



# COMMERCIAL LOT **FOR LEASE**

1038 N VELASCO ST | ANGELTON, TX 77515



# Property Features

**Address:** 1038 N Velasco St, Angleton, TX 77515

**Lease Rate:** Call for Pricing

**Lot Size:** ±29,953 SF

**Zoning:** Commercial General

**Proposed Use:** Fast Food Restaurants, Strip Center, Auto Repair, Commercial, General Freestanding, & Office

**Submarket:** Angleton

- Highlights:**
- Great for Fast Food Restaurants
  - Excellent Visibility
  - Fast Growing Area
  - Development-friendly City Gov.



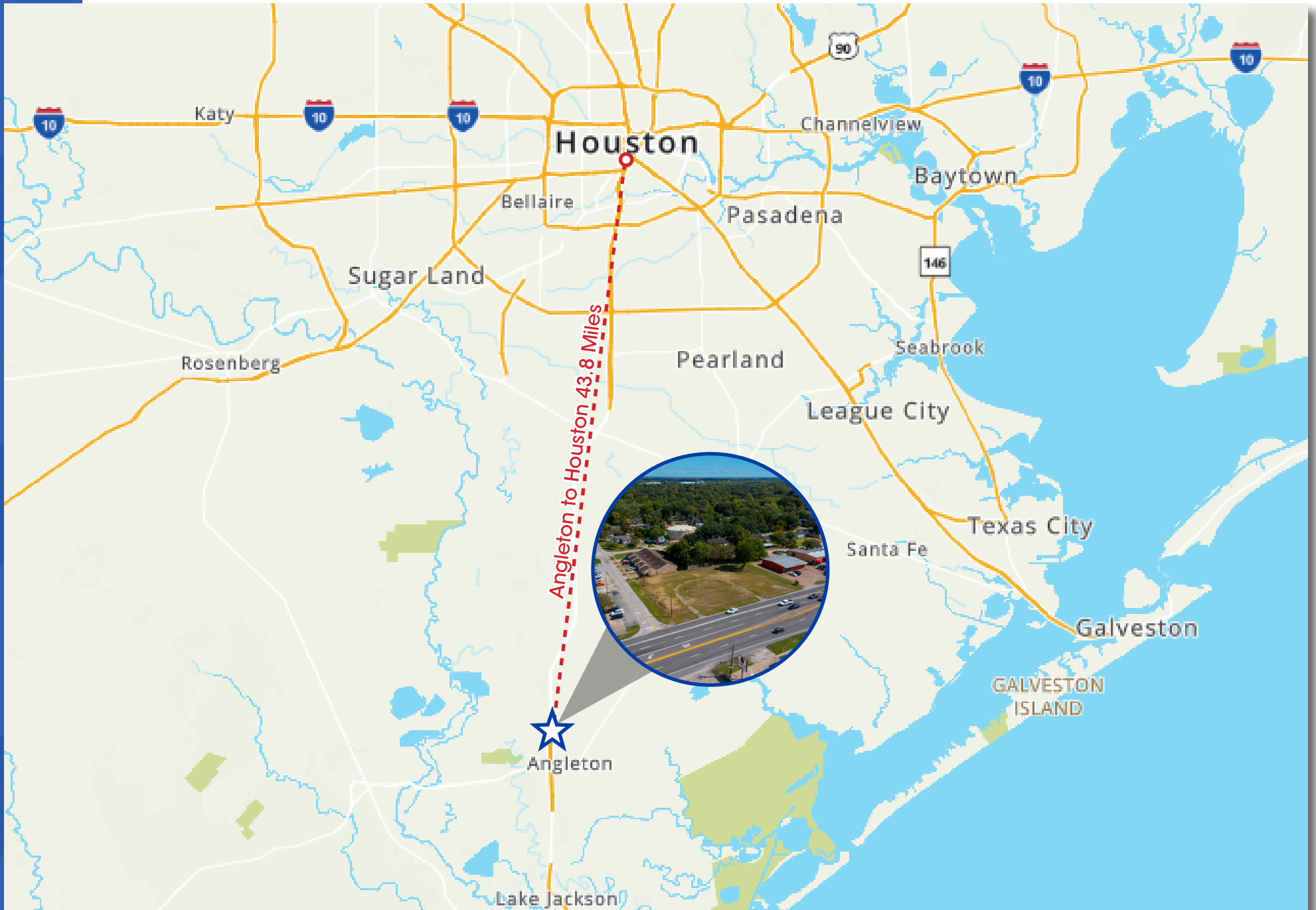


# Site Overview





# Regional Overview





# Submarket Demographics



	3-Mile	5-Mile	10-Mile
<b>POPULATION</b>			
Total Population:	20,152	27,579	56,469
Median Age:	36.8	37.0	39.9
<b>HOUSING</b>			
Total Housing Units:	8,319	10,820	20,009
Occupied Housing Units:	91.4%	91.3%	91.3%
Vacant Housing Units:	8.6%	8.7%	8.8%
<b>INCOME</b>			
Avg. Household Income:	\$80,688	\$82,926	\$101,574

## WITHIN A 3-MILE RADIUS OF THE PROPERTY



**20,152+**  
Total  
Population



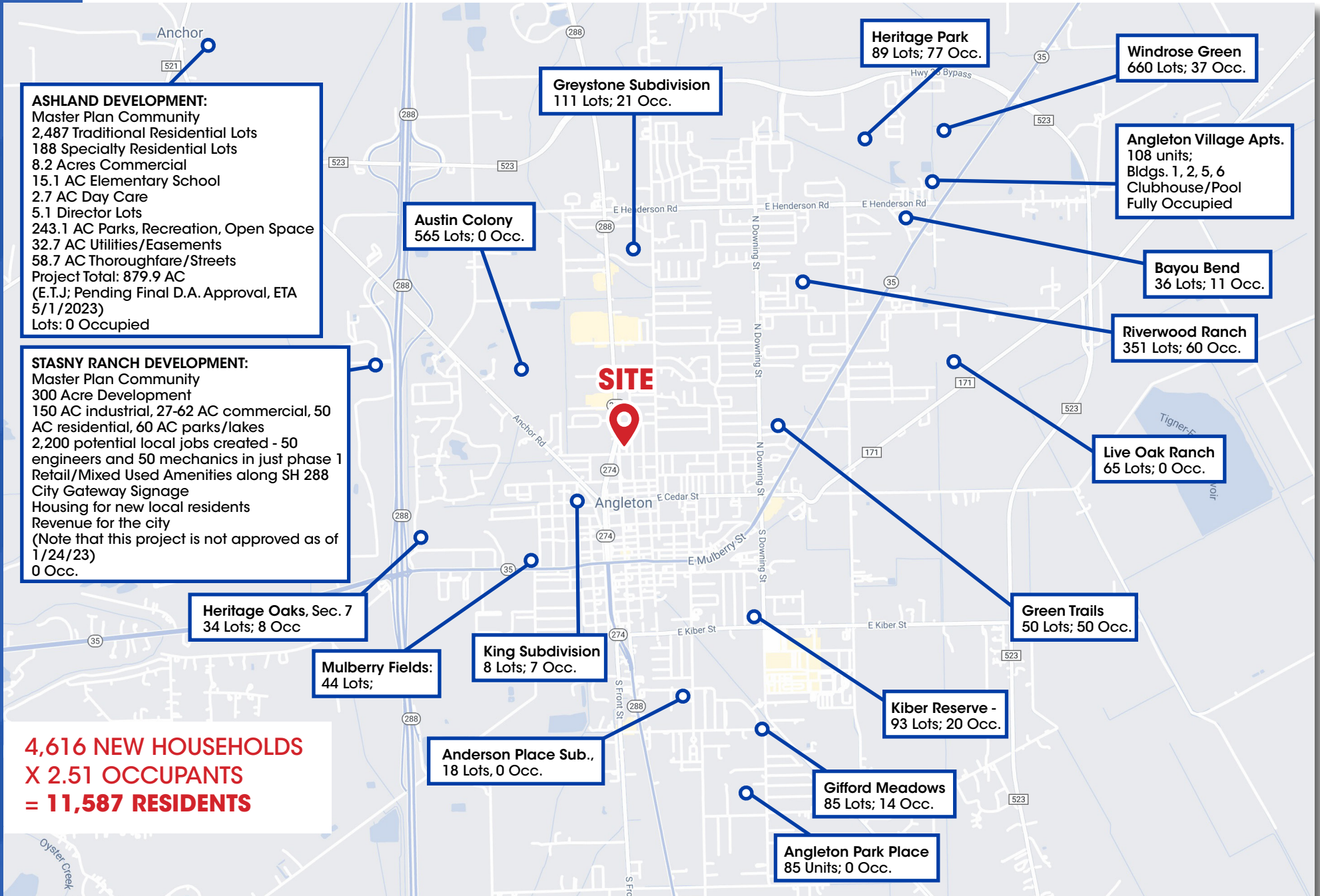
**\$80,688**  
Average  
Household Income



**8,319+**  
Total  
Housing Units



# 2023-24 New Residential Development Map





# Neighboring Retailers





# Neighboring Retailers (cont.)





# Traffic Patterns





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## CONTACT INFORMATION:

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