

0 Heritage Pkwy, Gun Barrel City



COMMERCIAL REAL ESTATE FOR SALE

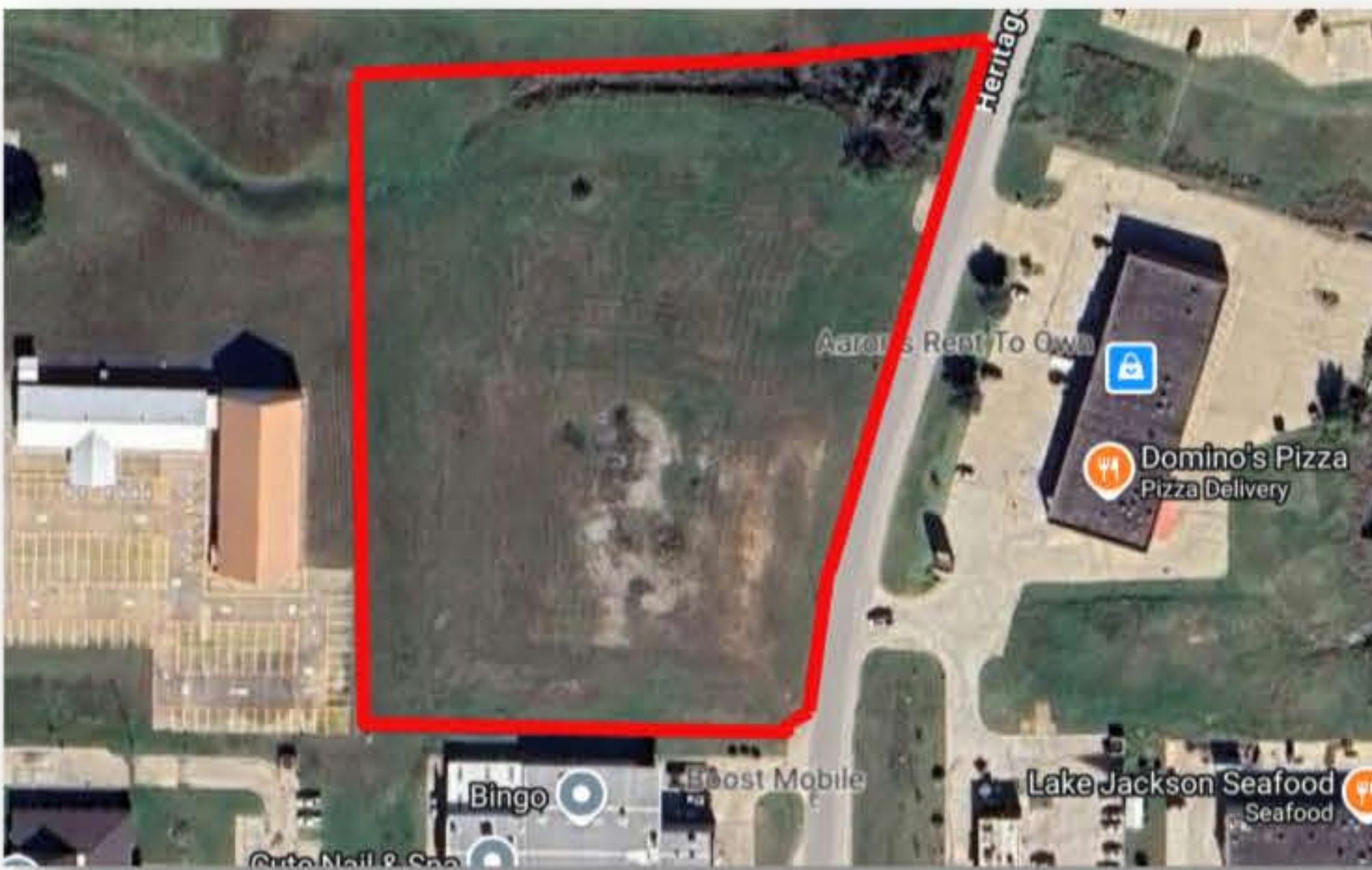
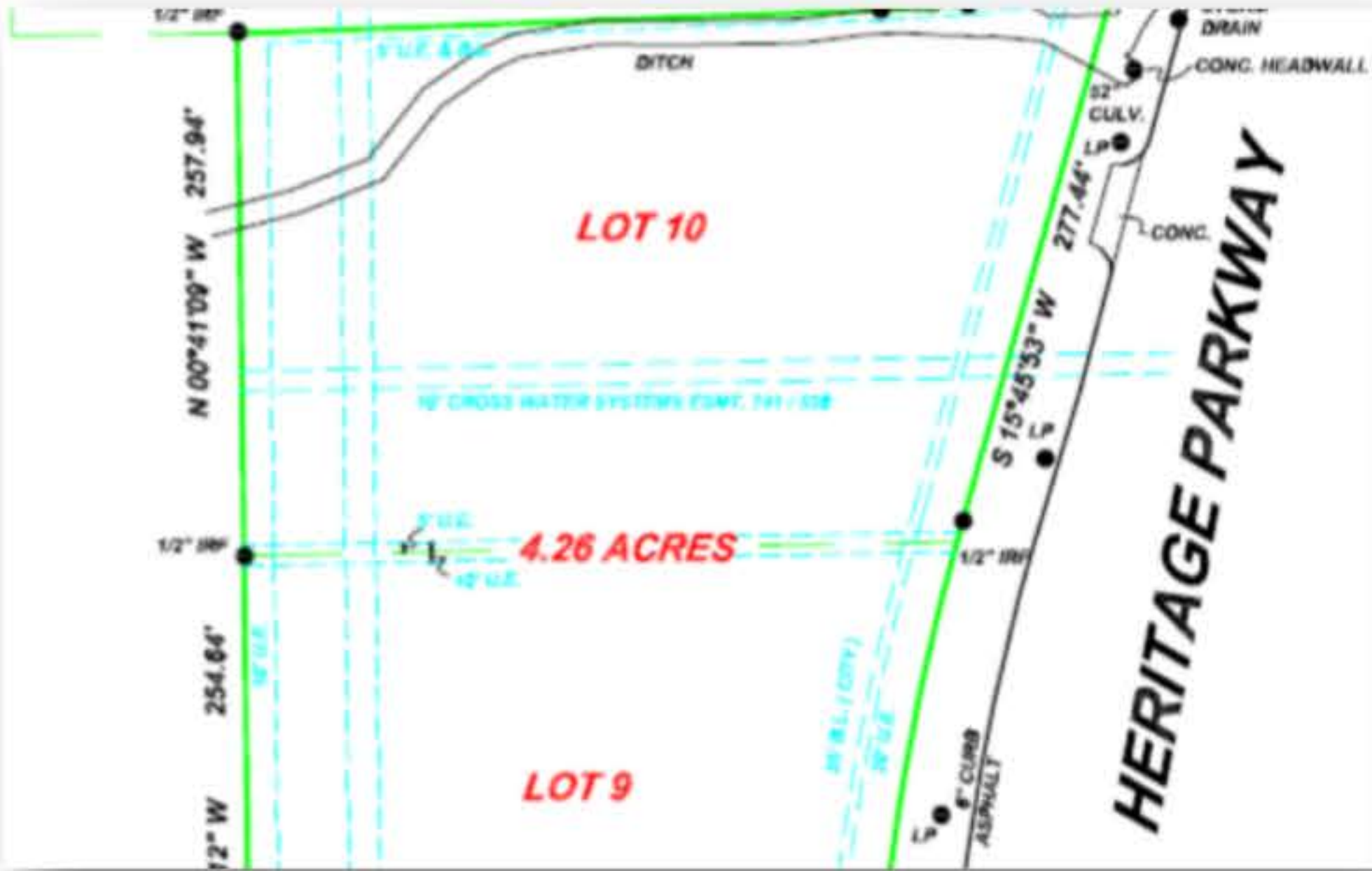
Offered Price
\$745,500

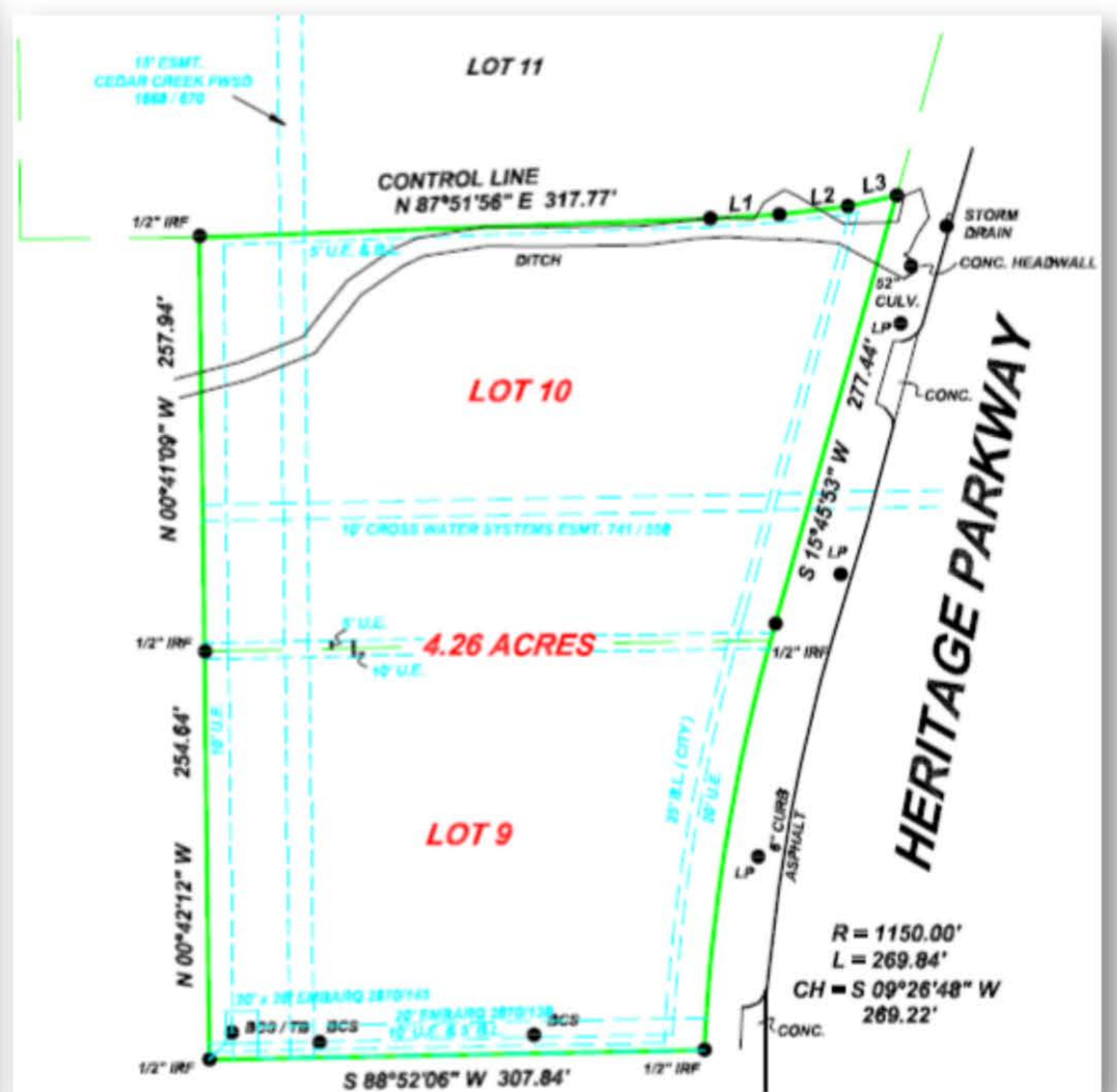
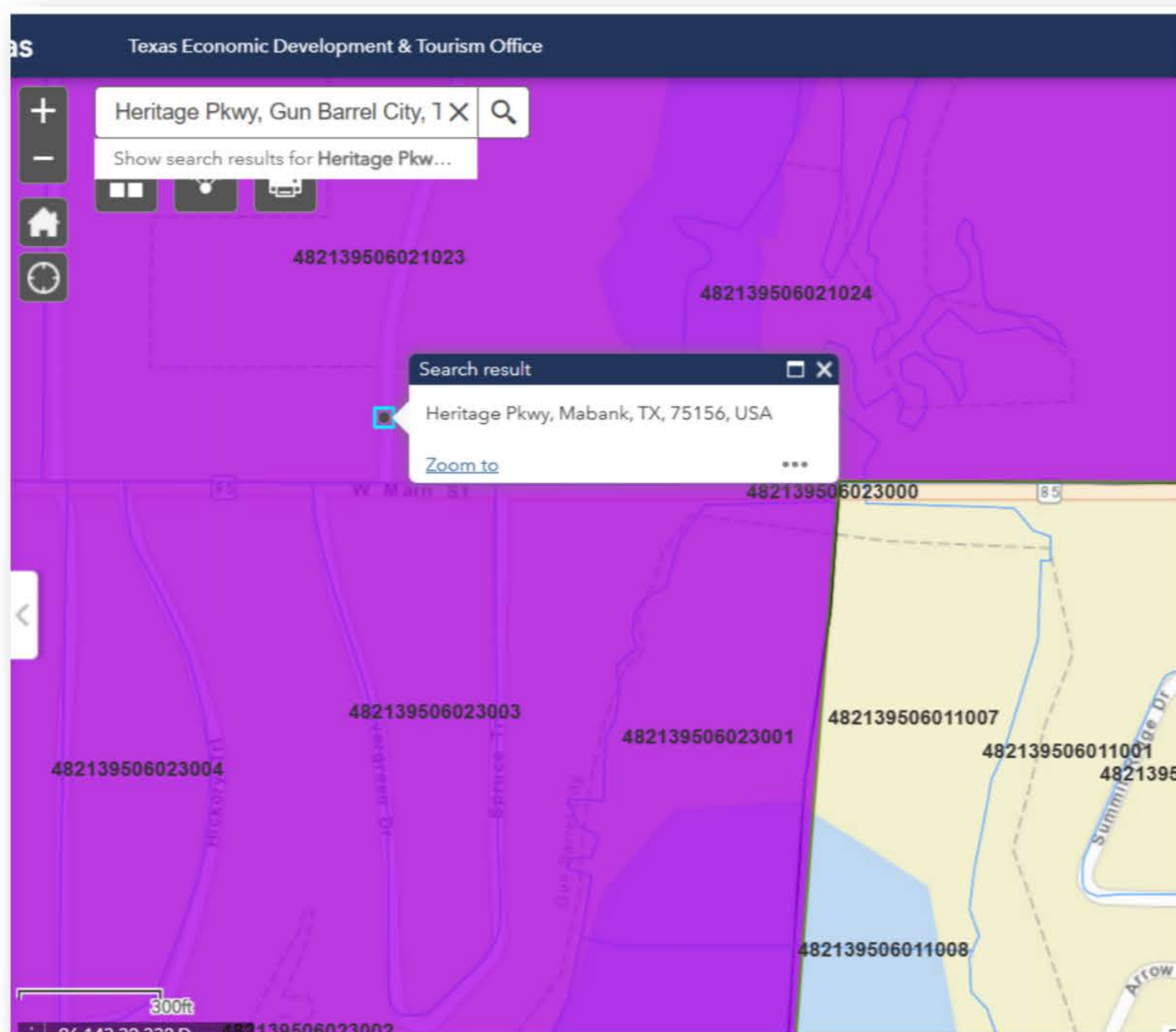
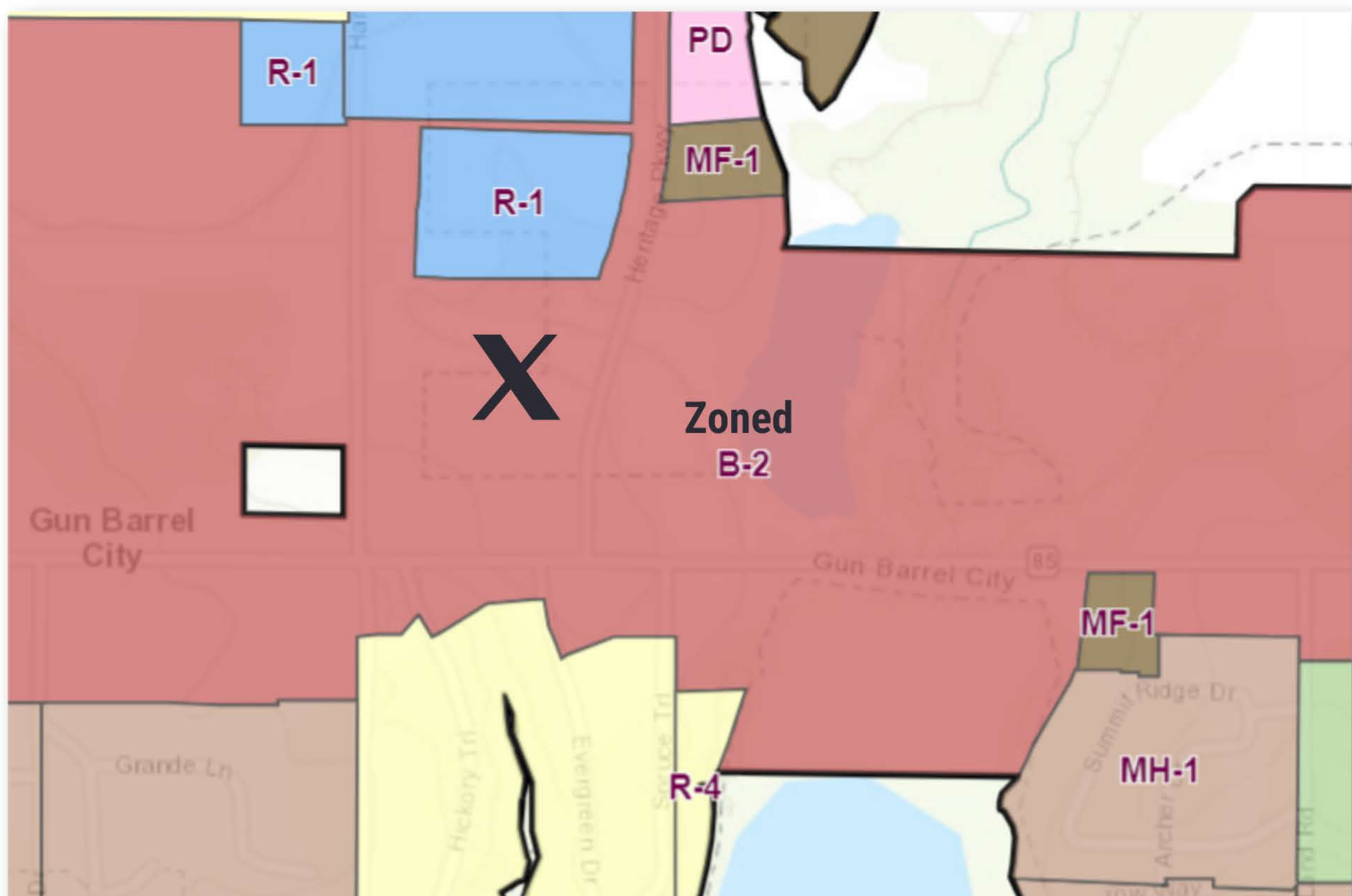
ABOUT THE PROPERTY

Consisting of 2 lots. These are great spots located in the heart of Gun Barrel City. These lots are located in the 'Opportunity Zone'.

PROPERTY FEATURES

- Zoned B-2
- General Business
- Perfect location for business





Opportunity Zone / Commercial

Offered Price

\$745,500

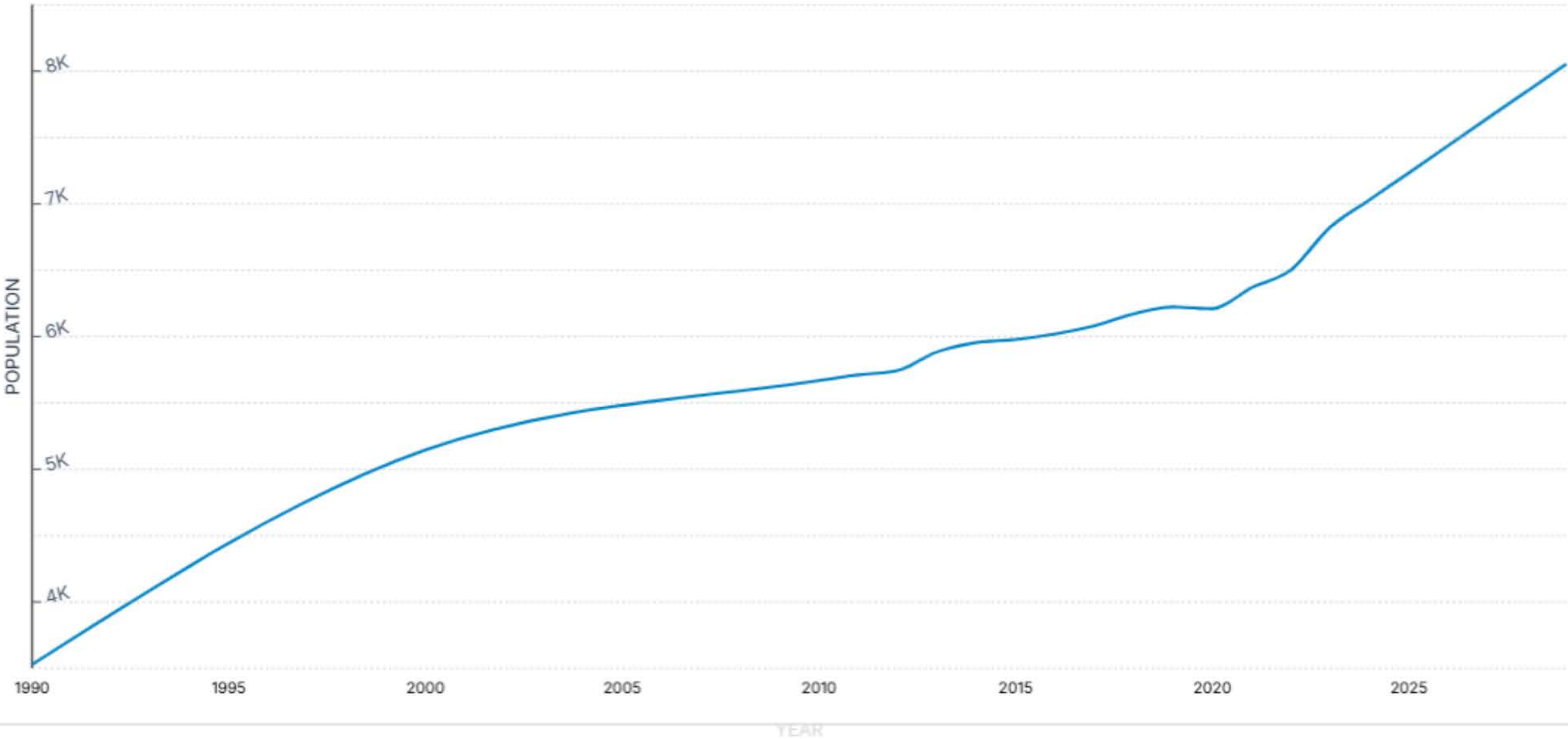
Growing City

Gun Barrel City Population

By Population By Age By Growth Rate

Gun Barrel City Population

Data after 2023 is projected based on recent change



NAME	MEDIAN ▾	MEAN
Married Families	\$98,676	-
Families	\$85,174	\$107,365
Households	\$69,273	\$93,581
Non Families	\$63,512	\$68,243

Statistics

Offered Price

\$745,500

Near Highly Traveled Main Street



Traffic Count (TCDS)

[Home](#)
[Locate](#)
[Locate All](#)
[Email This](#)
[Auto-Locate: ☒](#)

[List View](#)
[All DIRs](#)
[Report Center](#)

Record

1

of 1

Goto Record

go

Location ID	108T57	MPO ID	
Type	SPOT	HPMS ID	ASSIGNED
SF Group	TYLER FC 4 (2024)	Route Type	SH
AF Group	M1147_SE (2024)	Route	0334
GF Group	TYLER FC 4 (2016)	Active	Yes
Class Dist Grp	M1147_SE (2017)	Category	ANNUAL ACR
Seas Clls Grp	TYLER (2016)		
WIM Group	Statewide (2017)		
QC Group	Volume Group 3		
Funct'l Class	(4)Minor Arterial		
Located On	SH0334		
Loc On Alias	SH0334-KG		

More Detail

STATION DATA

Directions:

2-WAY

EB

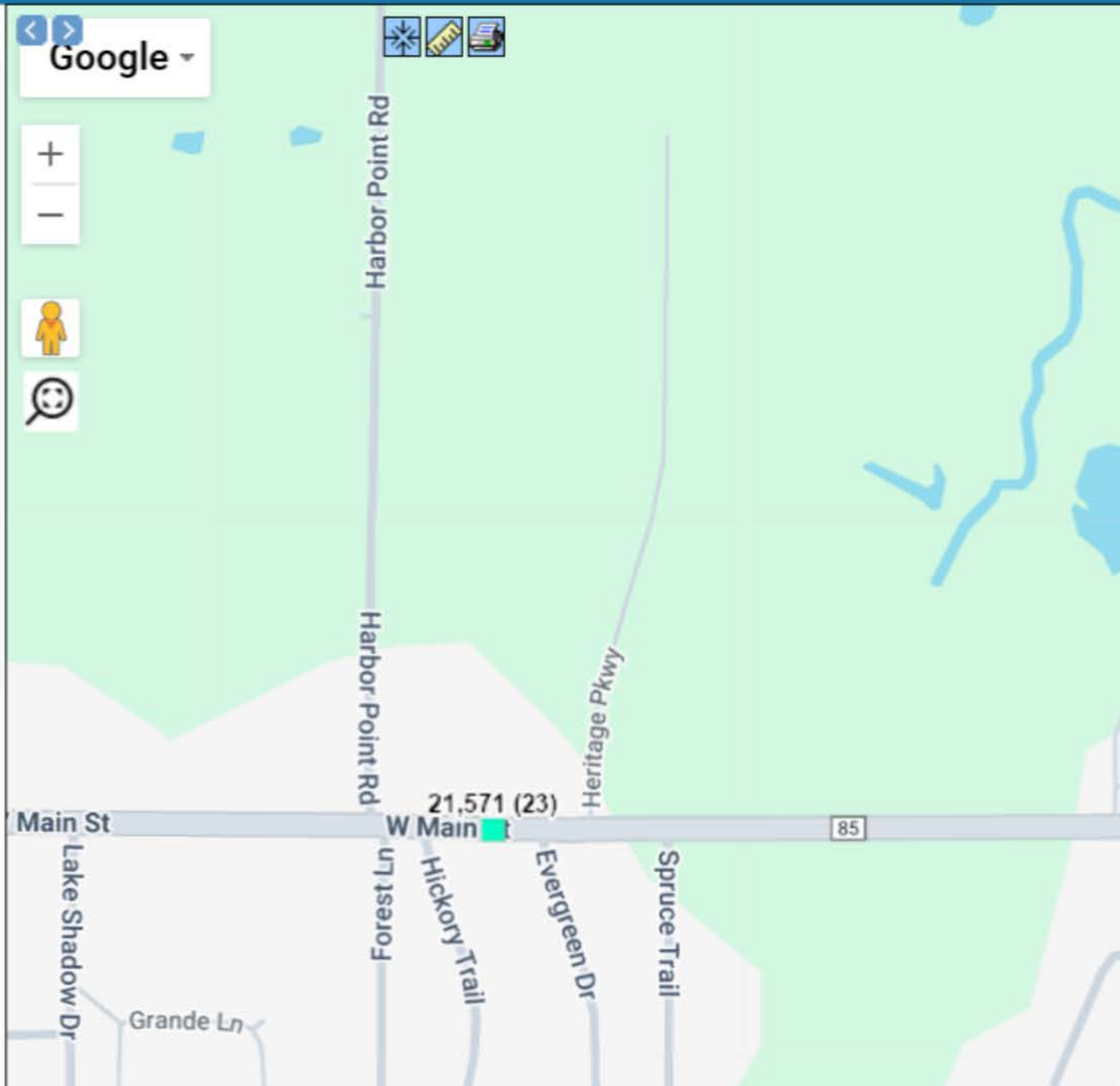
WB

?

AADT

	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2023	21,571	1,902	9	52	20,911 (97%)	660 (3%)	
	2022	19,409	1,657	9	51	18,950 (98%)	459 (2%)	
	2021	20,125				19,648 (98%)	477 (2%)	
	2020	17,721				17,152 (97%)	569 (3%)	
	2019	19,161	1,687	9	54	18,549 (97%)	612 (3%)	

Google



Heritage Pkwy Traffic

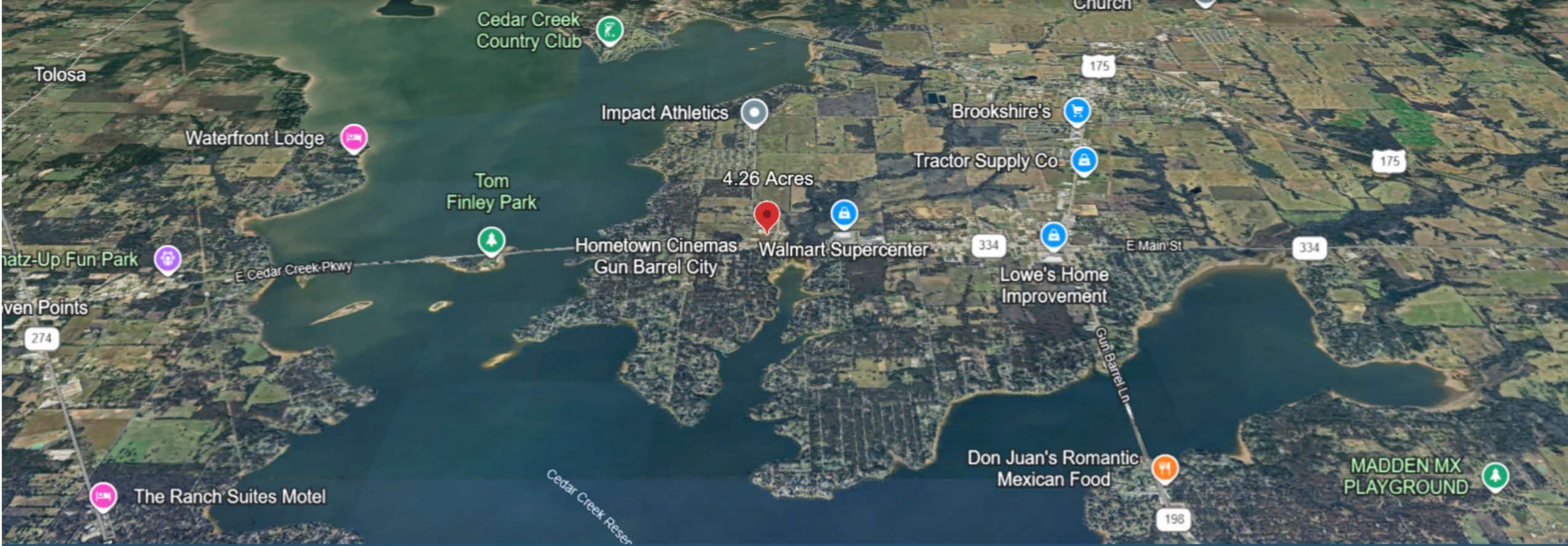
- **Hometown Cinema**
- **Americas Best Value Inn & Suites**



Cars per Day Stat

Offered Price

\$745,500



Cedar Creek Lake Attractions and Area Businesses

- Walmart Supercenter
- Boost Mobile
- Cute Nail & Spa
- Vernons Lakeside
- Whatz-Up Fun Park
- Cedar Creek Country Club
- Lowe's Home Improvement
- Tractor Supply Co.
- Impact Athletics
- Waterfront Lodge



THE MICHAEL GROUP
Real Estate & Management

Phillip Boswell
(469) 688-7412
pboswell@psg-dallas.com

Offered Price

\$745,500



The Michael Group

Real Estate Services

www.themichaelgroup.com

Phillip Boswell

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ANOTHER AVAILABLE PROPERTY



**Highway
Frontage**

HWY 287

Midlothian, TX

**COMMERCIAL
REAL ESTATE
FOR SALE**