

## Property Highlights

- For Sale at **\$1,100,000**
- 3,000 SF Office & 8,000 SF Warehouse on 2.27± acres
- Zoned C-3 Interstate Commercial
- Excellent visibility with frontage on Interstate 30
- Licensed billboard for use by owner/ tenant in place, ready for next Owner
- Multiple driveways into the property
- Surrounded by national retailers, restaurants and hotels including Walmart, Ashley Homestore, Lowe's, Cracker Barrel, Chick-fil-A, & many more

## Traffic Counts

Interstate 30: 124,400 VPD (ARDOT '23)  
 Highway 5: 12,000 VPD (ARDOT '23)

## Demographics

	1 Mile	3 Mile	5 Mile
2023 Population	5,628	30,802	64,134
Daytime Population	7,531	27,670	50,854
Average HH Income	\$108,656	\$98,352	\$94,235



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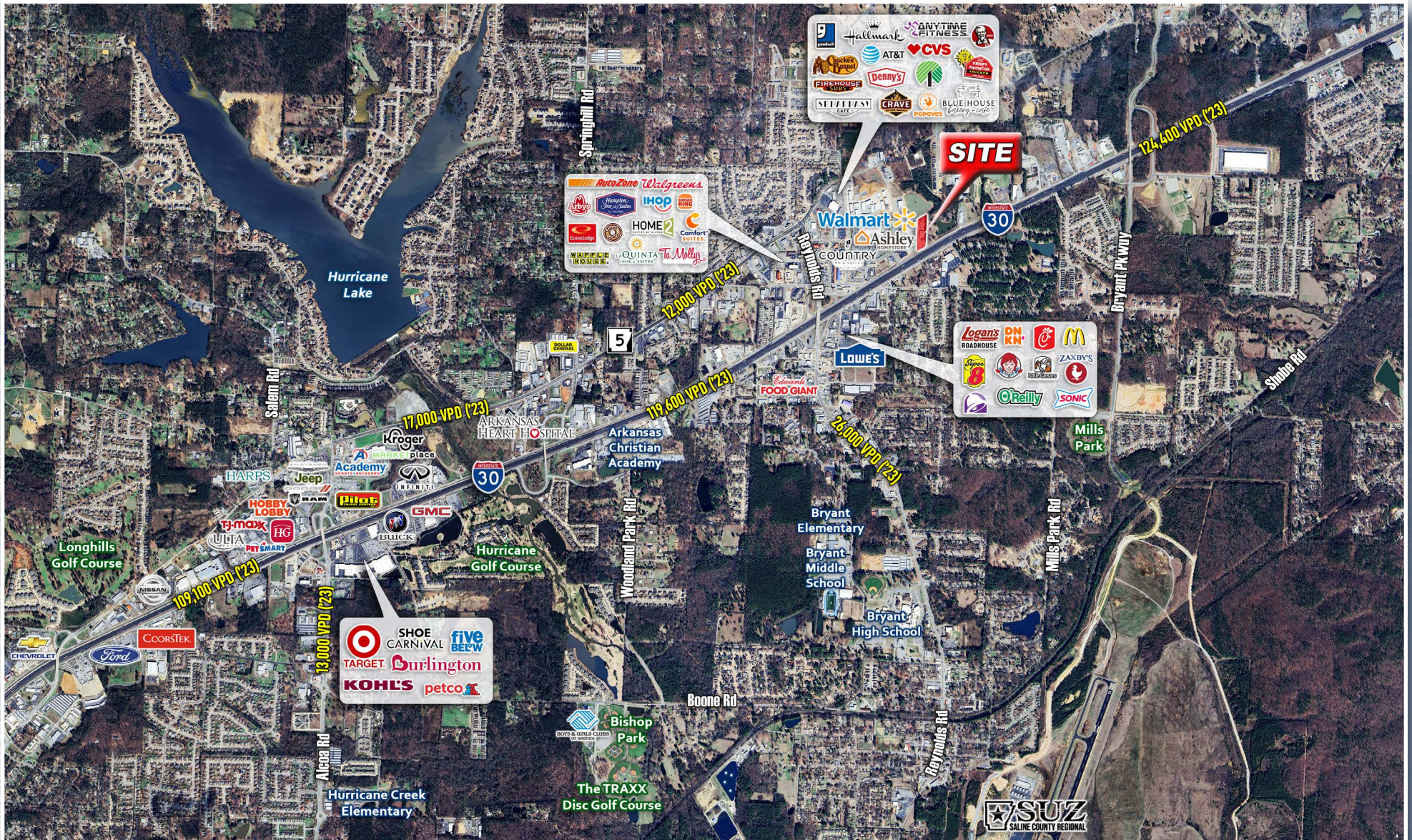
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