



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE



Carlos G Parker Blvd

SITE

PARKER NORTH



578 & 598 NW CARLOS G PARKER BLVD | TAYLOR, TEXAS



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CONTACT:

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AVAILABLE

3.87 AC

HIGHLIGHTS

- » Zoned P2 Rural
- » 240' of frontage on Carlos G Parker
- » Near new lighted intersection
- » Price: Call for Details

TRAFFIC COUNTS

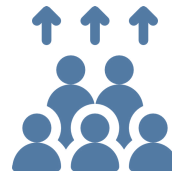
Carlos G Parker Blvd: 16,095 VPD ('24)
Mallard Ln: 2,873 VPD ('20)

TRAFFIC GENERATORS



TOTAL POPULATION

1 MILE	3,587
3 MILE	15,670
5 MILE	18,807



2030 POPULATION

1 MILE	4,090
3 MILE	17,892
5 MILE	21,718



TOTAL HOUSEHOLDS

1 MILE	1,313
3 MILE	5,946
5 MILE	7,175



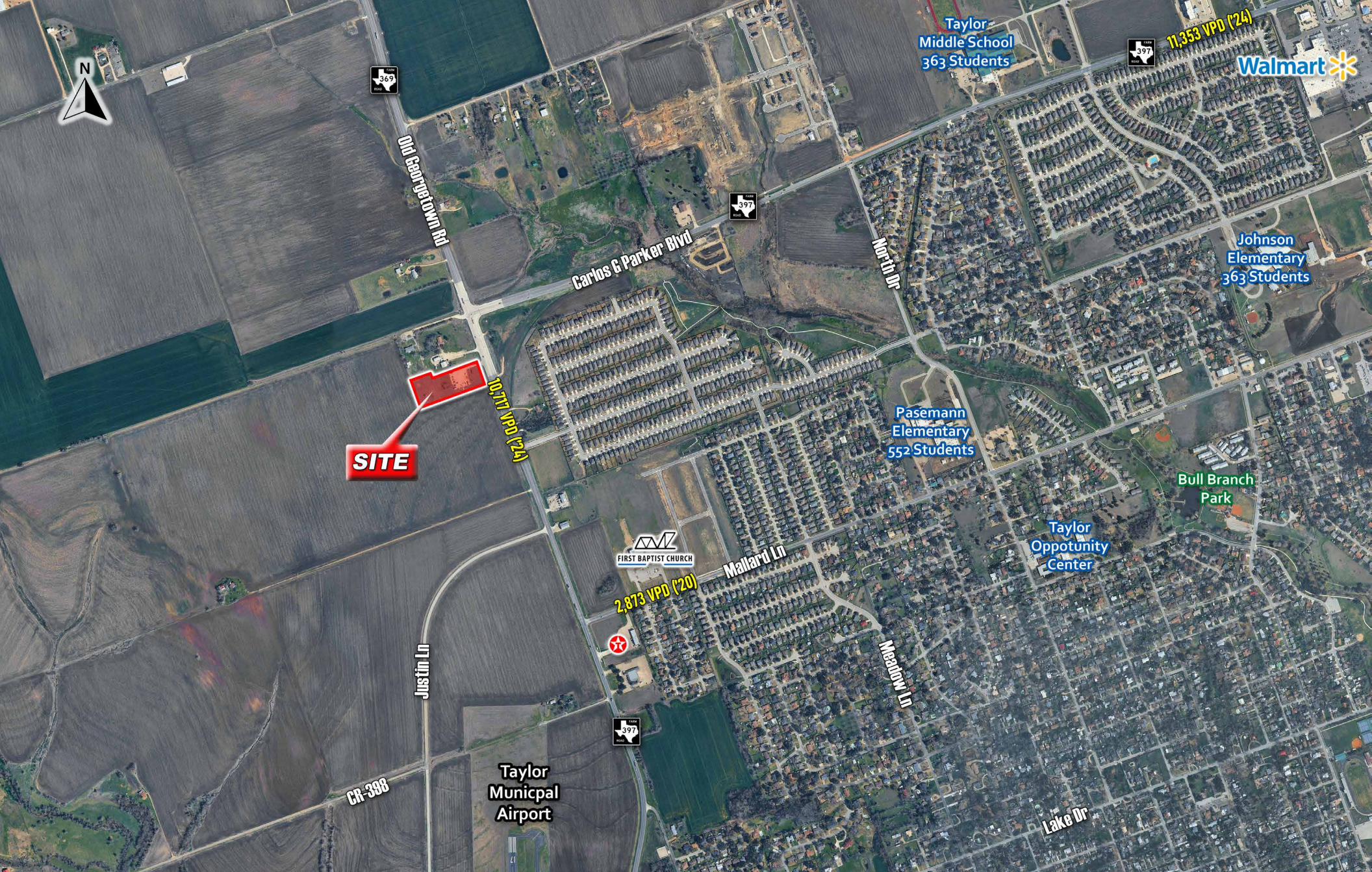
AVERAGE HH INCOME

1 MILE	\$120,292
3 MILE	\$91,255
5 MILE	\$96,709

PARKER NORTH | PROPERTY OVERVIEW



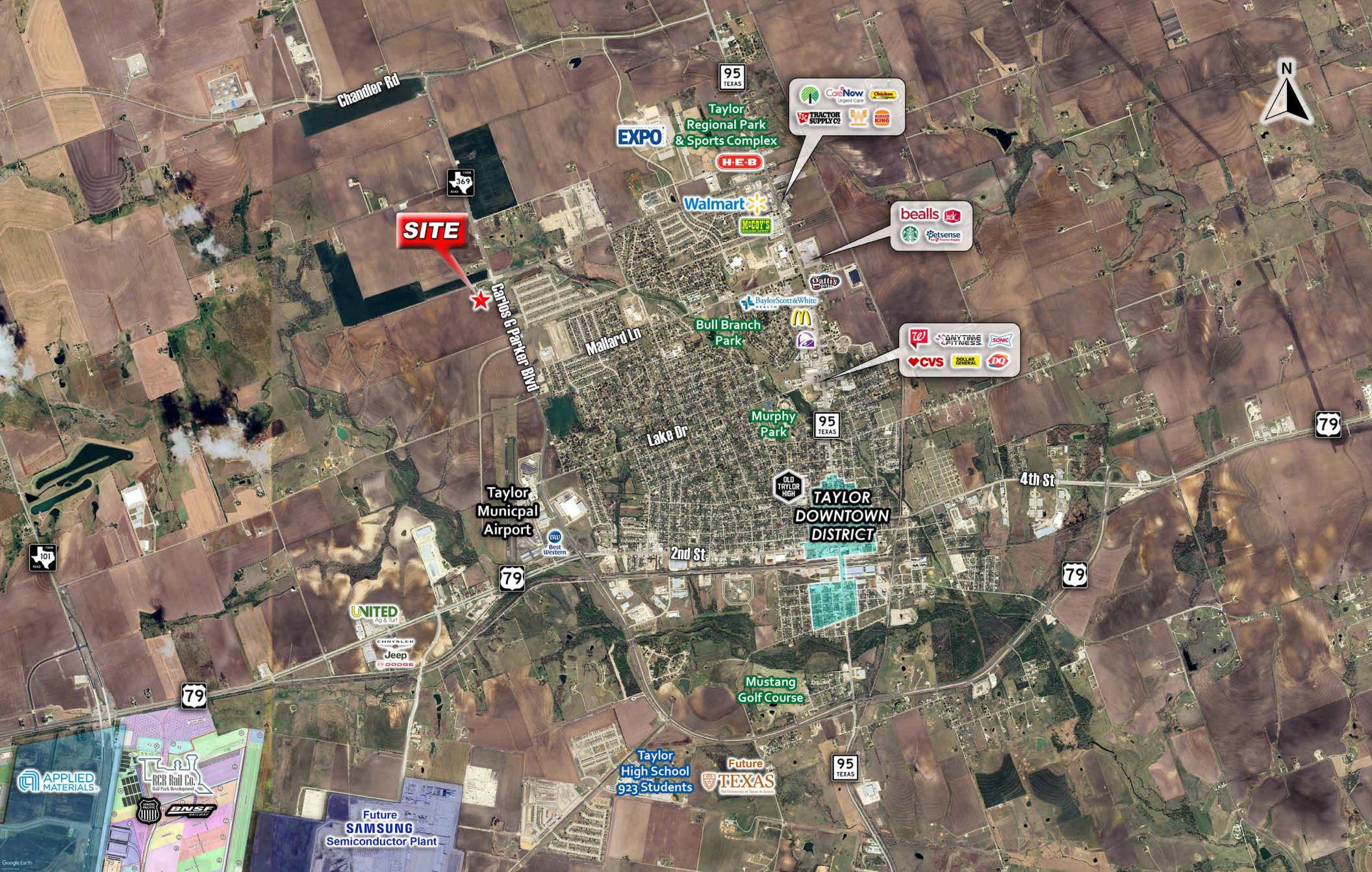
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PARKER NORTH | SITE AERIAL



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PARKER NORTH | WIDE AERIAL



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PARKER NORTH | EXTERIOR PHOTOS



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