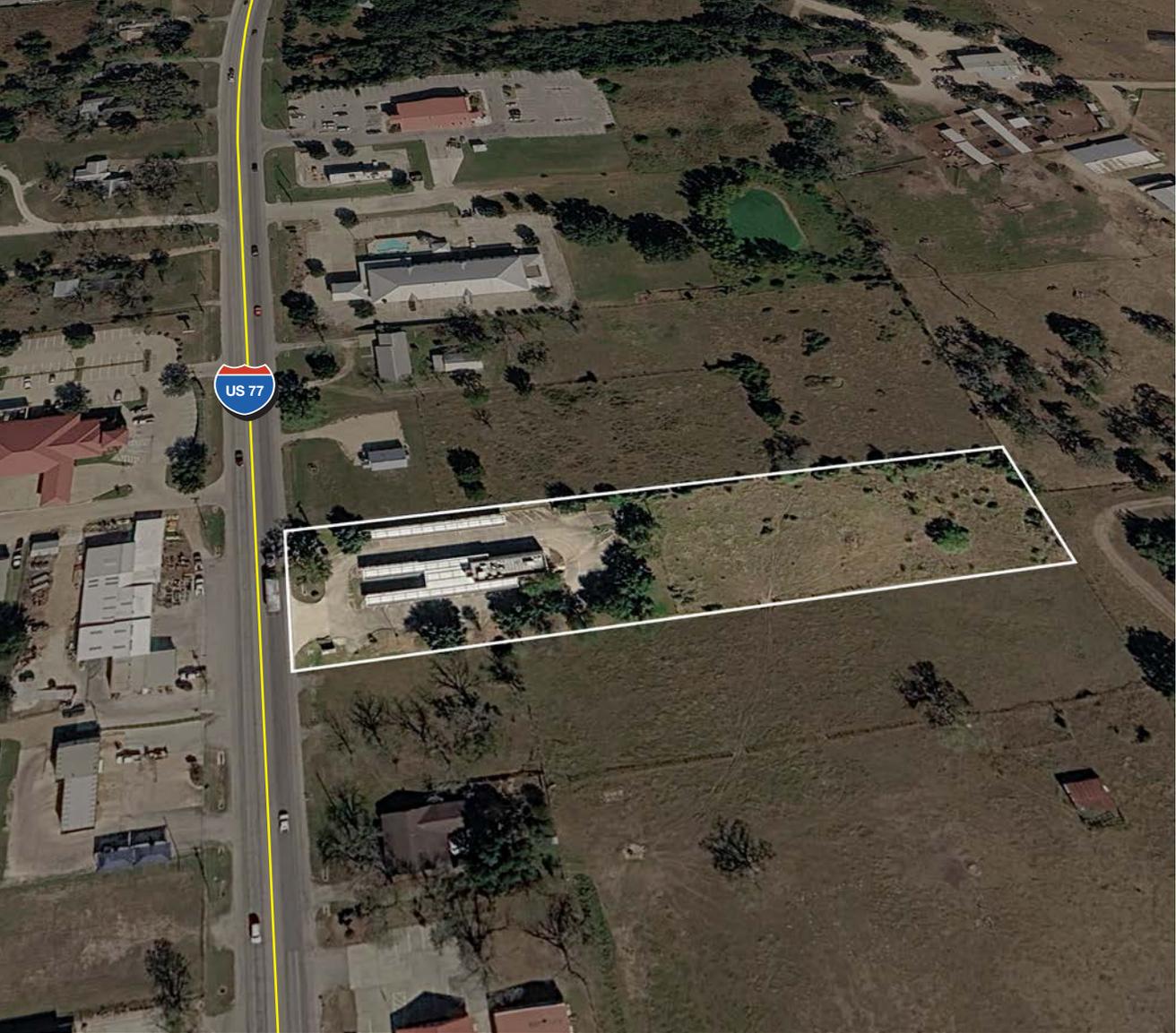
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