



PROPERTY DESCRIPTION

REDEVELOPMENT OPPORTUNITY! +/-1 ac directly off Moody Pkwy and only 1/2 mile from I-20. Surrounded by national retailers and new development. Level lot with all utilities on site or available at the property line. Current Tenants have 90 day notice for Termination. Directly adjacent to proposed large commercial redevelopment project.

PROPERTY HIGHLIGHTS

- 1 ac for redevelopment
- +/-183 ft of frontage
- Heavy Traffic +/-34,000VPD
- Fast growing market

OFFERING SUMMARY

Sale Price:	\$950,000
Number of Units:	3
Lot Size:	1.09 Acres
Building Size:	3,827 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	509	1,683	6,650
Total Population	1,239	4,104	16,557
Average HH Income	\$69,283	\$73,187	\$80,957

TRISH RUSHING, CCIM

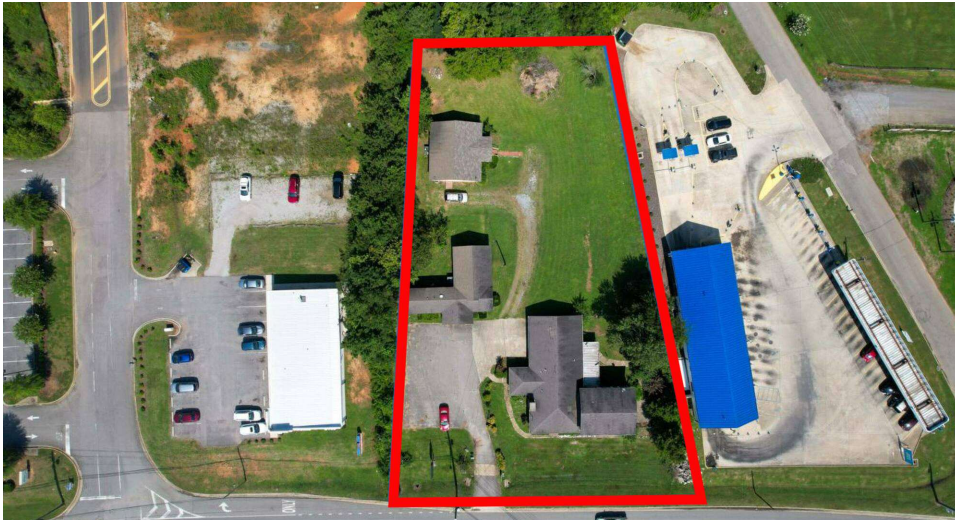
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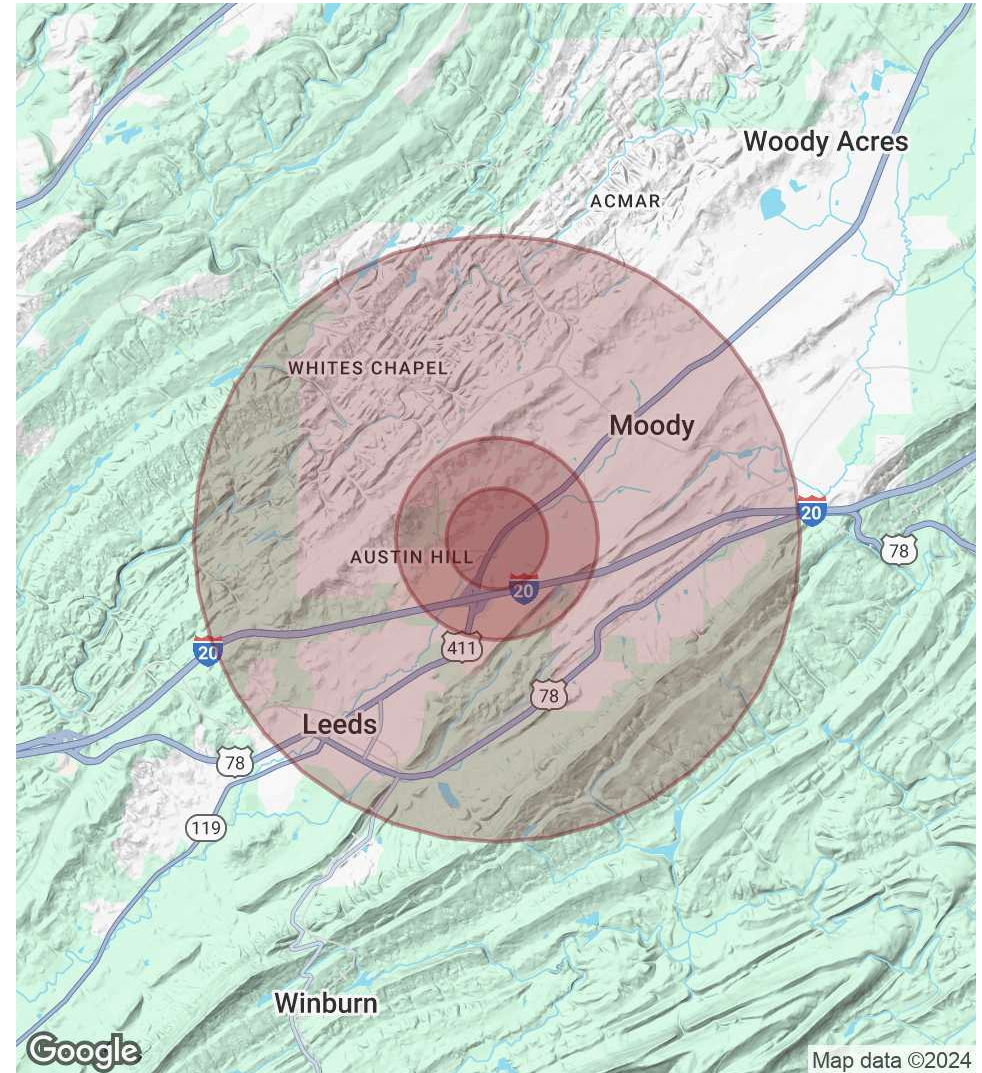
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POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	1,239	4,104	16,557
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	509	1,683	6,650
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$69,283	\$73,187	\$80,957
Average House Value	\$211,907	\$203,481	\$228,077

Demographics data derived from AlphaMap



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