

67 Centre, Brookshire's Anchored Grocery Shopping Center

1067 US-67 | Alvarado, TX 76009



For Information:

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01

Centrally Located, Lighted Intersection

67 Centre is located on US Highway 67, the main commercial/retail corridor of Alvarado and is 1/2 mile off Exit 26A on I-35W

This is the first, and last, shopping center from Exit 26A off I-35W

Due to close proximity to I-35W, 67 Centre has historically high occupancy

02

Traffic Generating Center

67 Centre features the only big box grocery store in Alvarado: Brookshire's with 183 locations in the South and growing

03

Fast Growing Trade Area

Alvarado has seen the job market increase by 2.6% over the last year; [future job growth](#) over the next ten years is predicted to be 40.2% - higher than the US average of 33.5%



**1067 Highway 67
Alvarado, TX 76009**
Property Address

**Pad Site or
Land for Retail Space**
67 Centre Availability

→ **C-2**
(General Commercial)
Property Zoning

Established & Proven Retail Trade Area

Brookshire's
food & pharmacy

DOLLAR GENERAL

WHATABURGER

**Chicken
EXPRESS**

Domino's



metro
by T-Mobile

TACO BELL


EXXON

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Domino's
Not a part


WHATABURGER
Not a part


DOLLAR GENERAL
Not a part

Available
Land for
Retail Space


metro
by T-Mobile


Pizza Hut


Brookshire's
food & pharmacy


PARKWAY DR
5,562 VPD


Chicken EXPRESS
Not a part


EXXON
Not a part

Available
Pad Site


Benny's
Restaurant and Bar
Not a part


HENDERSON ST.
25,141 VPD

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	1 Mile	3 Mile	5 Mile
2021 Estimated Population	3,438	8,615	18,761
2026 Projected Population	3,887	9,750	21,231
Projected Annual Growth 2021 to 2026	2.6%	2.6%	2.6%
2021 Est. Median Age	35.3	37.3	37.1

Population

2021 Estimated Households	1,127	2,924	6,327
2026 Projected Households	1,167	3,024	6,536
Projected Annual Growth 2021 to 2026	0.7%	0.7%	0.7%

Households/Housing

2021 Est. Average Household Income	\$64,038	\$65,208	\$73,345
2021 Est. Median Household Income	\$59,685	\$62,114	\$68,812
2021 Est. Total Businesses	72	216	490
2021 Est. Total Employees	1,167	3,157	7,646

Businesses/Employees

2021 Est. Total Household Expenditure	\$58.36 M	\$153.03 M	\$359.1 M
2021 Est. Apparel	\$2.03 M	\$5.32 M	\$12.56 M
2021 Est. Entertainment	\$3.24 M	\$8.53 M	\$20.21 M
2021 Est. Food, Beverages, Tobacco	\$9.13 M	\$23.89 M	\$55.75 M
2021 Est. Furnishings, Equipment	\$2.02 M	\$5.31 M	\$12.57 M
2021 Est. Health Care, Insurance	\$5.5 M	\$14.4 M	\$33.51 M
2021 Est. Household Operations, Shelter,	\$18.98 M	\$49.73 M	\$116.28 M

Consumer Expenditures

5 mi Radius

3 mi Radius

1 mi Radius

Alvarado

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