



**INDEPENDENCE**  
COMMERCIAL REAL ESTATE

ANYTIME  
FITNESS

0.79 ACRES AVAILABLE

**SITE**

# LAND FRONTING I-35



701 WEST VILLAGE ROAD | SALADO, TEXAS



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COMMERCIAL REAL ESTATE

## CONTACT:

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## SIZE

»  $\pm 0.79$  Acres

## HIGHLIGHTS

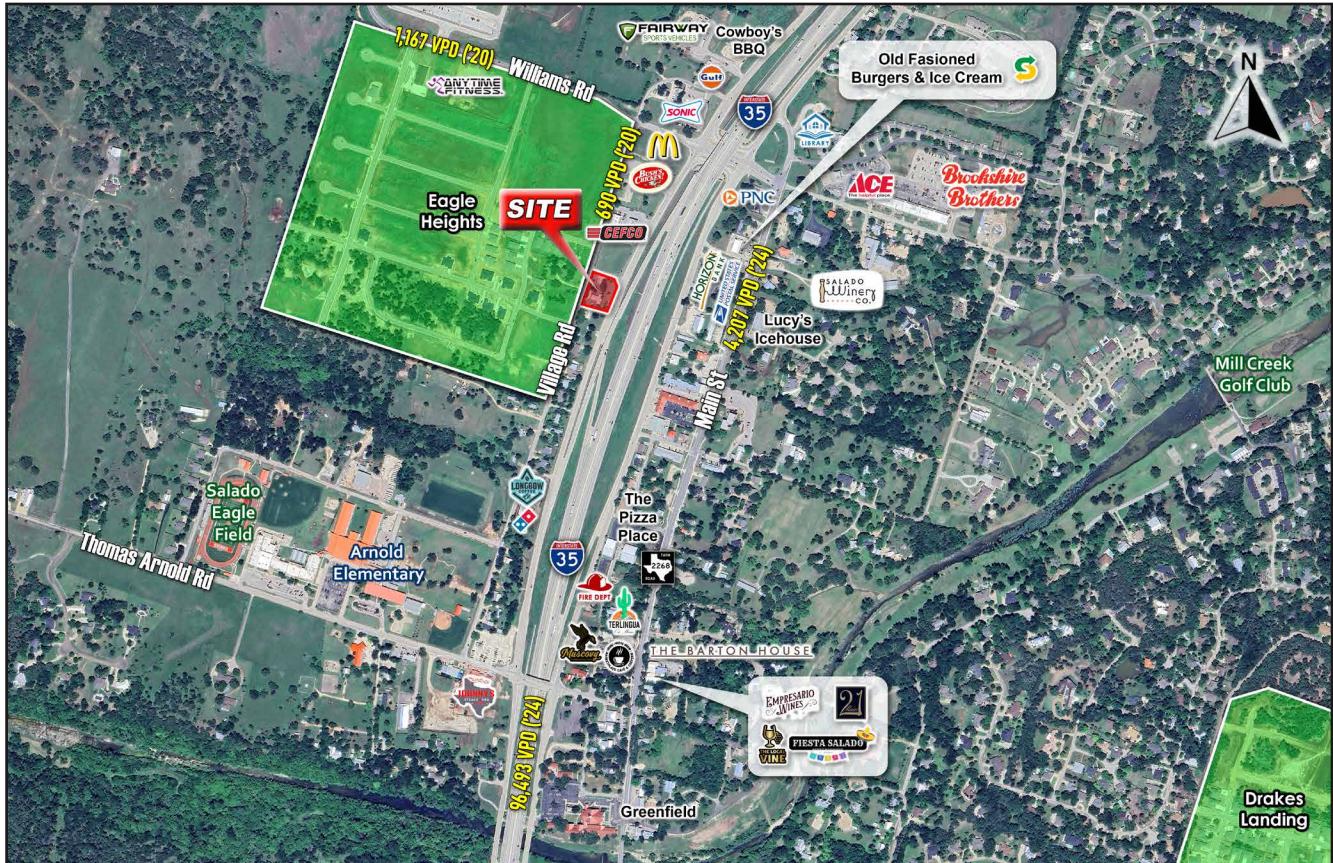
- » Interstate Frontage
- » Public Sewer and Water
- » Two single family homes (as-is)
- » **Price:** \$525,000.00

## TRAFFIC COUNTS

West Village Rd: 690 VPD ('20)

Williams Rd: 1,167 VPD ('20)

I-35: 96,493 VPD ('24)



## AREA RETAILERS

**Brookshire Brothers**

**ACE**  
The helpful place.



THE BARTONI HOUSE



### TOTAL POPULATION

1 MILE	1,202
3 MILE	6,012
5 MILE	8,940



### DAYTIME POPULATION

1 MILE	2,844
3 MILE	6,714
5 MILE	8,572



### TOTAL HOUSEHOLDS

1 MILE	512
3 MILE	2,351
5 MILE	3,450



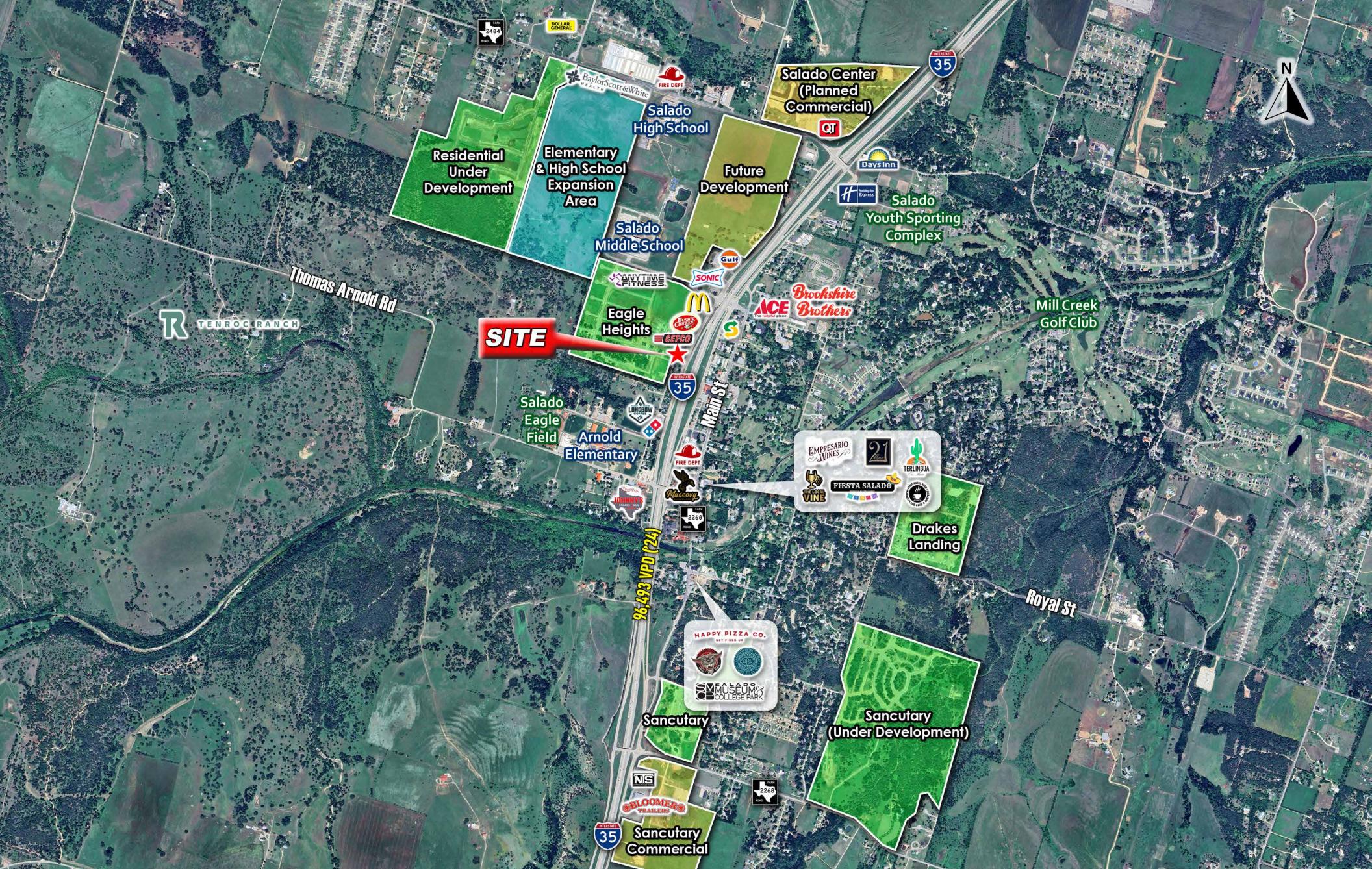
### AVERAGE HH INCOME

1 MILE	\$135,564
3 MILE	\$143,301
5 MILE	\$145,279

## 701 WEST VILLAGE ROAD | PROPERTY OVERVIEW



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# 701 WEST VILLAGE ROAD | SITE AERIAL



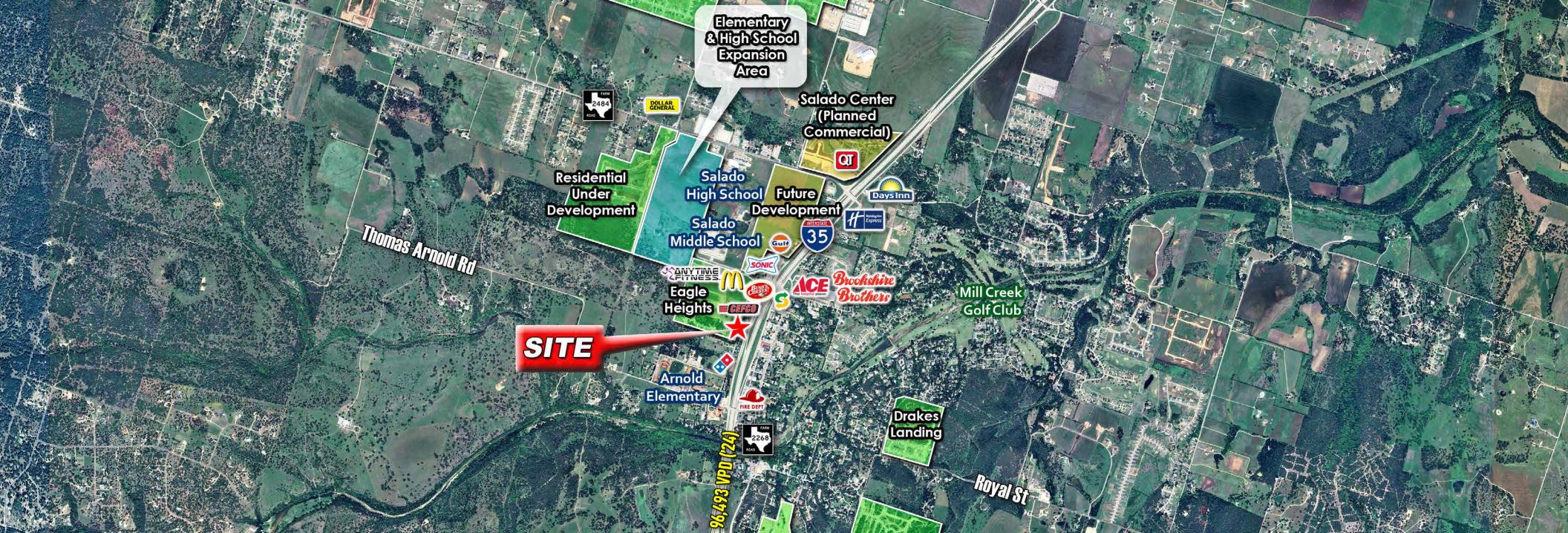
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## 701 WEST VILLAGE ROAD | MARKET AERIAL



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