

SUMMARY

SITE PLAN

FLOOR PLAN

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Ideally located property on the west side of Highway 98, at the signalized intersection of Van Buren and 98, this building is highly visible and easy to access. This is the first intersection south of I-10 that has direct access - no service roads. There are office suites up to 4,014± SF available, with access from the rear of the building. All suites are priced "as is," but the owner would consider an allowance or building to suit for the right deal. Call Stirling for additional information.

AVAILABLE

- Office Space: Up to 4,014 ± SF

LEASE RATE

- \$12.00 - \$15.00 PSF

TRAFFIC COUNT (ADT 2022)

- On US-98, at site: 38,093
- On I-10, north of site: 67,936

NEARBY RETAIL

Smoothie King, Subway, Rich's Car Wash, Dragon City Buffet, BB&T, Circle K, Poke Bowl, Zaxby's, McDonald's, Dunkin', Foosackly's, El Rancho Mexican, Waffle House



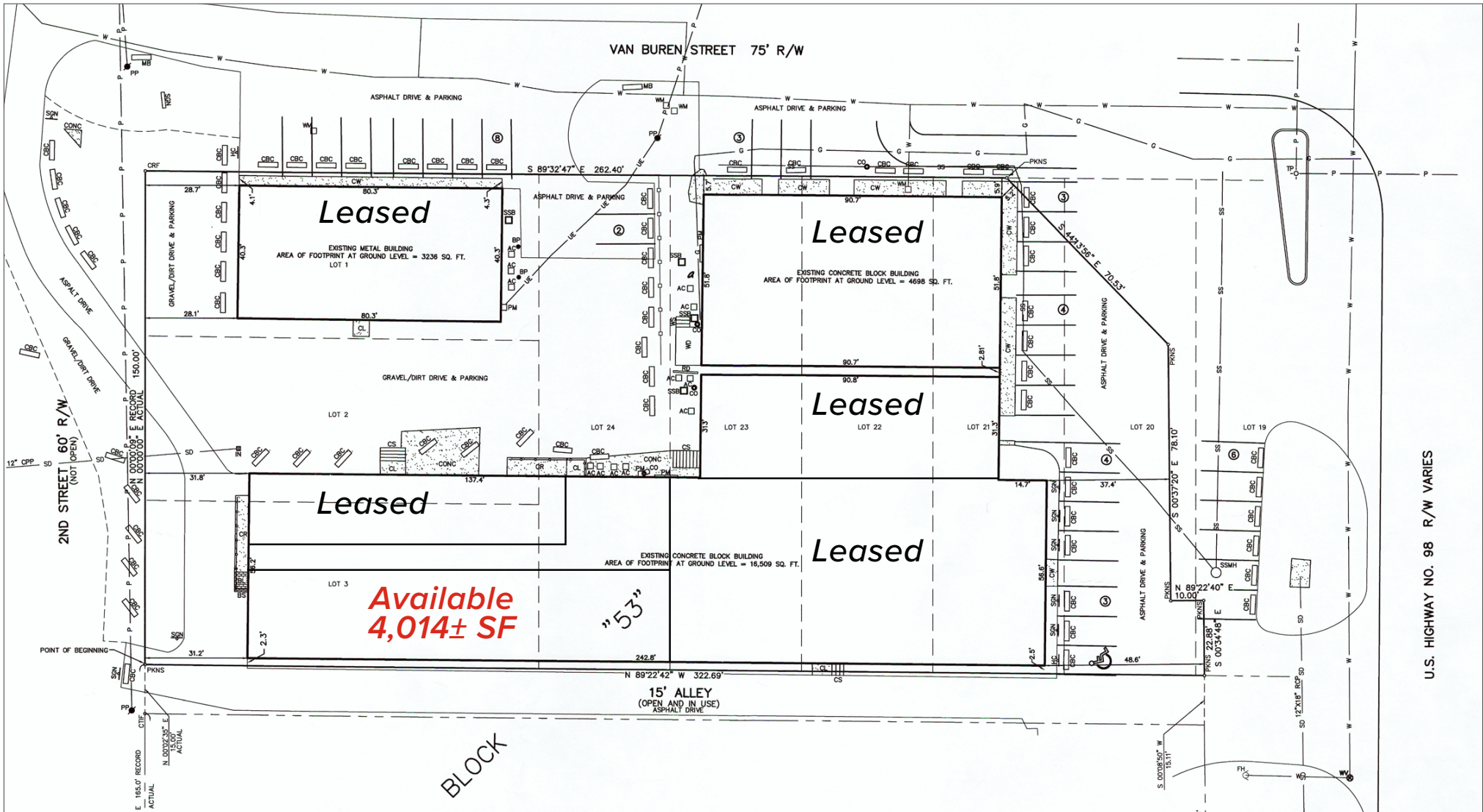
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U.S. HIGHWAY NO. 98 R/W VARIES

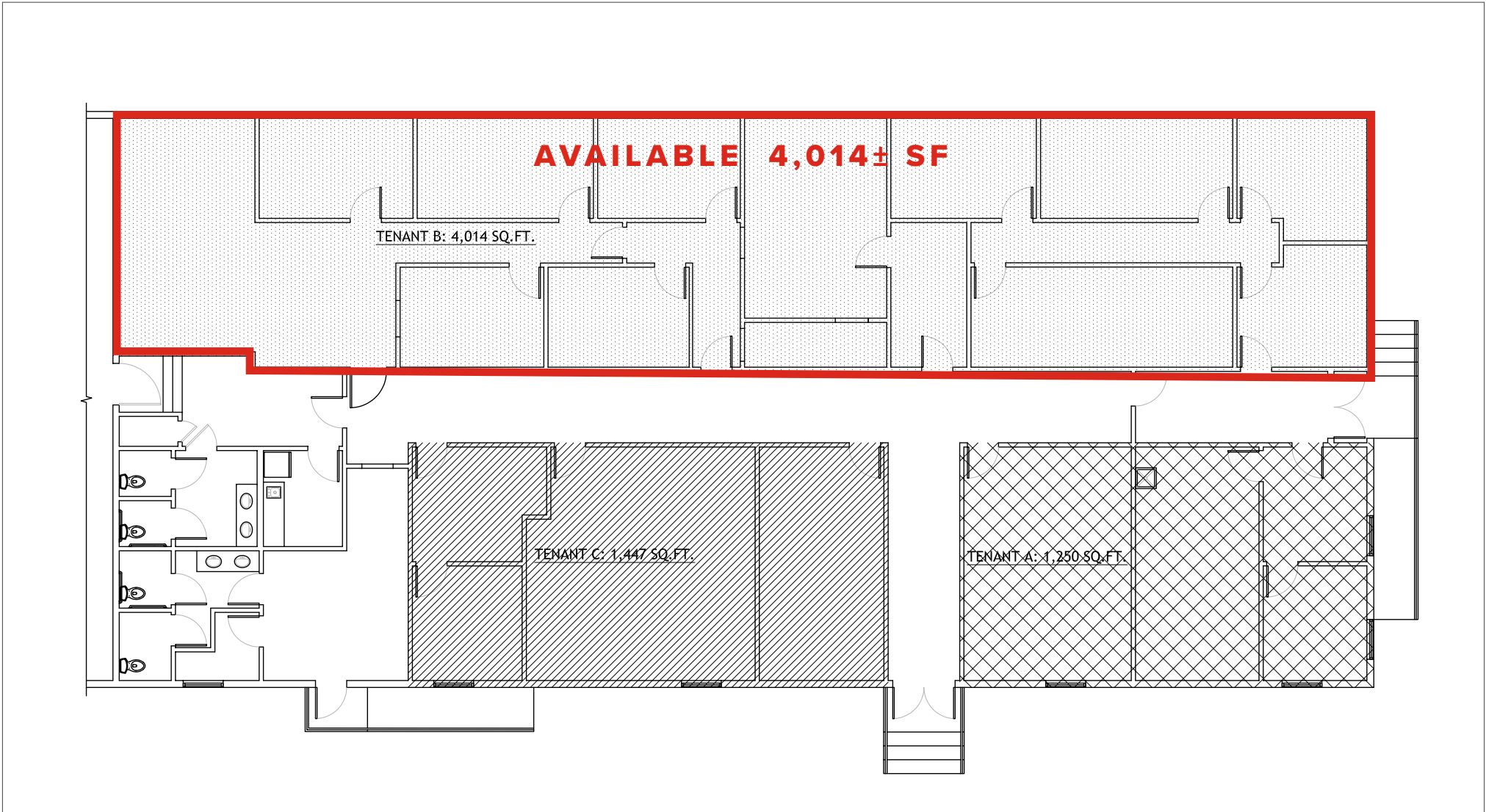
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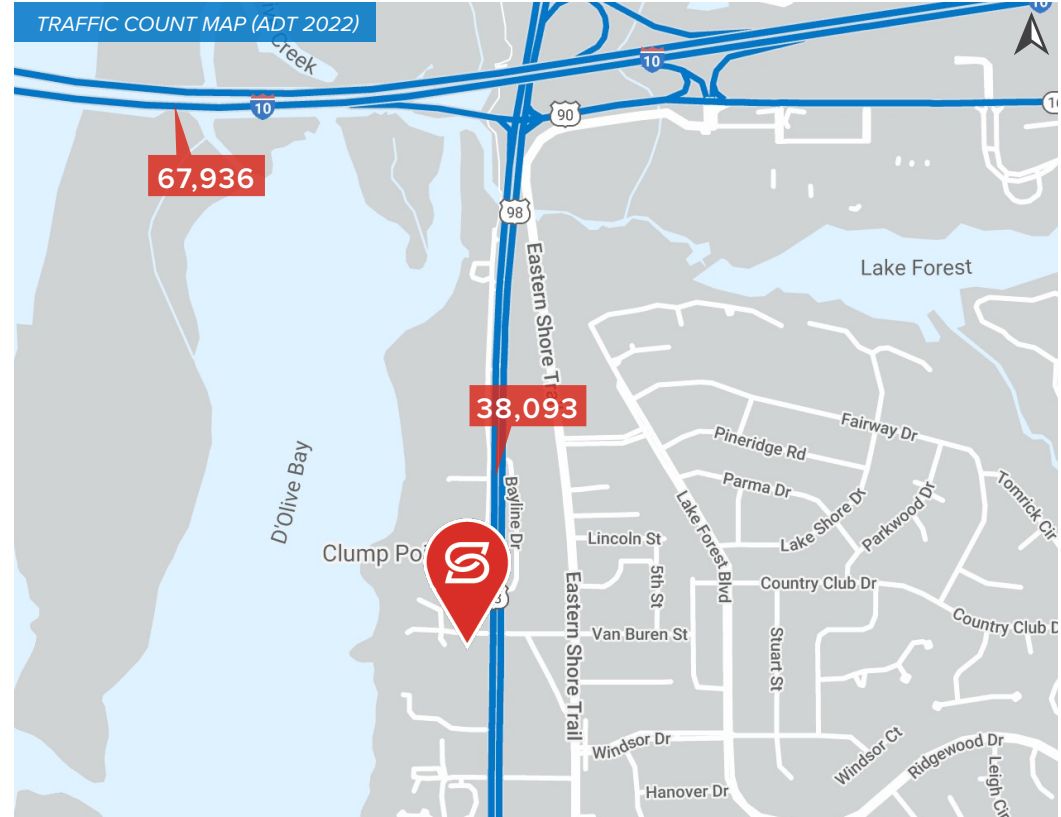
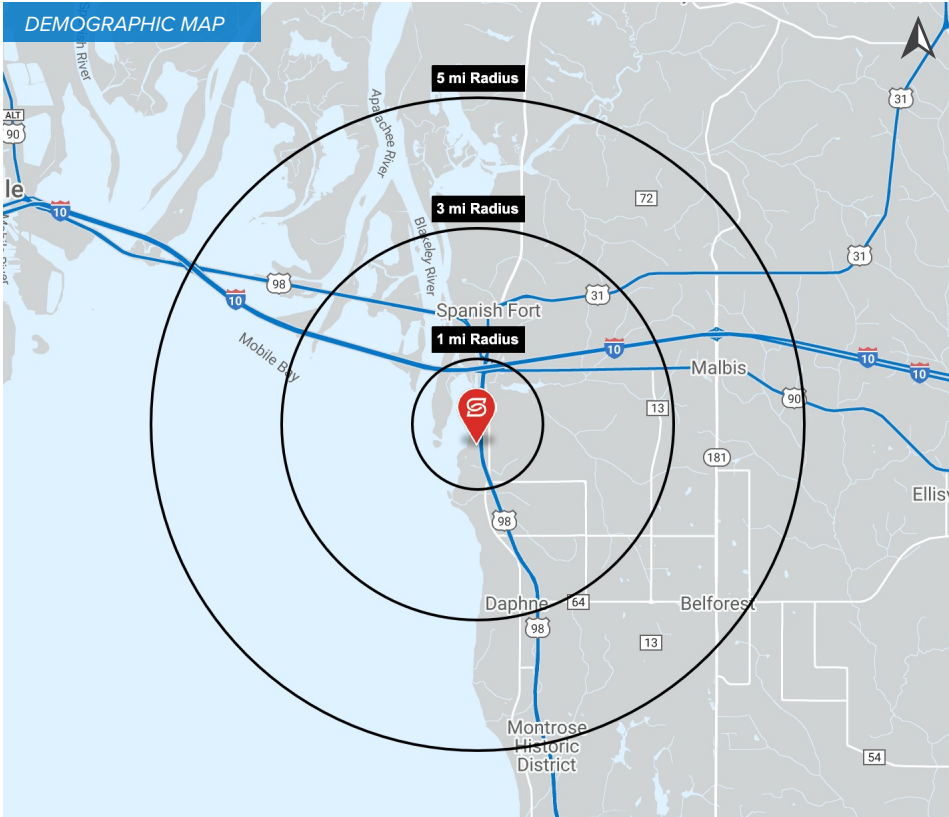


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2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
POPULATION	4,611	22,918	39,169	AVG. HH INCOME	\$113,284	\$116,618	\$117,028	HOUSEHOLDS	2,017	8,837	14,804