

FOR SALE

6110 4TH AVENUE
CANYON, TX 79015



OFFERING SUMMARY

Sale Price: \$750,000.00

Lot Size: 5.08 Acres

Price per SQFT: \$3.39/SF

PROPERTY HIGHLIGHTS

- Zoned Commercial / Retail -RC-1
- 692 FT of Frontage on HWY 217
- Access from 4th Ave and Ashlee Ln.
- All utilities available including natural gas
- 2,000 FT from the intersection of I-27 and HWY 217 with AADT 16,888
- Close proximity to WTAMU with avg attendance of 9,000 Student and Palo Duro State Park avg attendance 400,000



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POPULATION: Canyon, TX 79015

Total Population	15,148
Average Age	29.1
Average Age (Male)	32
Average Age (Female)	27.3

HOUSEHOLDS AND INCOME:

Total Households	6,027
# of people per HH	2.26
Average HH Income	\$95,263
Average House Value	\$80,107



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