

642 FM 1554 , ALICE , TX 78332



OFFERING SUMMARY

Sale Price:	\$199,000
Available SF:	
Lot Size:	9.95 Acres
Price / Acre:	\$20,000
Market:	Alice

PROPERTY OVERVIEW

642 FM 1554 in Alice, TX is located one block west of Interstate 69 on the south side of FM 1554. The property measures approximately 9.95 acres, with the front 1/3 of the property having had a good caliche base in previous years. Currently the property has had grass and some brush grow back up, and the caliche/gravel is not visible, but for an industrial or commercial user the front section of the property on FM 1554 would have a good base under the grass. Property owners may consider owner financing with a minimum of 10-20% down payment. The 9.77 acres directly east of this property is also for sale, and the owners will consider selling the two properties together or separately.

PROPERTY HIGHLIGHTS

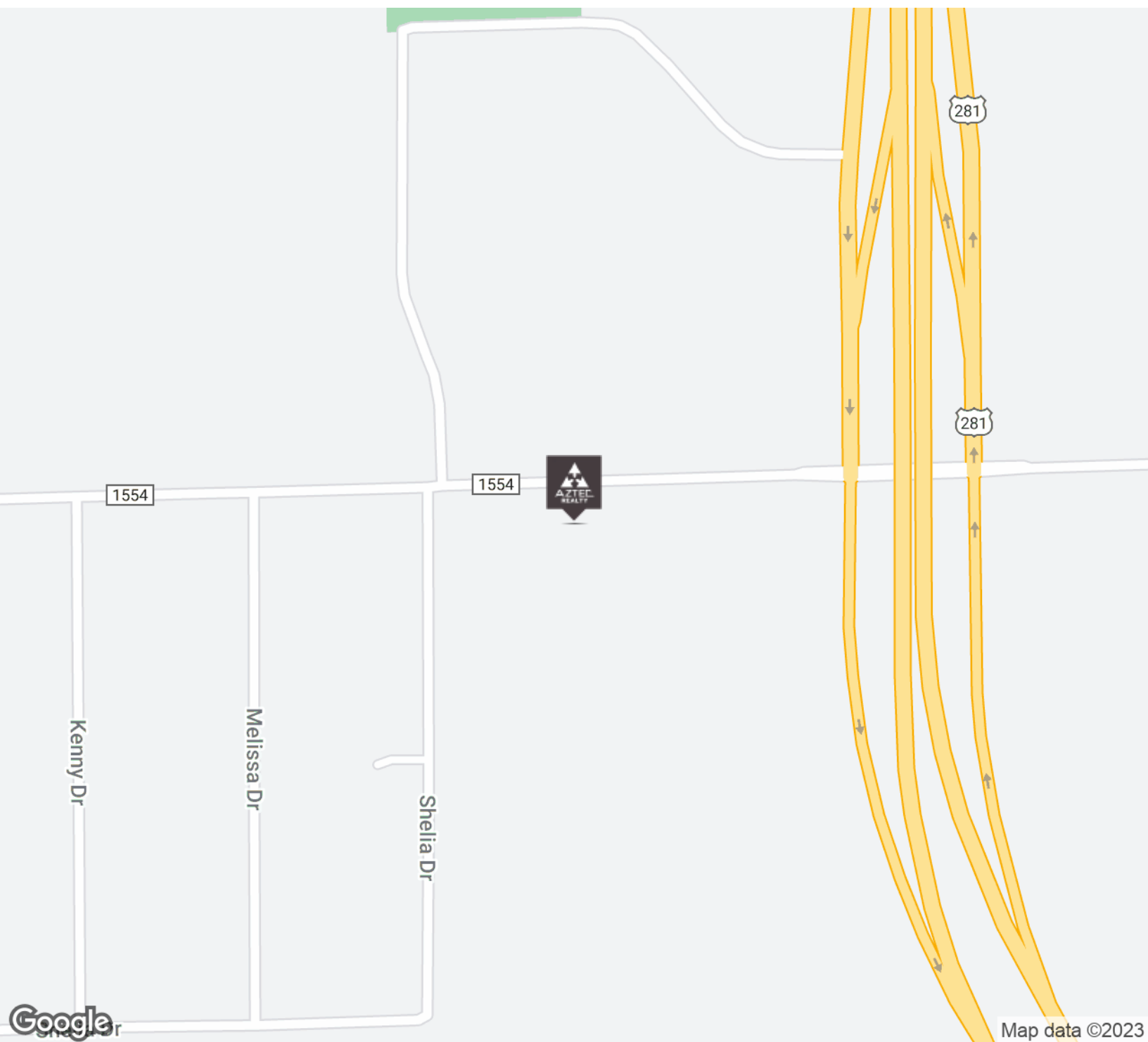
BLAKE BOX
956.668.8790
blakejbox@aztecre.com



642 FM 1554 , ALICE , TX 78332



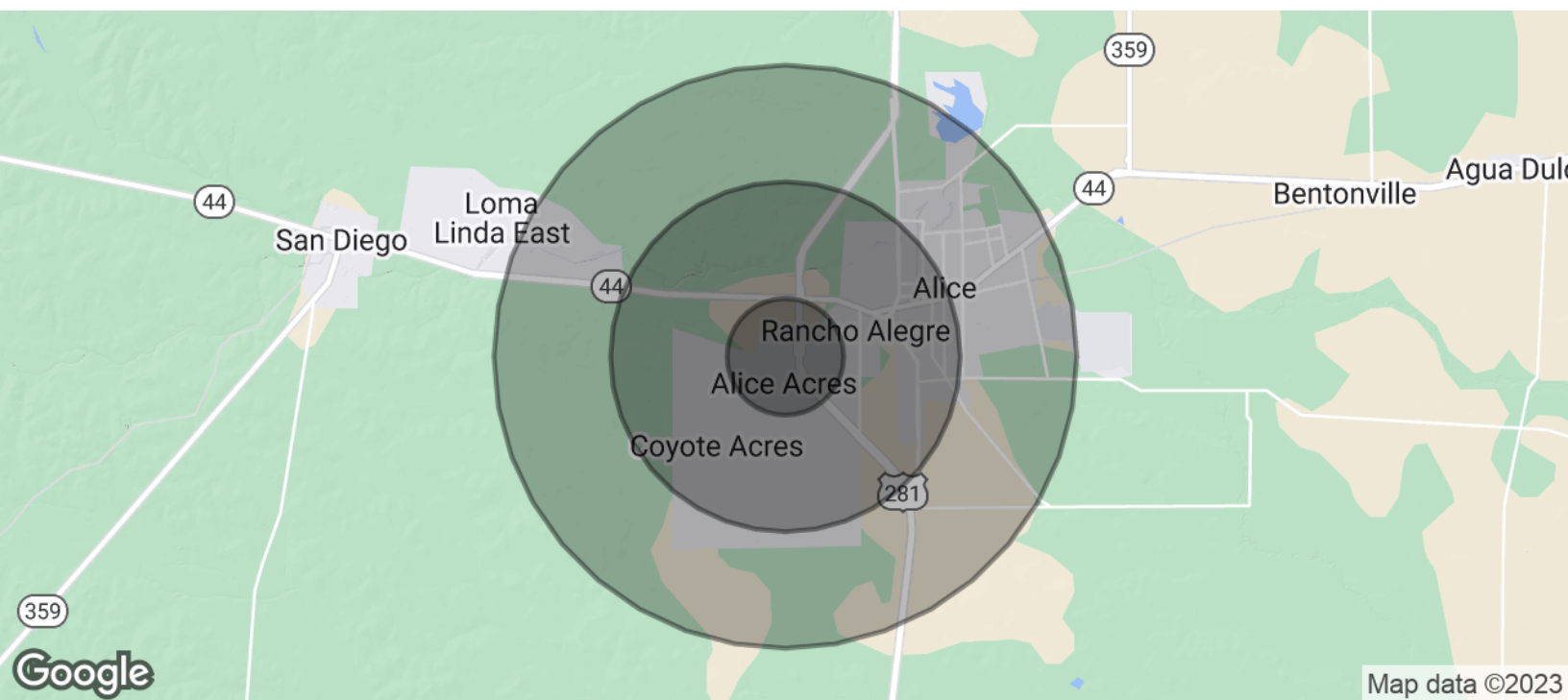
642 FM 1554 , ALICE , TX 78332



BLAKE BOX
956.668.8790
blakejbox@aztecre.com



642 FM 1554 , ALICE , TX 78332



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	645	10,965	23,373
Average Age	41.3	34.8	33.8
Average Age (Male)	35.8	30.5	32.5
Average Age (Female)	48.4	39.1	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	329	4,437	8,748
# of Persons per HH	2.0	2.5	2.7
Average HH Income	\$26,804	\$39,992	\$51,125
Average House Value	\$58,677	\$70,095	\$91,364

* Demographic data derived from 2020 ACS - US Census

BLAKE BOX

956.668.8790

blakejbox@aztecre.com

