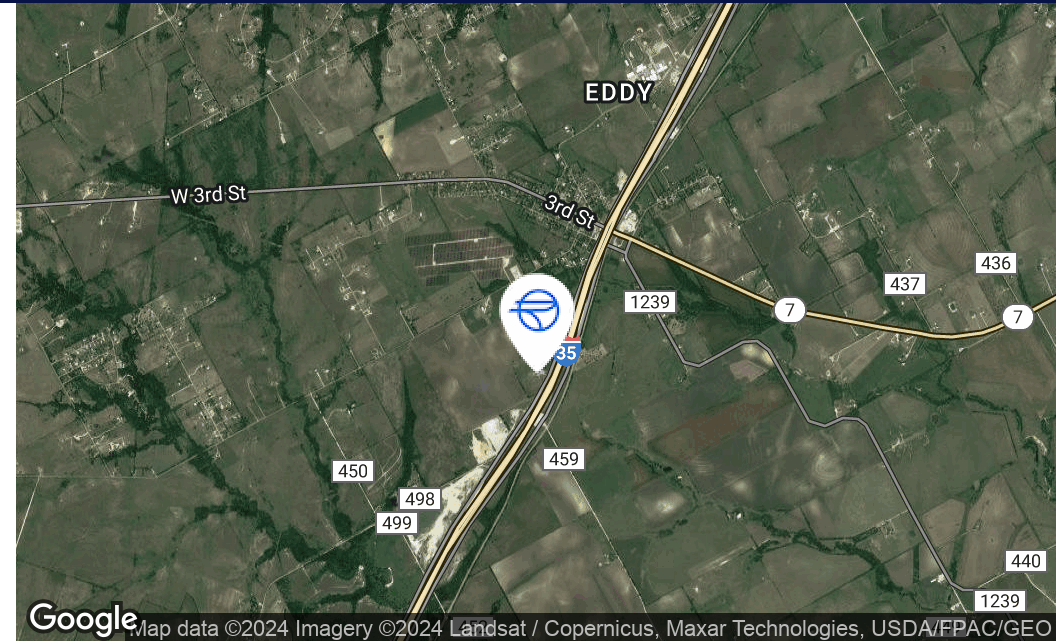




**RIVERSTONE**  
COMMERCIAL REAL ESTATE

## PRE-LEASE | QSR AT TRAVEL CENTER

314 IH 35 | BRUCEVILLE, TX 76579



### PROPERTY DESCRIPTION

Strategically positioned along the bustling Interstate Highway 35, this travel center promises high visibility and excellent accessibility for both local residents and passing travelers, with 2,500 sf retail lease space available. Its prime location ensures a steady stream of potential customers, making it an ideal spot for a QSR. Don't miss your chance to secure this prime retail space and be a part of the local economic growth in this area. Estimated completion date in the fourth quarter of 2024.

### PROPERTY HIGHLIGHTS

- High visibility on IH 35
- Hour drive to Austin
- Drive-thru
- +80,000 VPD
- Competitive lease rate

### OFFERING SUMMARY

Lease Rate:	Call For Pricing
Available SF:	2,500 SF
Building Size:	15,000 SF
Utilities:	Bruceville-Eddy Water Co.
Exit Ramp:	±0.4 Miles



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COMMERCIAL REAL ESTATE

JIM JONES  
Managing Director / Broker

979.431.4400 | jim@riverstonecos.com





Map data ©2024 INEGI Imagery  
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*Managing Director / Broker*  
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# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 1 mile

## KEY FACTS

39.6

Median Age



151

Households

\$65,149

Median Disposable Income



441

2023 Total Population

## EDUCATION

15%

No High School Diploma



27%

High School Graduate



40%

Some College



19%

College Graduate

## INCOME



\$123,800

Average Household Income



\$46,373

Per Capita Income



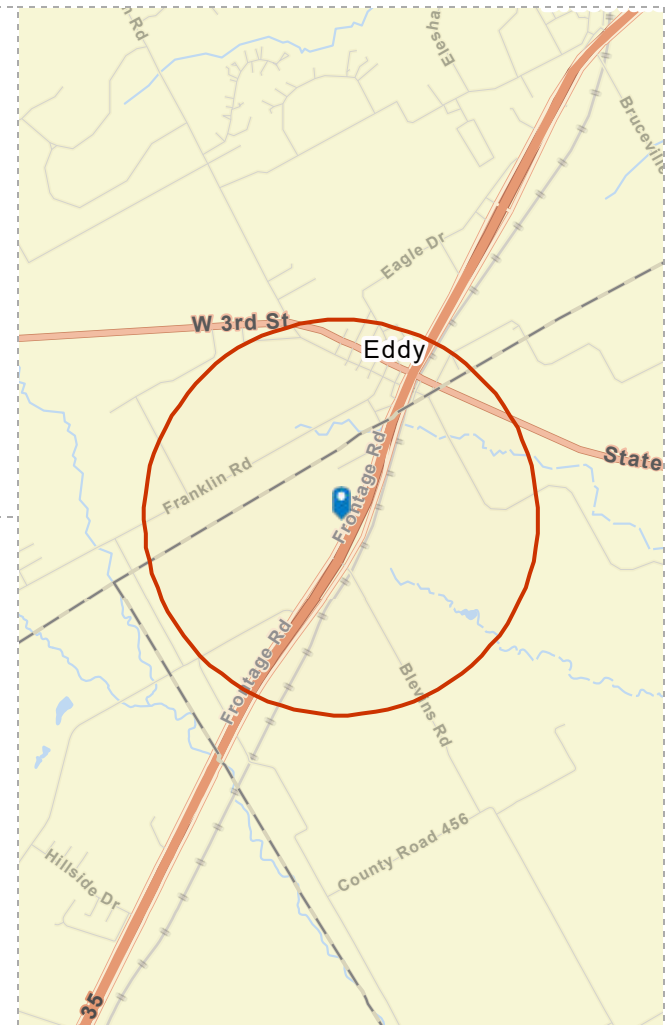
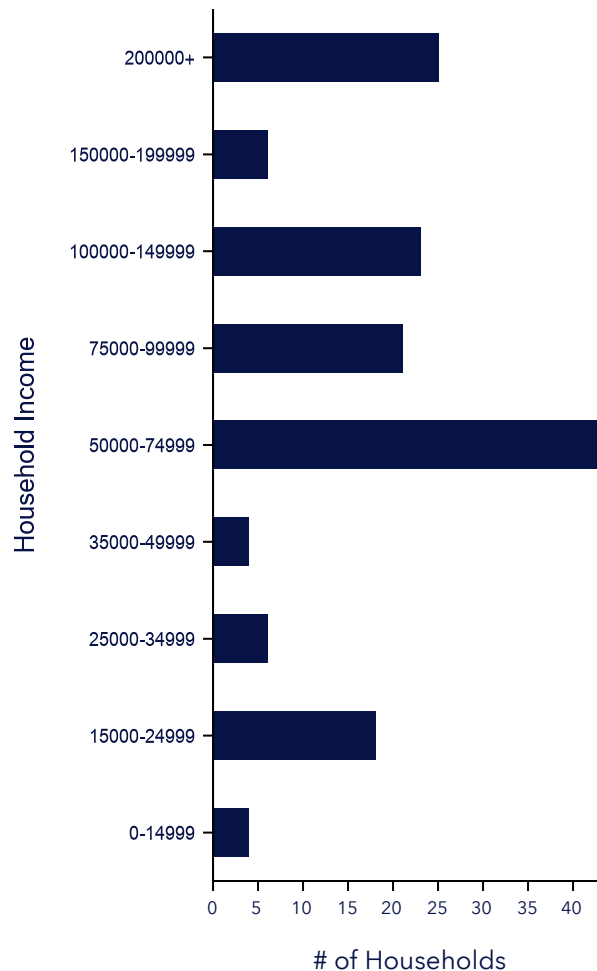
\$1,996,287

Average Net Worth



\$229,754

Average Home Value



## EMPLOYMENT



44%

White Collar



32%

Blue Collar



24%

Services

2.2%

Unemployment Rate



# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 3 miles

## KEY FACTS

41.0

Median Age



1,180

Households



3,137

2023 Total Population

\$58,623

Median Disposable Income

## EDUCATION

13%

No High School Diploma



35%  
High School Graduate



32%  
Some College



20%  
College Graduate

## INCOME



\$102,048

Average Household Income



\$38,669

Per Capita Income



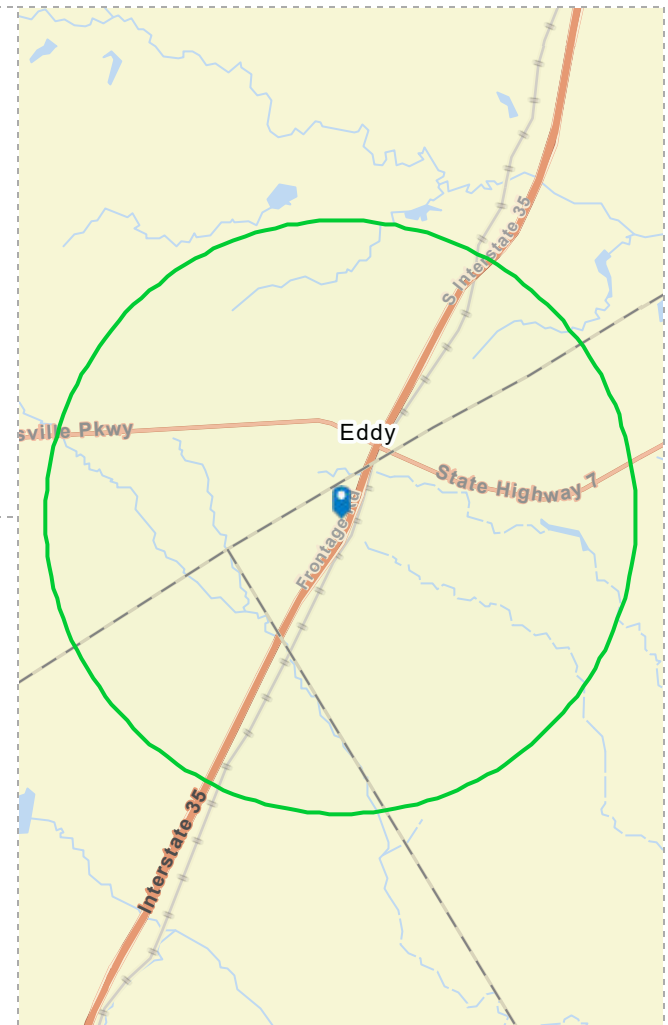
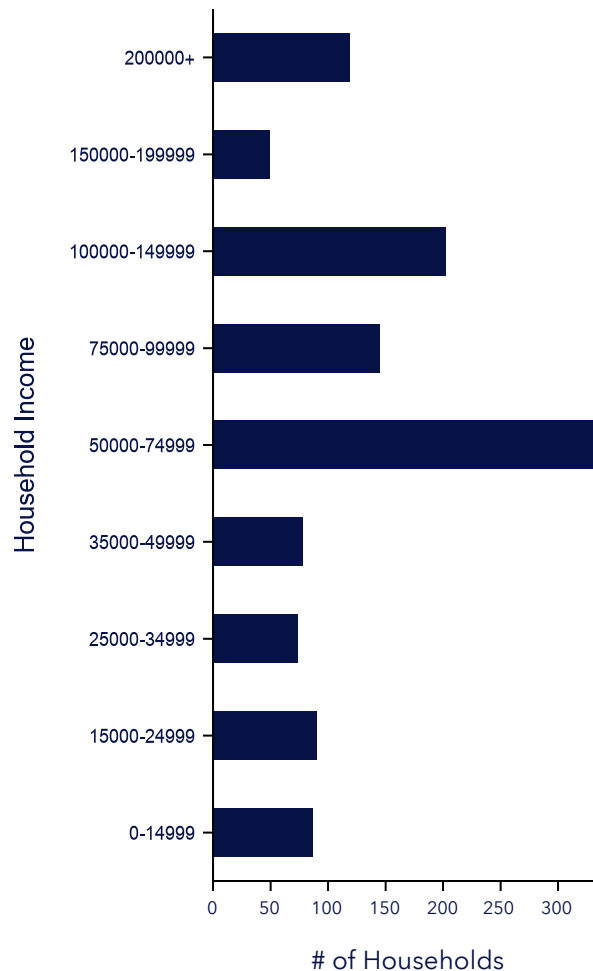
\$1,204,616

Average Net Worth



\$250,000

Average Home Value



## EMPLOYMENT



50%

White Collar



32%

Blue Collar



Services

18%

4.3%  
Unemployment Rate

# Site Demographic Summary



**RIVERSTONE**  
COMMERCIAL REAL ESTATE

Ring of 5 miles

## KEY FACTS

41.2

Median Age



2,100

Households

\$59,527

Median Disposable Income



5,708

2023 Total Population

## EDUCATION

12%

No High School Diploma



34%

High School Graduate



33%

Some College



21%

College Graduate

## INCOME



\$102,198

Average Household Income



\$37,815

Per Capita Income



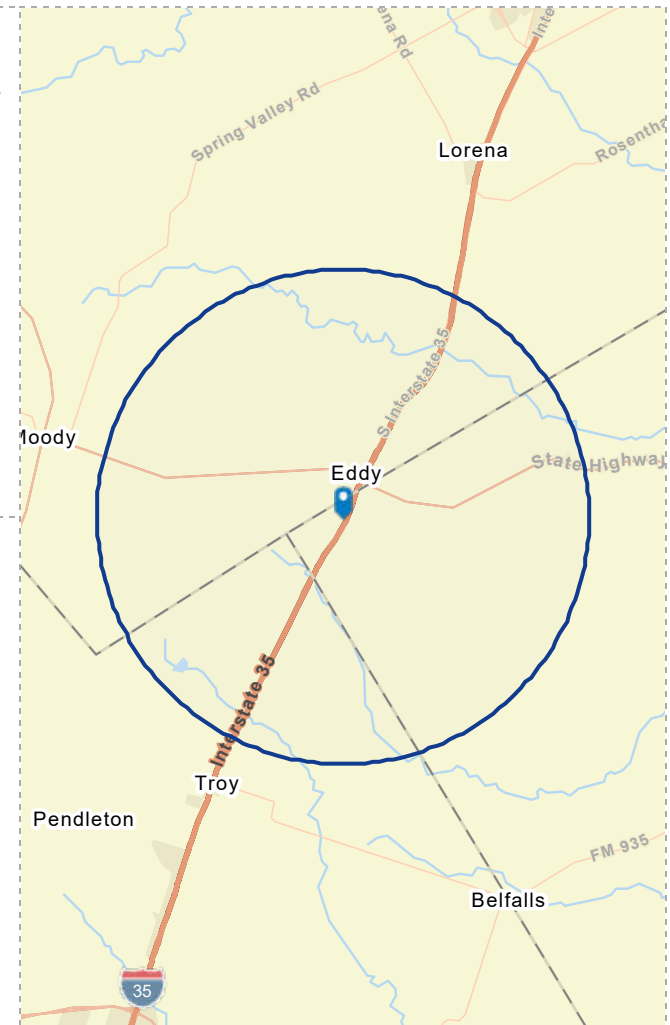
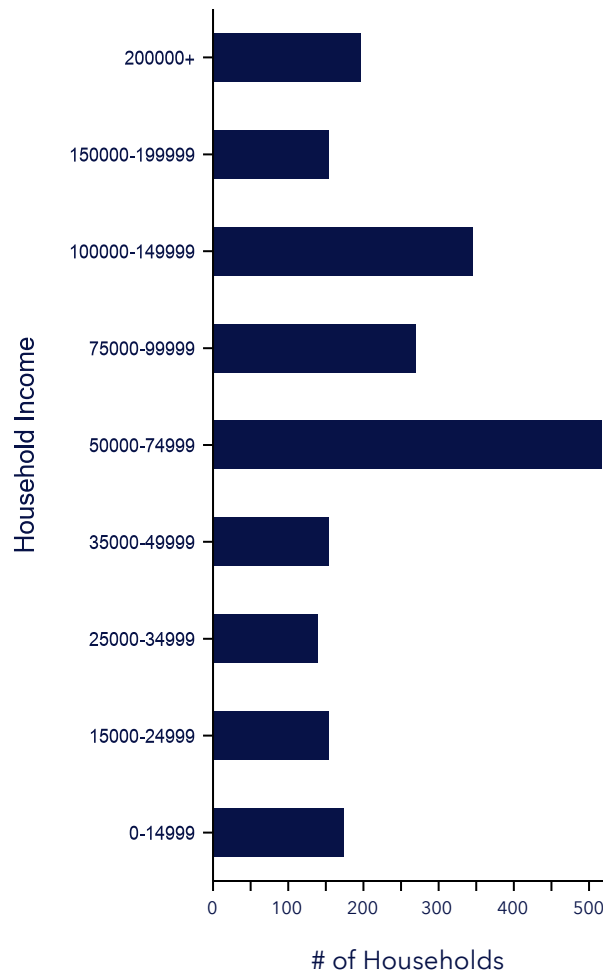
\$1,133,652

Average Net Worth



\$261,981

Average Home Value



## EMPLOYMENT



53%

White Collar



31%

Blue Collar



Services

4.2%

Unemployment Rate

16%



