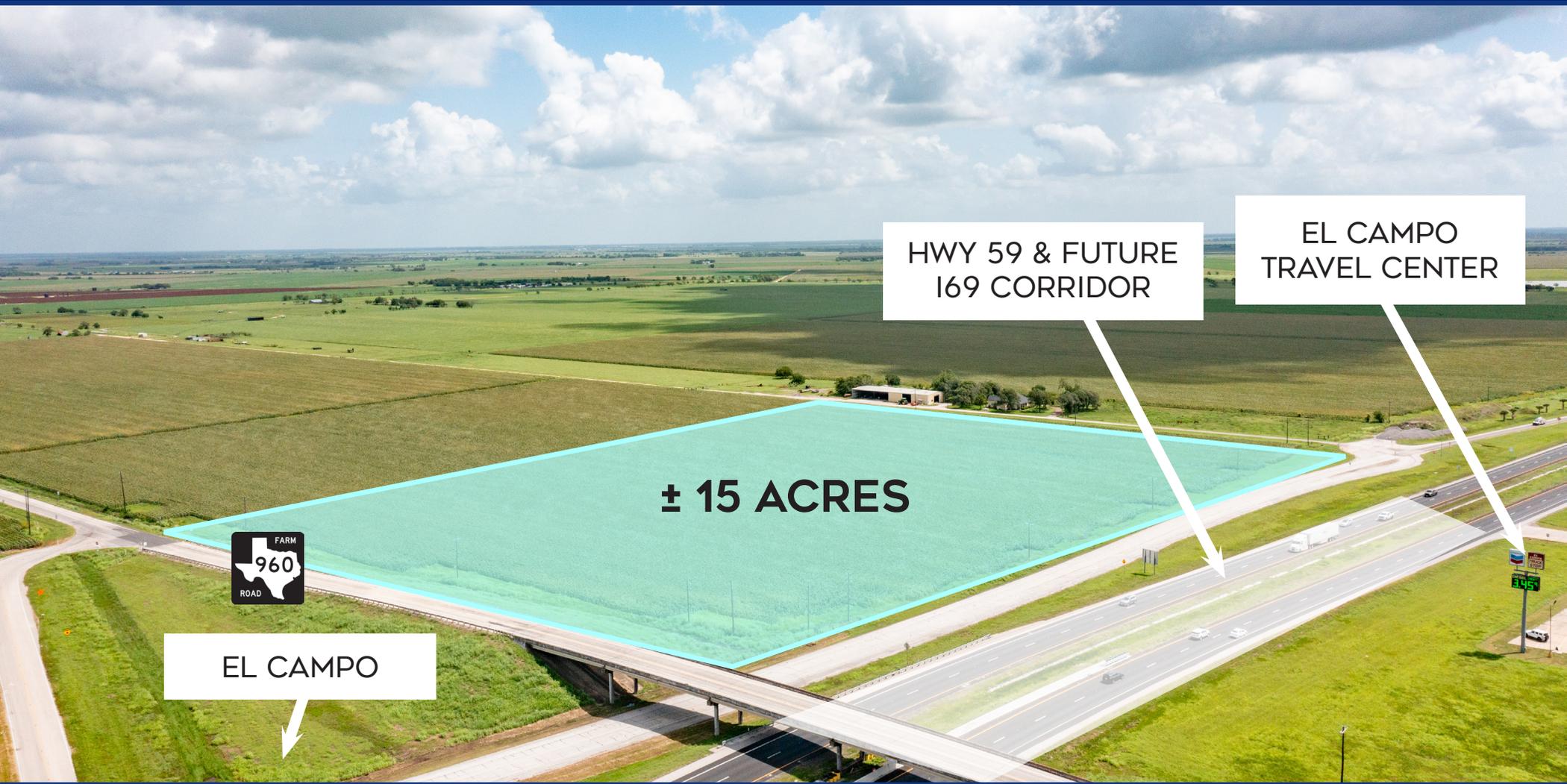


# FOR SALE

**± 15 ACRES**  
PRIME DEVELOPMENT OPPORTUNITY

**HWY 59 & FM 960**  
EL CAMPO, TX 77437  
CALL FOR PRICING



HWY 59 & FUTURE  
169 CORRIDOR

EL CAMPO  
TRAVEL CENTER

EL CAMPO



**± 15 ACRES**

**FOR MORE  
INFORMATION  
PLEASE CONTACT**

**TERENCE MOELLER**  
361.935.5157  
tmoeller@cbharper.com

 **COLDWELL BANKER  
COMMERCIAL** | D'ANN HARPER,  
REALTORS®

**TEXASLANDANDRANCH.COM**

# FOR SALE

**HWY 59 & FM 960**  
El Campo, TX 77437



Price:	Call For Pricing
Lot Size:	± 15 Acres

## PRIME DEVELOPMENT OPPORTUNITY | 15± ACRES IN EL CAMPO, TX

Unlock the potential of this dynamic 15± acre tract located at the high-visibility intersection of Hwy 59 (the future I-69 corridor) and FM 960 in El Campo, TX. Ideally positioned at what is slated to become the primary business exit into El Campo once TxDOT improvements are completed, this property offers unmatched commercial potential.

With approximately 1,100 feet of frontage along Hwy 59 and an additional 560± feet on FM 960, the site ensures excellent accessibility and exposure for a wide range of development possibilities—from retail and hospitality to industrial or mixed-use projects.

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# FOR SALE

**HWY 59 & FM 960**  
El Campo, TX 77437

## PROPERTY HIGHLIGHTS:

- 15± acres with dual frontage
- Approx. 1,100' along Hwy 59 / I-69 future corridor
- Approx. 560' along FM 960
- Key access point for future El Campo business exit (per proposed TxDOT plans)
- Ideal for commercial, retail, or investment development

**Seize this rare opportunity to position your business or investment at the gateway to one of Texas' growing transportation corridors**



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El Campo, TX 77437



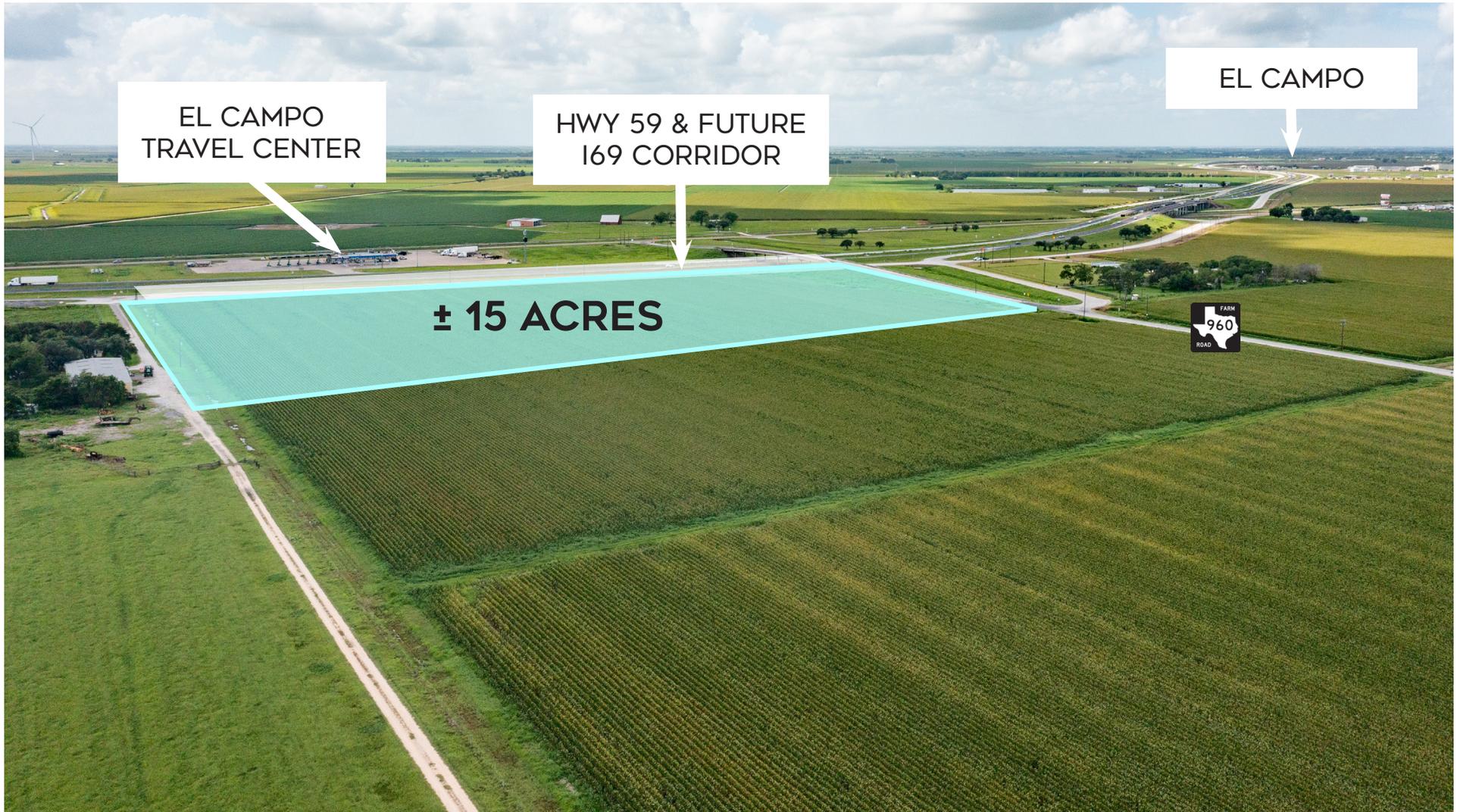
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**HWY 59 & FM 960**  
El Campo, TX 77437



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# FOR SALE

## DEMOGRAPHICS

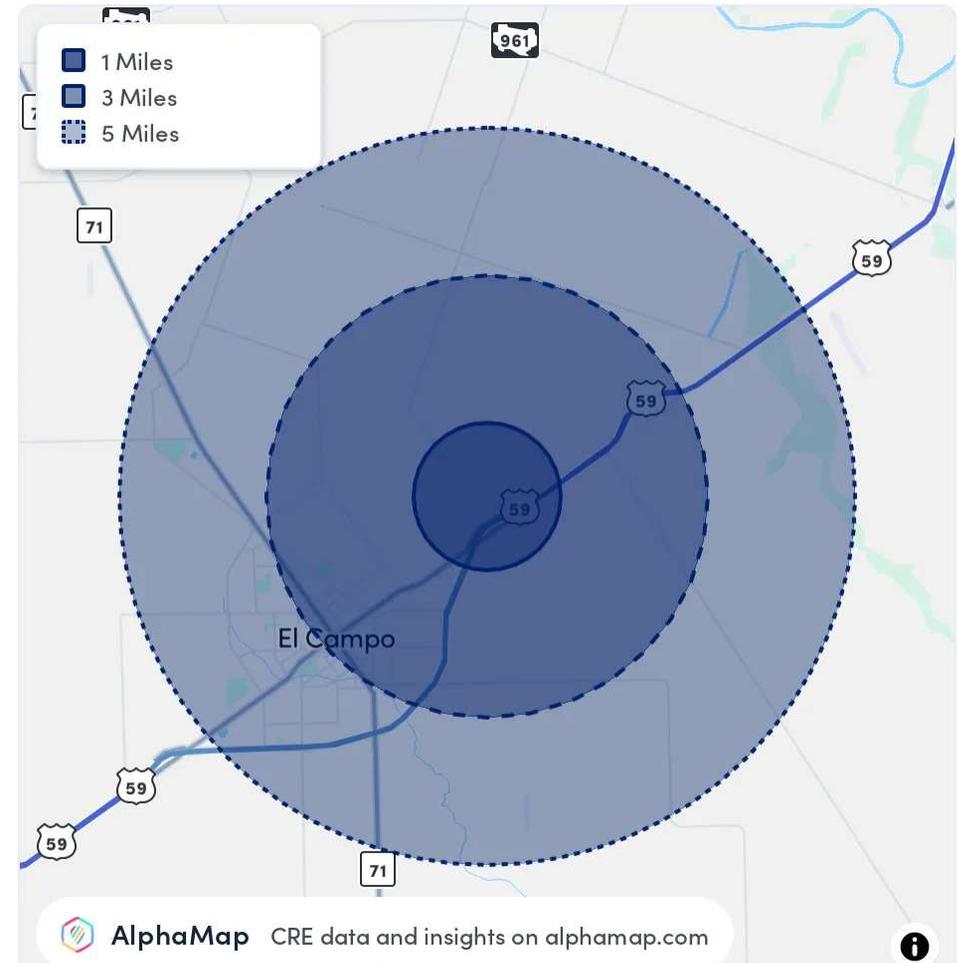
HWY 59 & FM960, El Campo, TX 77437

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	67	5,778	14,923
Average Age	36	37	39
Average Age (Male)	35	36	38
Average Age (Female)	36	38	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	22	2,032	5,372
Persons per HH	3	2.8	2.8
Average HH Income	\$66,897	\$67,350	\$85,463
Average House Value	\$201,921	\$187,037	\$229,006
Per Capita Income	\$22,299	\$24,053	\$30,522

Map and demographics data derived from AlphaMap



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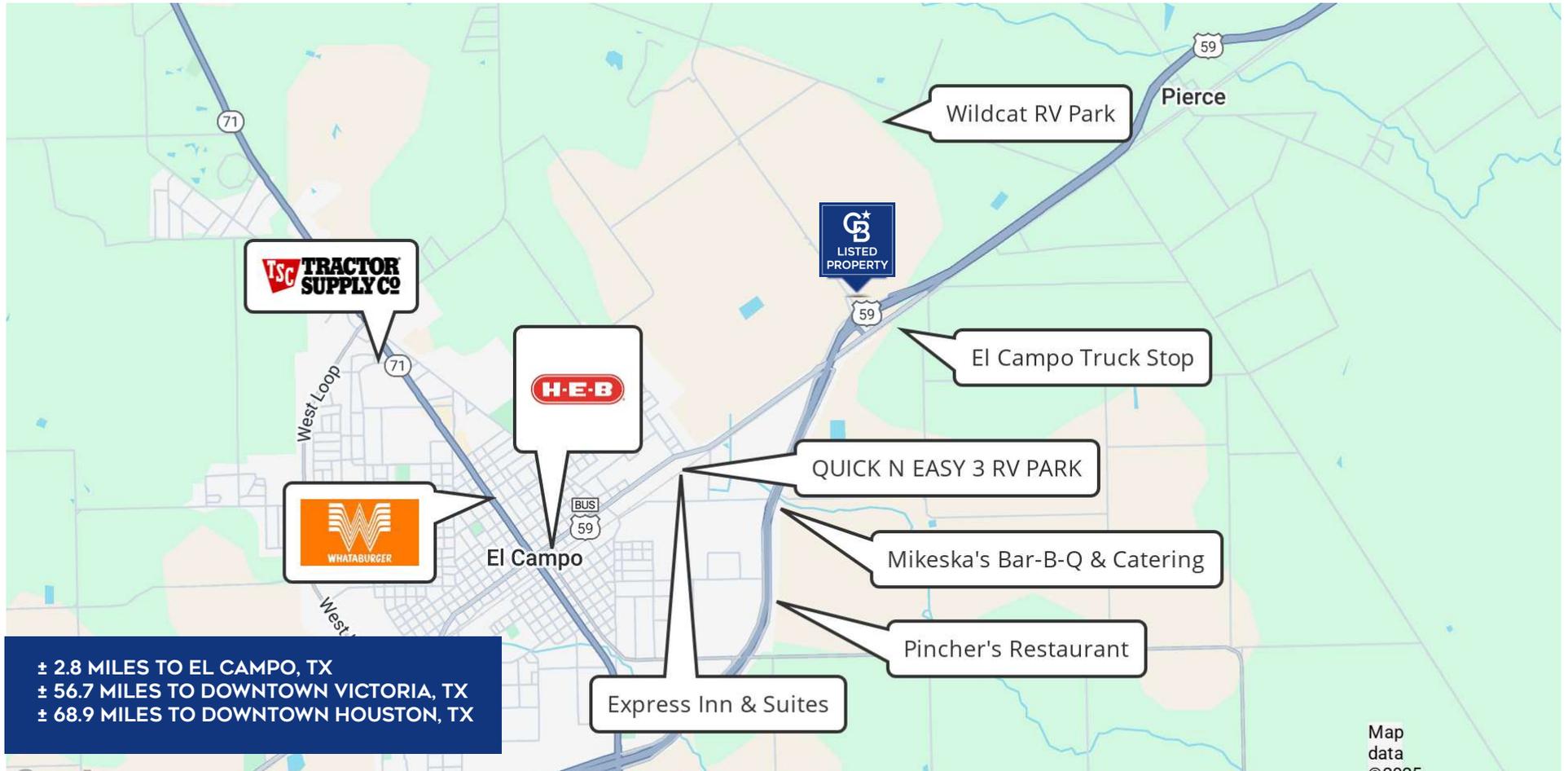
361.935.5157

tmoeller@cbharper.com



# FOR SALE

## POINTS OF INTEREST HWY 59 & FM960, El Campo, TX 77437



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