



FOR SALE

AVAILABLE SPACE
0.918 AC

ZONING
C-1

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PROPERTY HIGHLIGHTS

Great location near storefronts, gyms, and restaurants. The lot is .918 AC with tons of upside. Easy access to get on loop 375. Area is growing, great opportunity.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



115,841
POPULATION
3-MILE RADIUS



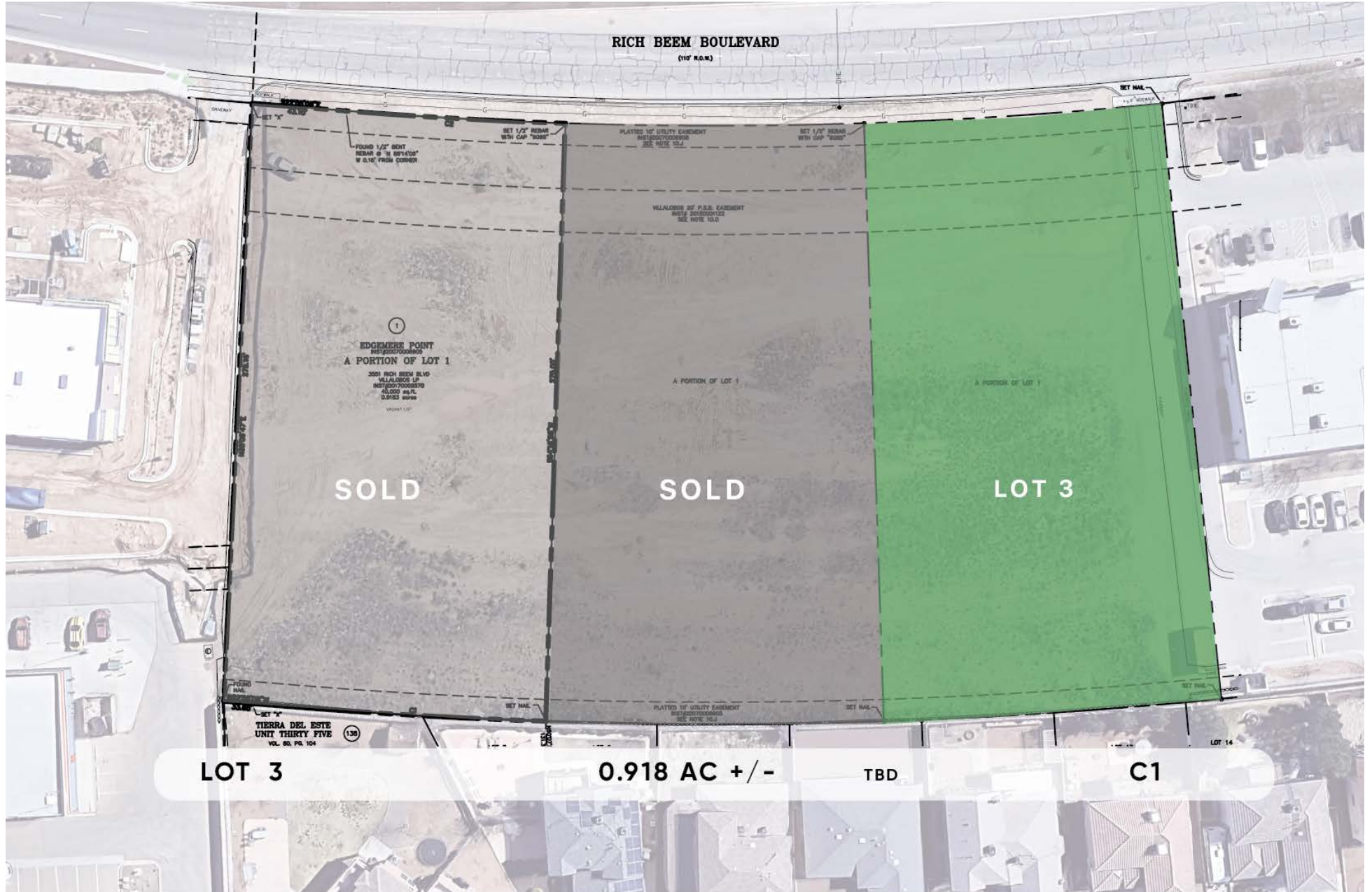
\$ 79.8K
AVG HH INCOME
3-MILE RADIUS

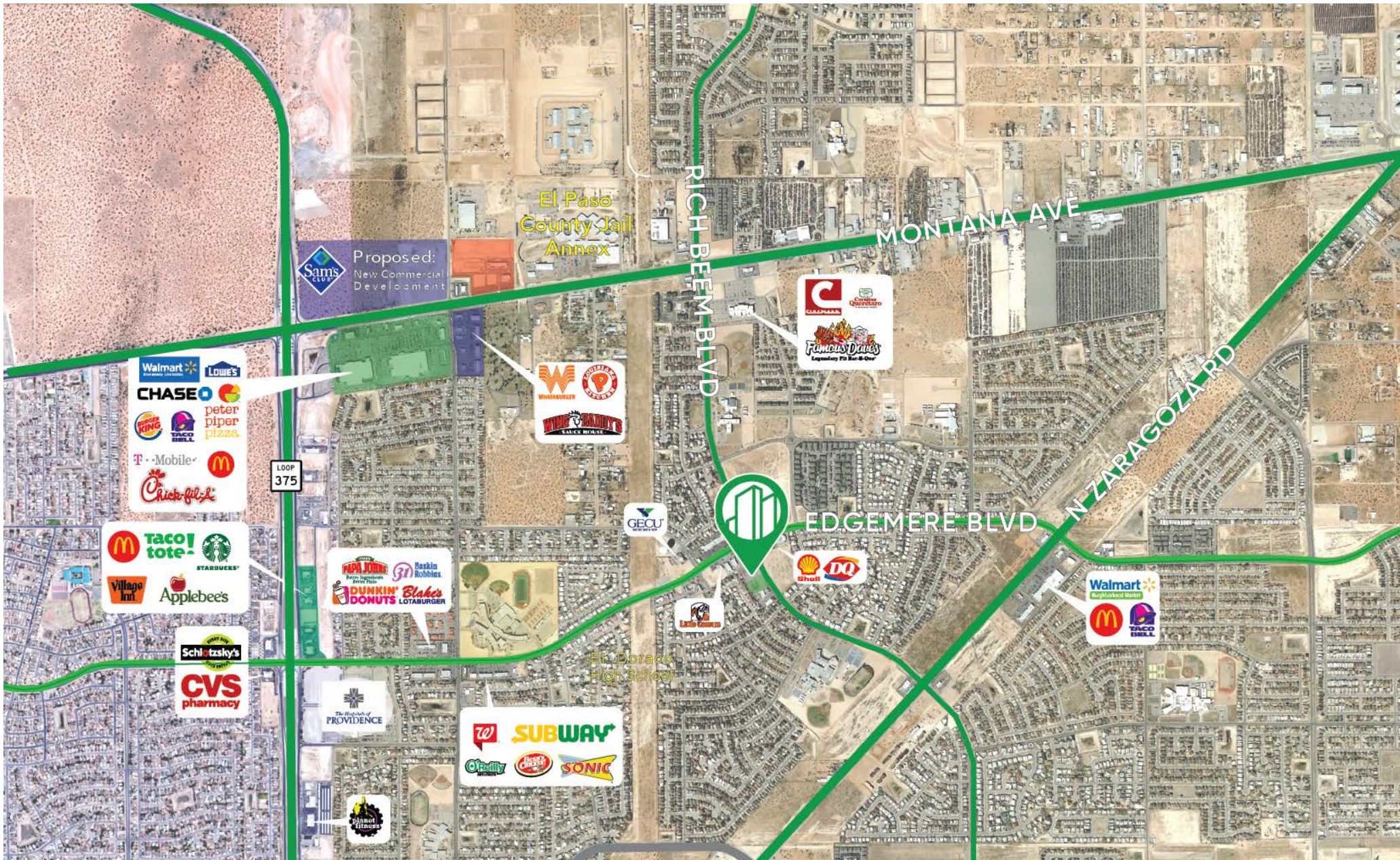


\$68.6K
MEDIAN HH
INCOME



TRAFFIC COUNTS
EDGEMERE BLVD: 27,046 VPD
RICH BEEM BLVD: 9,537 VPD
(TDT)







11-2-2015

INFORMATION ABOUT BROKERAGE SERVICES

SDW@R K@V QDP THQDR @KK QD@K DRS@SD KHBDMRDDR SN FHUD SGD ENKKN V HMF H MENQ L @SHNM @ANTS
AQNJJDQ@FD RDQUHBDR SN OQNRODBSHUD ATXDQ SD M@MSR+ RDKKDQ @MC K@MCKNQCR-

SXODR NE QD@K DRS@SD KHBDMRD GNKCDQR9

- @ AQNJJDQ hr qdronmrhahd enq `kk aqnjdq`fd `bshuhshdr+ hmbktchmf `bsr odqenq l dc ax r`kdr `fdmsr ronmrnqdc ax sgd aqnjdq-
- @ R@KDR @FDMS l trs ad ronmrnqdc ax ` aqnjdq `mc vnqjr vhsq bkhdmr nm adg `ke ne sgd aqnjdq-

@ AQNJJDQ&R LHMHL TL CTSHDR QDP THQDC AX K@V `@ bkhdmr hr sgd odqrm nq o`qsx sg`s sgd aqnjdq qdoqdrdmsr(9

- Ots sgd hmsdqdrsr ne sgd bkhdmr `anud `kk nsqdqr+ hmbktchmf sgd aqnjdq&r nvm hmsdqdrsr:
- Hmenq l sgd bkhdmr ne `mx l `sdqh`k hmenq l `shnm `ants sgd oqnodqsn nq sq`mr`bshnm qdbdhudc ax sgd aqnjdq:
- @mrvdq sgd bkhdmr&r ptdrshnmr `mc oqdrdms `mx needq sn nq bntmsdq, needq eqn l sgd bkhdmr: `mc
- Sqd`s `kk o`qshdr sn `qd`k drs`sd sq`mr`bshnm gnmdrskx `mc e`hqkx-

@ KHBDMRD GNKCDQ B@M QDOQDRDMS@ O@QSN HM QD@K DRS@SD SQ@MR@BSHNM9

@R @FDMS ENQ NVMDQ `RDKKDQ.K@MCKNQCR(9 Sgd aqnjdq adbn l dr sgd oqnodqsn nvmdq&r `fdms sgqnt fg `m `fqdd l dms vhsq sgd nvmdq+trt, `kkx hm `vqhsdm khrshmf sn rdkk nq oqnodqsn l `m `fd l dms `fqdd l dms- @m nvmdq&r `fdms l trs odqenq l sgd aqnjdq&r lhmhl tl ctsldr`anud `mc l trs hmenq l sgd nvmdq ne `mx l `sdqh`k hmenq l `shnm `ants sgd oqnodqsn nq sq`mr`bshnm jmnvm ax sgd `fdms+ hmbktchmf hmenq l `shnm chrbrnrdc sn sgd `fdms nq rta`fdms ax sgd atxdq nq atxdq&r `fdms-

@R @FDMS ENQ ATXDQ.SDM@MS9 Sgd aqnjdq adbn l dr sgd atxdq.sdm`ms&r `fdms ax `fqddhmf sn qdoqdrdms sgd atxdq+ trt`kkx sgqnt fg `vqhs, sdm qdoqdrdms`shnm `fqdd l dms- @ atxdq&r `fdms l trs odqenq l sgd aqnjdq&r lhmhl tl ctsldr`anud `mc l trs hmenq l sgd atxdq ne `mx l `sdqh`k hmenq l `shnm `ants sgd oqnodqsn nq sq`mr`bshnm jmnvm ax sgd `fdms+ hmbktchmf hmenq l `shnm chrbrnrdc sn sgd `fdms ax sgd rdkkdq nqrdkdq&r `fdms-

@R @FDMS ENQ ANSG , HMSDQ LDCH@QX9 Sn `bs `r `m hmsdq l dch`qx adsvddm sgd o`qshdr sgd aqnjdq l trs ehqrs nas`hm sgd vqhsdm`fqdd l dms ne d`bg o`qsx sn sgd sq`mr`bshnm- Sgd vqhsdm `fqdd l dms l trs rs`sd vgn vhhk o`x sgd aqnjdq `mc+ hm bnmrohtntr ank nqtmcdqkhmdc oqhs+ rds enqsg sgd aqnjdq&r nakhf`shnmr `r `m hmsdq l dch`qx- @ aqnjdq vgn `bsr `r `m hmsdq l dch`qx9

- L trs sqd`s `kk o`qshdr sn sgd sq`mr`bshnm h l o`qsh`kkx `mc e`hqkx:
- L`x+ vhsq sgd o`qshdr& vqhsdm bnmrdms+ `oonhms `cheedqms khbmdr gnkcdq `rrnbh`sdv vhsq sgd aqnjdq sn d`bg o`qsx `nvmdq `mc atxdq(sn bn l l tmhb`sd vhsq+ oqnuhcd nohmhnmr `mc `cuibd sn+ `mc b`qqx nts sgd hmrsqtbshnmr ne d`bg o`qsx sn sgd sq`mr`bshnm-
- L trs mns+ tmkdr rrodbhehb`kkx `tsqnqhydc hm vqhsdmf sn cn r `n ax sgd o`qsx+ chrbrnrd9
- * sg`s sgd nvmdq vhhk `bbdos `oqhb d kdr sg`m sgd vqhsdm `rjhm f oqhb d:
- * sg`s sgd atxdq.sdm`ms vhhk o`x `oqhb d fd`sdq sg`m sgd oqhb d rta l hssdc hm `vqhsdm needq: `mc
- * `mx bnmehcdmsh`k hmenq l `shnm nq `mx nsqdq hmenq l `shnm sg`s `o`qsx rodbhehb`kkx hmrsqtbdr sgd aqnjdq hm vqhsdmf mns snchr bknrd+ tmkdr r qdpthqdc sn cn rn ax k`v-

@R RTA@FDMS9 @ khbmdr gnkcdq `bsr `r `rta`fdms vgd m `hchmf `atxdq hm `sq`mr`bshnm vhsqnts `m `fqdd l dms sn qdoqdrdms sgdatxdq- @ rta`fdms b`m `rrhrs sgd atxdq ats cndr mns qdoqdrdms sgd atxdq `mc l trs ok`bd sgd hmsdqdrsr ne sgd nvmdq ehqrs-

SN @UNHC CHROTSR+ @KK @FQDDLDMR ADSVDDM XNT @MC @ AQNJJDQ RGNTKC AD HM VQHSHMF @MC BKD@QKX DRS@AKHRG9

- Sgd aqnjdq&r ctsldr `mc qdronmrhahkshdr sn xnt+ `mc xntq nakhf`shnmr tmc d q sgd qdoqdrdms`shnm `fqdd l dms-

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