

FOR LEASE

7,500 SF Building with Frontage on Hwy-67 NEQ of Highway 67 & Litigation Street in Glen Rose, Texas



Property Highlights:

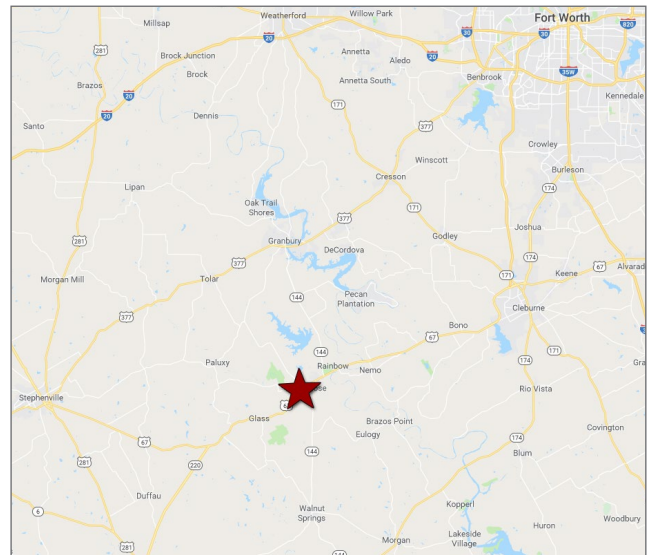
7,500 SF Building plus adjacent lot on the north side of Highway 67. Located between Litigation Ave and Mary Lynn Dr just north of Glen Rose Elementary, Intermediate & High School with ±1,422 Students combined. Directly across the street from Brookshire's grocery store & a retail strip with Subway & Pizza Hut. Adjacent to new Taco Bell construction as well.

Pricing: Call for Information

Available: Lease Space A: 1,896 SF
Lease Space B: 1,883 SF

Demographics:

	3 mile	5 mile	10 mile
2024 Population	4,533	7,252	14,336
Daytime Pop.	5,444	7,427	13,839
Avg HH Income	\$106,931	\$108,266	\$113,623



Traffic Counts:

Hwy 67: 13,341 VPD
(2023 TxDot Data)

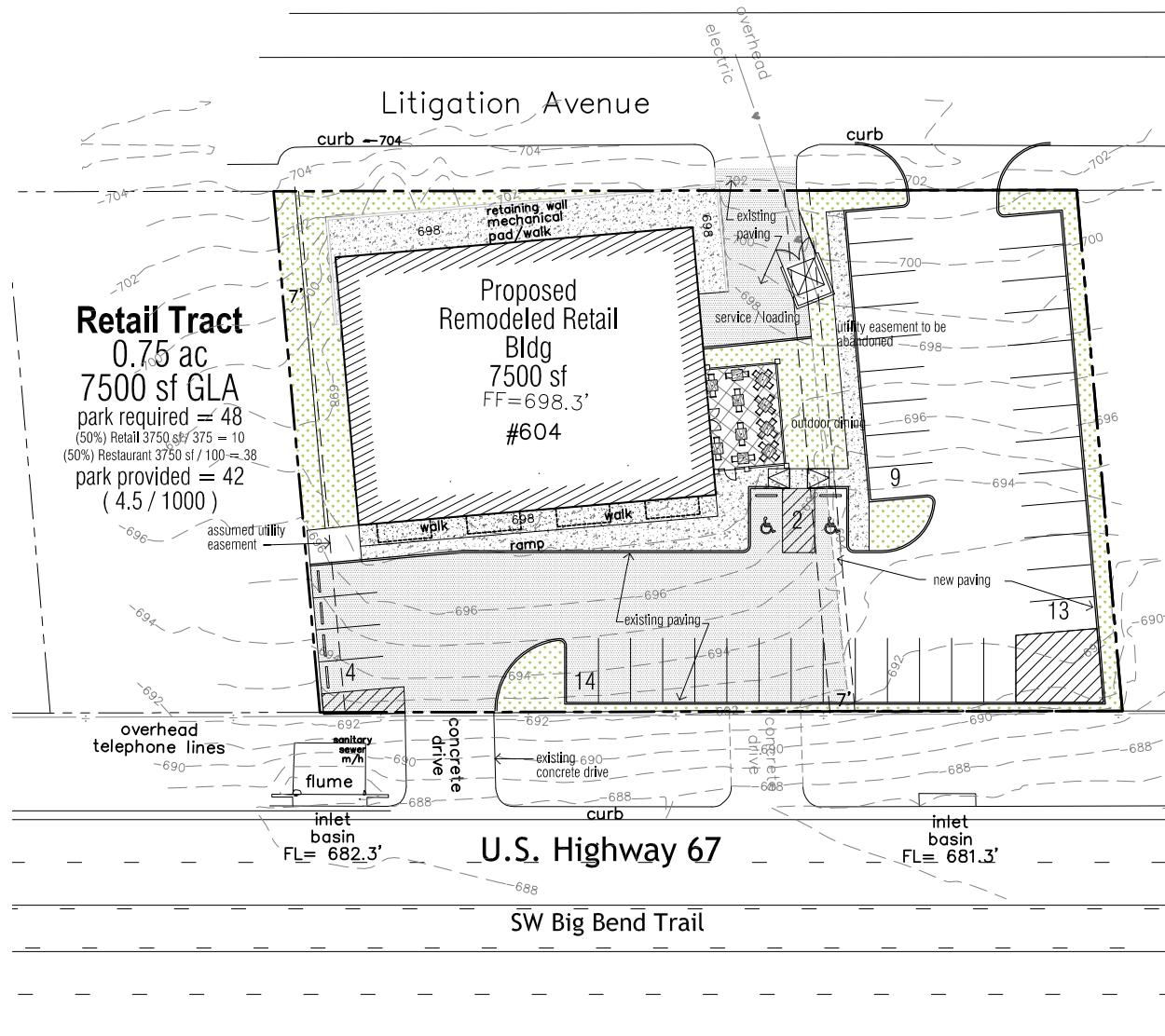
For More Information:

Scott Steenson
Ssteenson46@gmail.com
972.345.6474



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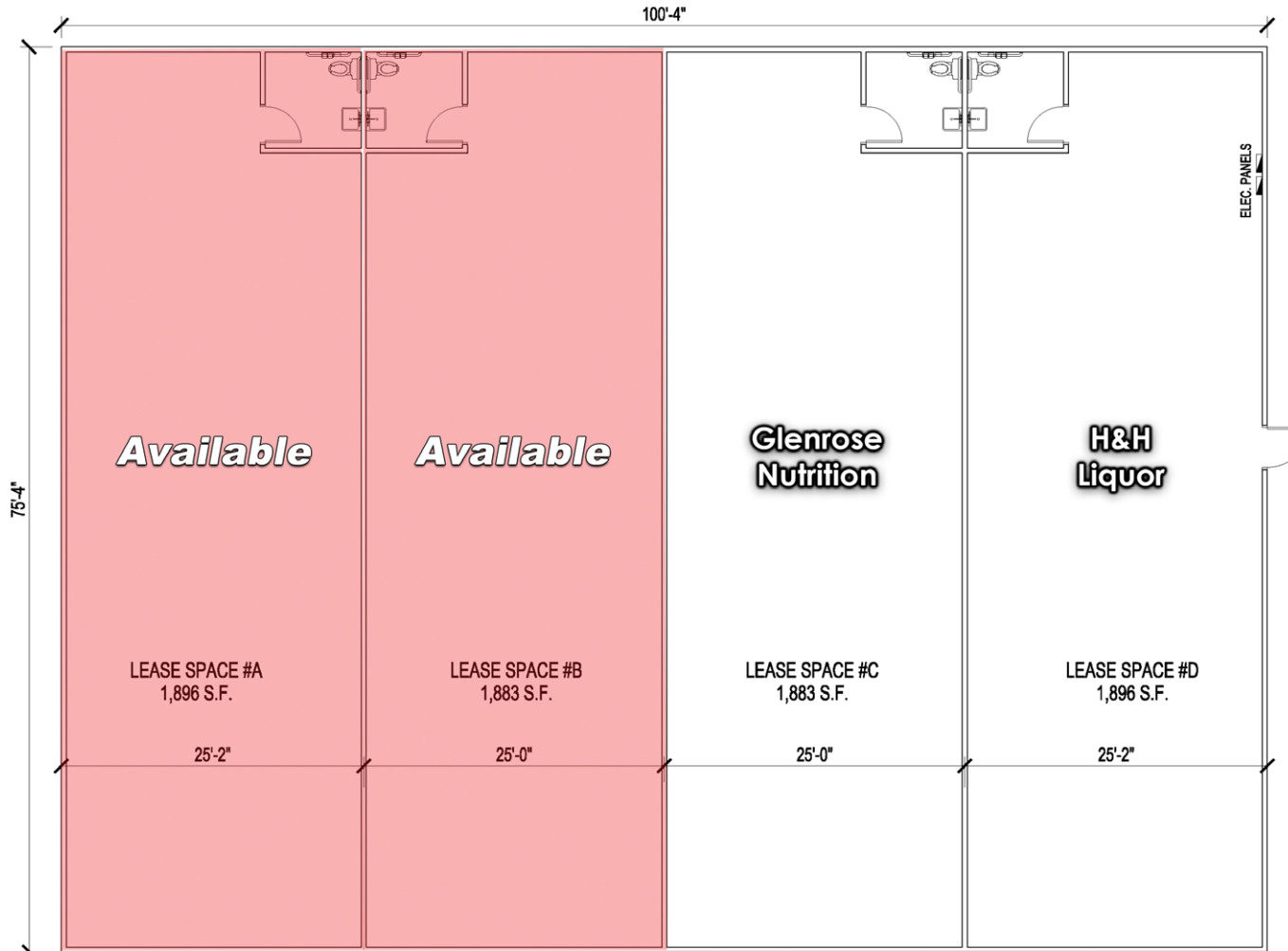


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BUILDING PLAN - 7,558 S.F.
604 SW BIG BEND TRAIL
GLENROSE, TEXAS
Revised: 1/22/24

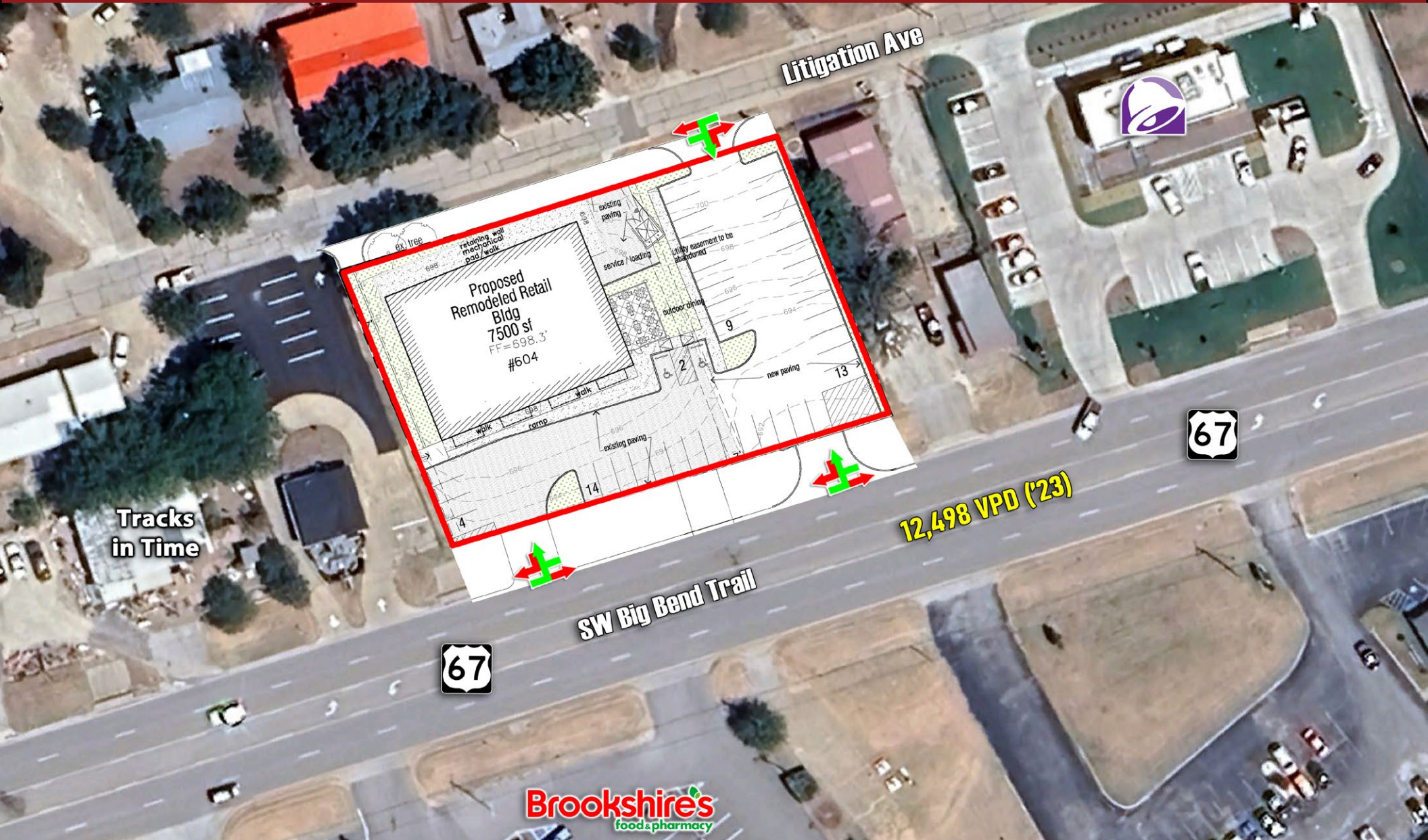


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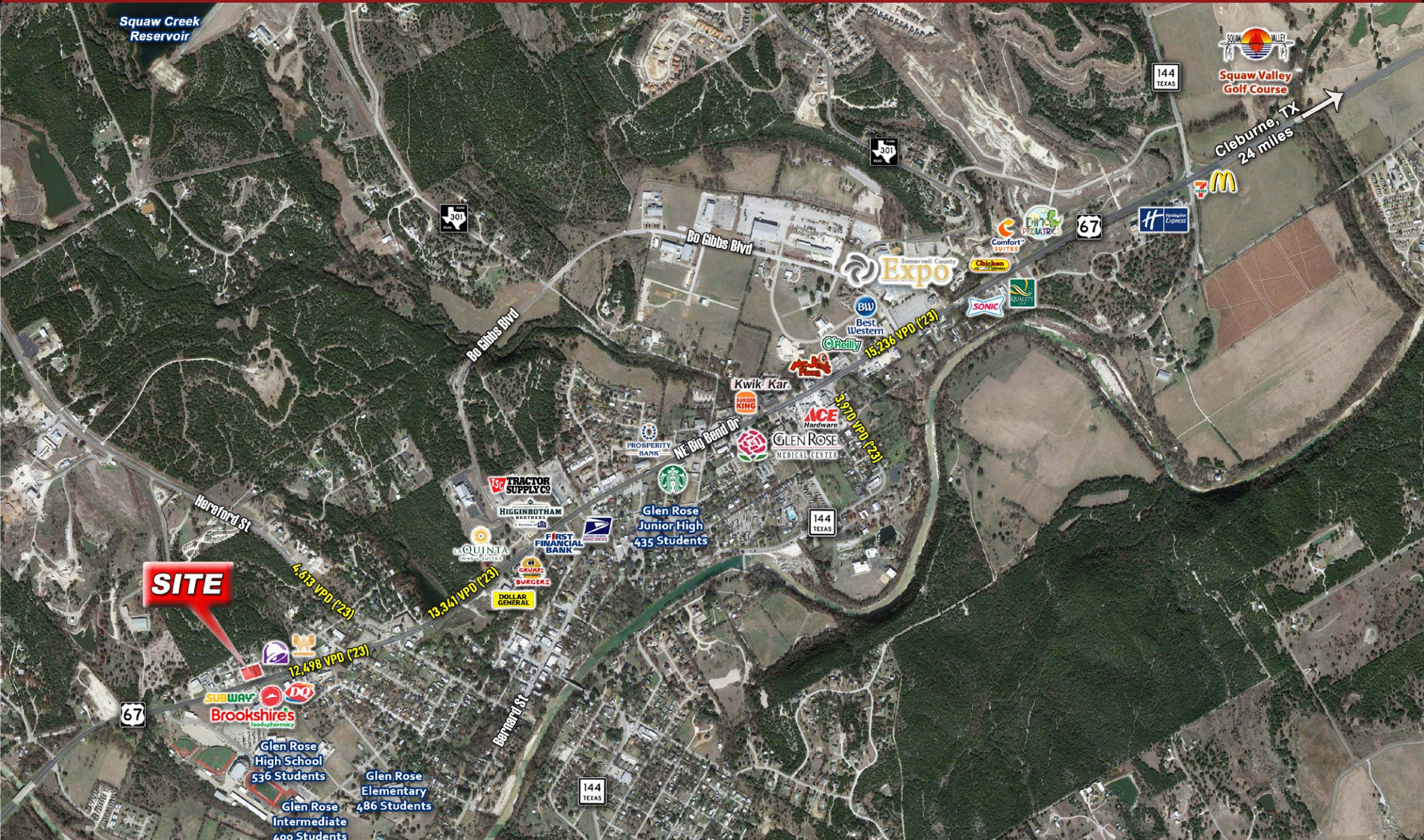


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