APEX REALTORS
COMMERCIAL & RESIDENTIAL

FOR SALE

I-45 and Vicksburg Ave

Texas City, TX 77591

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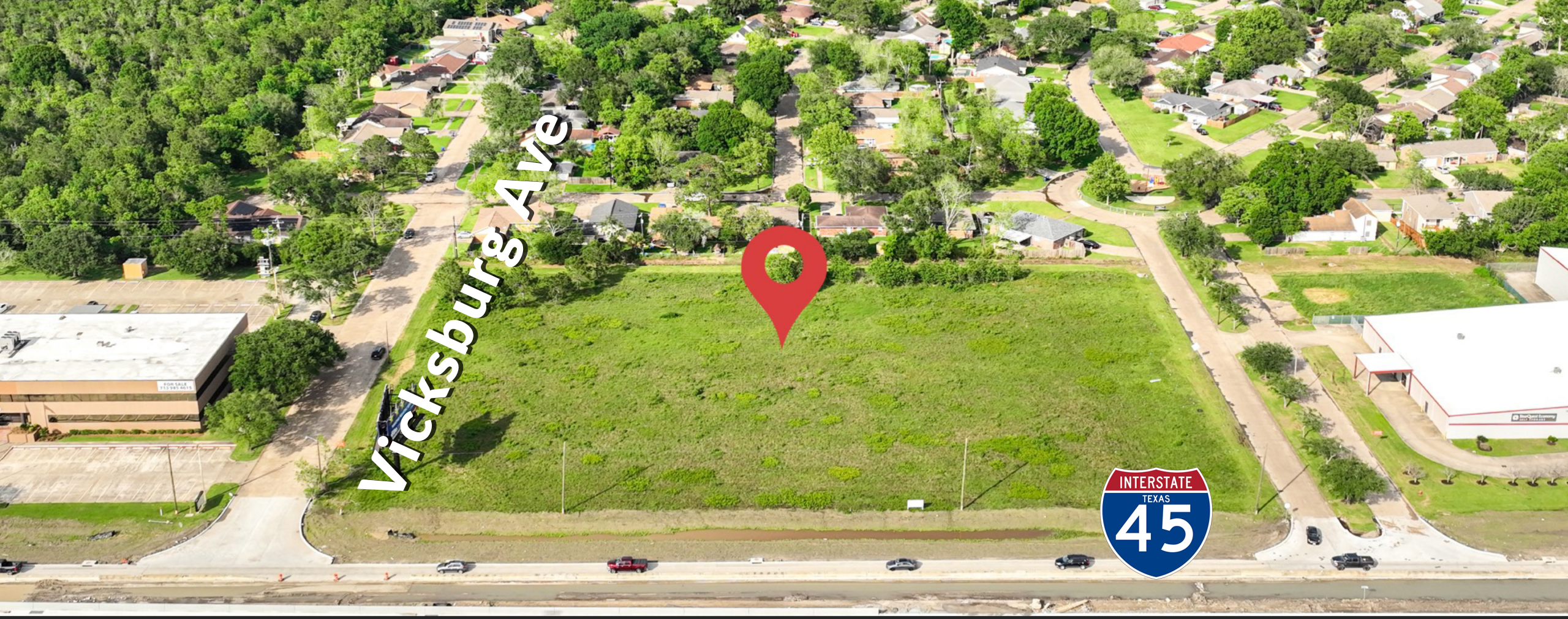
Contact us for more information



PROPERTY OVERVIEW

Located in Texas City, south of FM 1764 at I-45 between Vicksburg Avenue and Skyline Drive on the east side of I-45 in. Minutes away from the Premium Outlet Center and the new Lago Mar Lagoon.

HIGHLIGHTS

- Land for sale.
- Perfect for Gas Station
- Warehouse/Industrial, or any development.
- +/- 3.8 acres.
- Call for pricing.

DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	5,300	33,220
HOUSEHOLDS	2.113	12.495
MEDIAN AGE	38.60	38.30
MEDIAN HH INCOME	$58,632	$61,271
DAYTIME EMPLOYEES	1,587	10,562
POPULATION GROWTH '22 - '27	↑ 7.96%	↑ 8.21%
HOUSEHOLD GROWTH '22 - '27	↑ 8.00%	↑ 8.32%

TRAFFIC COUNTS

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
VICKSBURG AVE	N LINDEN DR NE	403	2022	0.03 M
SKYLINE DR	GULF FWY SWNE	724	2022	0.08 MI
DELANY ROAD	N DELANEY ST N	10.726	2020	0.24 MI
1- 45	GULF FWY E	46.881	2022	0.32 MI
CENTURY BLVD	MONTICELLO DR	7.452	2022	0.44 MI
1-45	GULF FWY NW	61.089	2022	0.67 MI
GULF FREEWAY	GULF FWY NW	57.605	2020	0.78 MI
TEXAS AVENUE	-	521	2022	0.79 MI
JONES RD	TARPEY RD W	912	2022	0.81 MI
S NOBLE RD	S FOSTER RD N	2.267	2022	0.82 MI

AERIAL VIEW

Walmart
WHATABURGER
EST. 1893
GRINGO'S
TEX-MEX
IH 45 & Vicksburg Ave
amazon
INTERSTATE
TEXAS
45