

# Executive Summary

SOUTH COLLEGE STATION - WM. D. FITCH (HWY 40) LIGHTED HARD CORNER / LOWE'S OUTPARCEL | 1171 WILLIAM D. FITCH PARKWAY, COLLEGE STATION, TX 77845



## OFFERING SUMMARY

**Sale Price:** Call Broker  
Rare South College Station lighted hard corner available for sale. 0.97 AC Lowe's outparcel located at the SE corner of William D. Fitch Pkwy and Lakeway Dr. Outstanding visibility, access and traffic count in a high grown, high household income submarket.

**Lot Size:** 0.97 Acres  
General Commercial Zoning and all utilities in place.

## PROPERTY HIGHLIGHTS

**Zoning:** General Commercial

- Lighted Hard Corner
- Limited Supply Submarket
- 0.97 AC
- Lowe's Outparcel (with What-a-Burger, Chick-Fil-A & Tad's)
- General Commercial Zoning

**Price / SF:** -

**PETER KRAMER**  
Broker  
979.221.2929  
pkramer@lkgra.com



**Land For Sale**



# Submarket Snapshot

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Land For Sale

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# Subject Property



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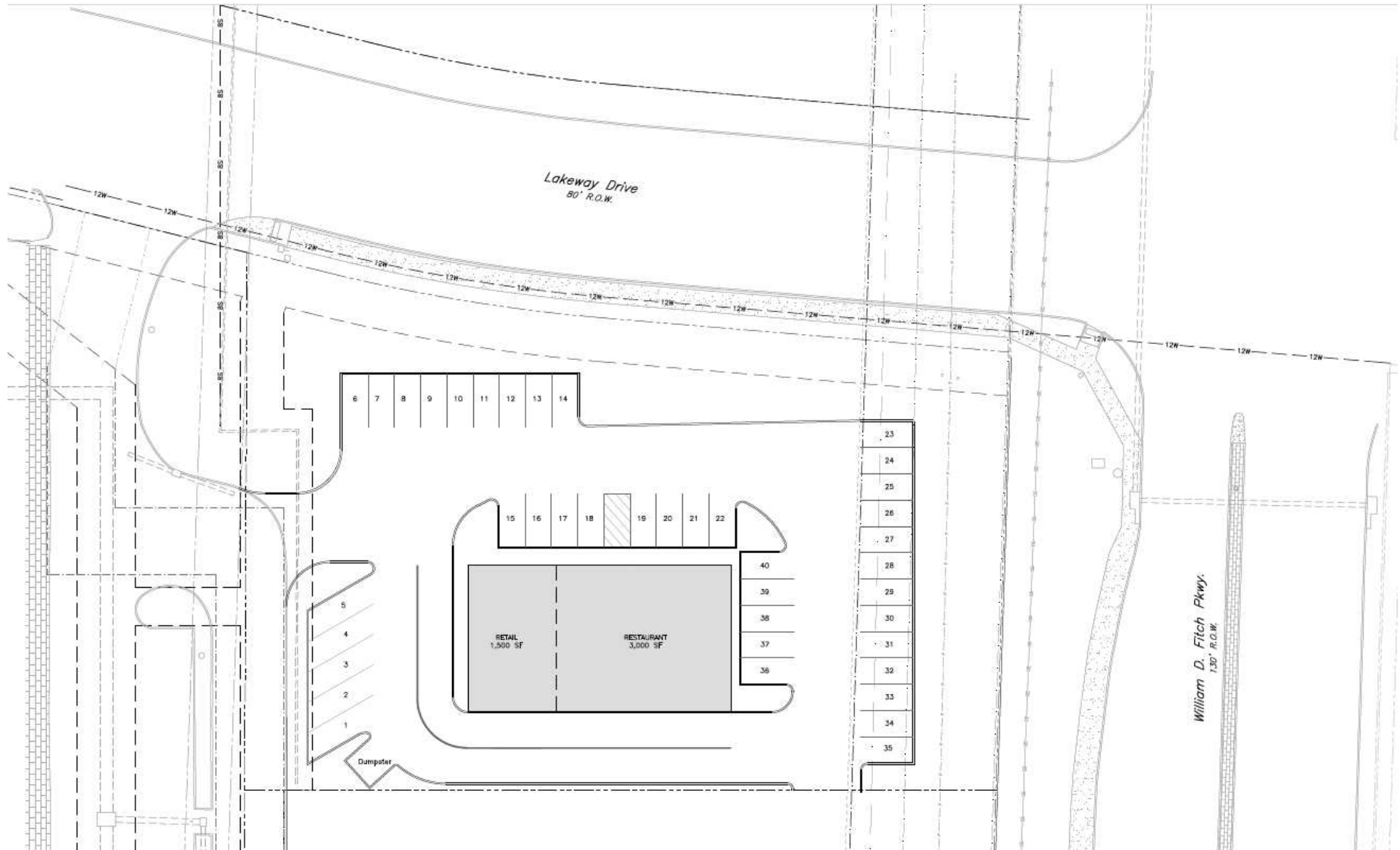
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# Existing Site Plan Concept

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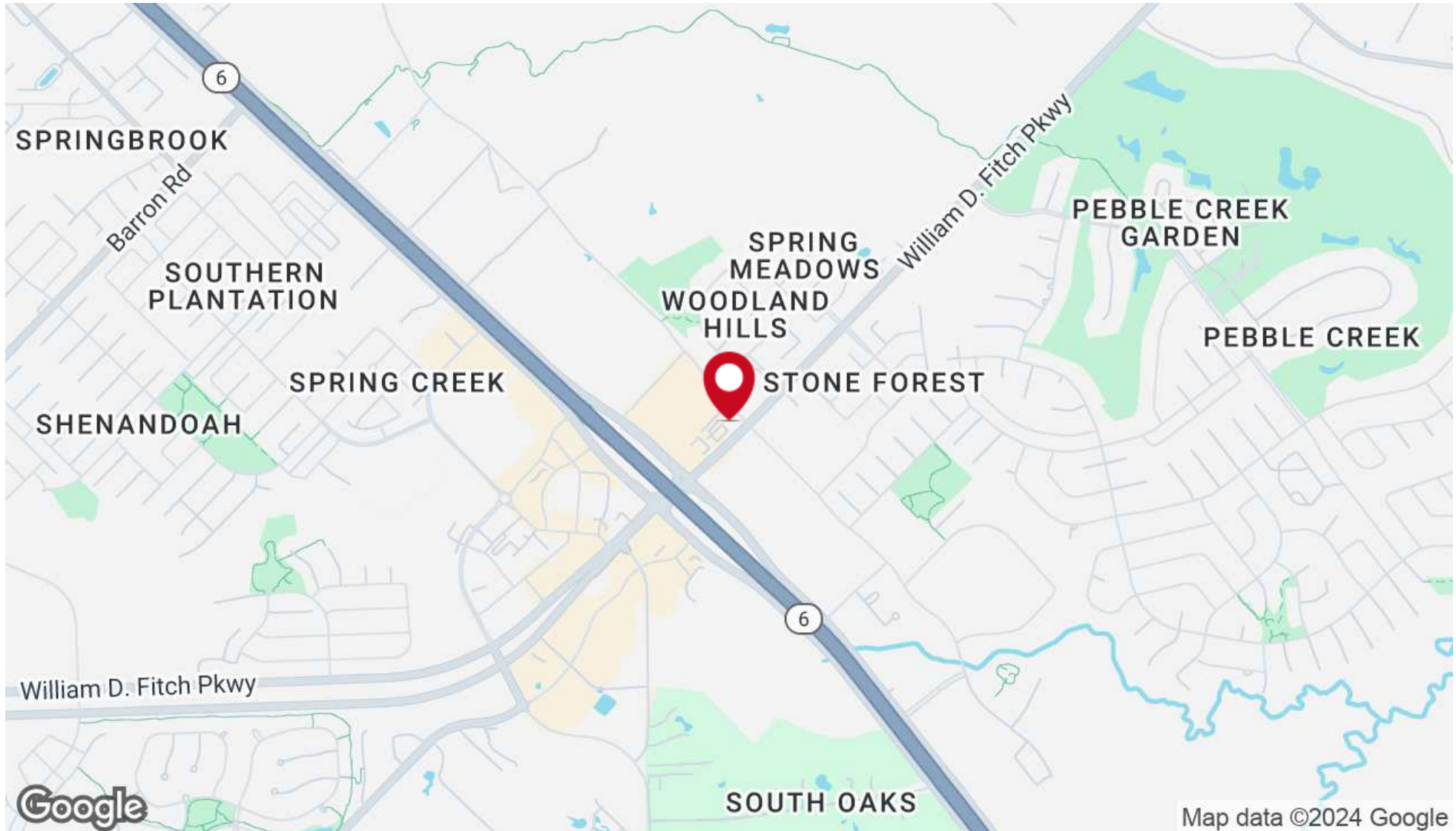


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# Location Map

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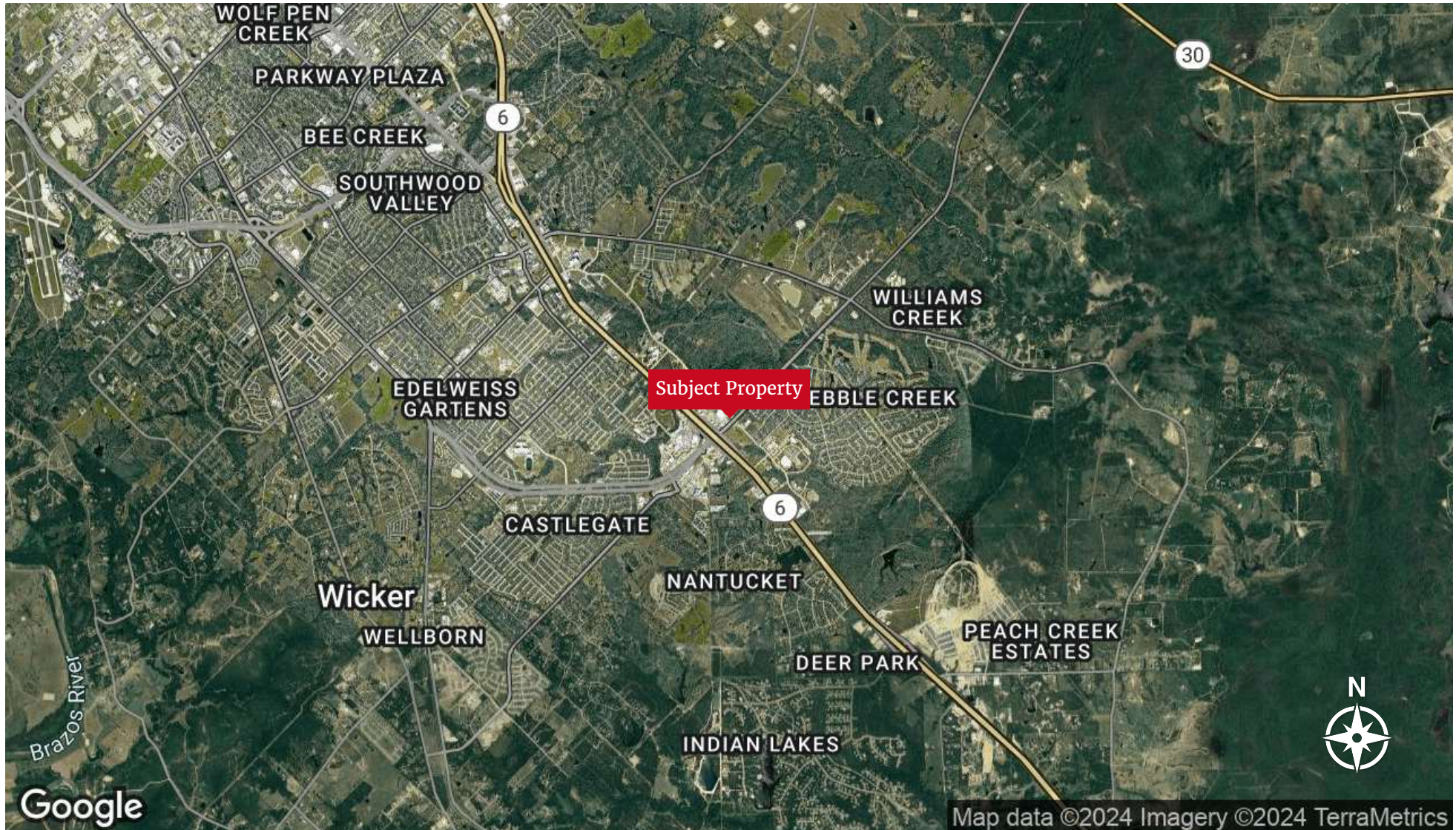
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# Regional Map

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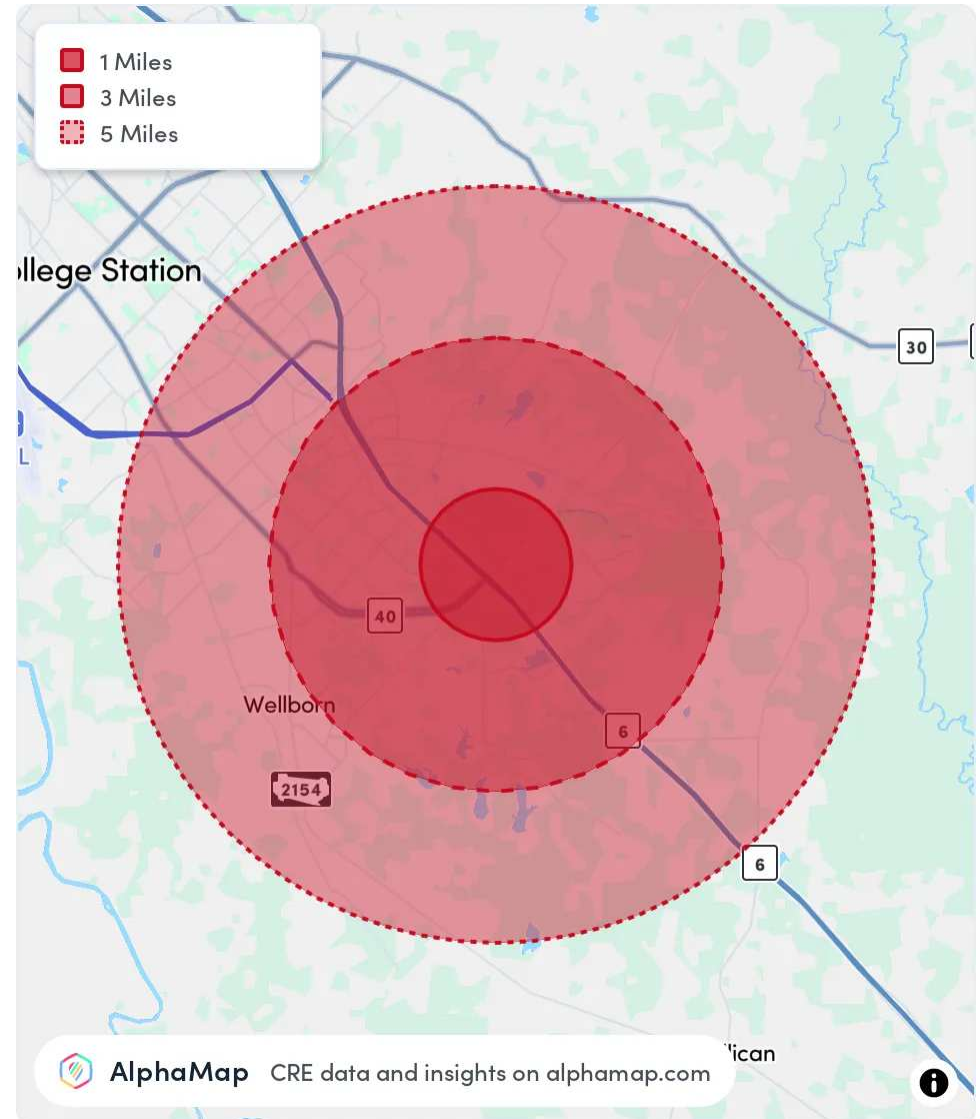


# Area Analytics

SOUTH COLLEGE STATION - WM. D. FITCH (HWY 40) LIGHTED HARD CORNER / LOWE'S OUTPARCEL | 1171 WILLIAM D. FITCH PARKWAY, COLLEGE STATION, TX 77845

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,242	35,643	74,467
Average Age	40	36	34
Average Age (Male)	39	36	33
Average Age (Female)	40	37	35
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,476	12,440	28,036
Persons per HH	2.9	2.9	2.7
Average HH Income	\$165,476	\$138,410	\$109,818
Average House Value	\$472,415	\$448,472	\$396,219
Per Capita Income	\$57,060	\$47,727	\$40,673

Map and demographics data derived from AlphaMap



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