



INDEPENDENCE
COMMERCIAL REAL ESTATE

ANYTIME
FITNESS

Eagle
Heights

SITE

CEFCO

690 VPD (20)



BUSH'S
CHICKEN

SONIC

Gulf

35

PNC

ACE
The helpful place

Brookshire
Brothers

Old Fasioned
Burgers & Ice Cream



SALADO
Winery
CO.

Lucy's
Icehouse

Main St

4,207 VPD (24)

N

LAND FRONTING I-35

701 WEST VILLAGE ROAD | SALADO, TEXAS



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CONTACT:

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SIZE

» ±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)

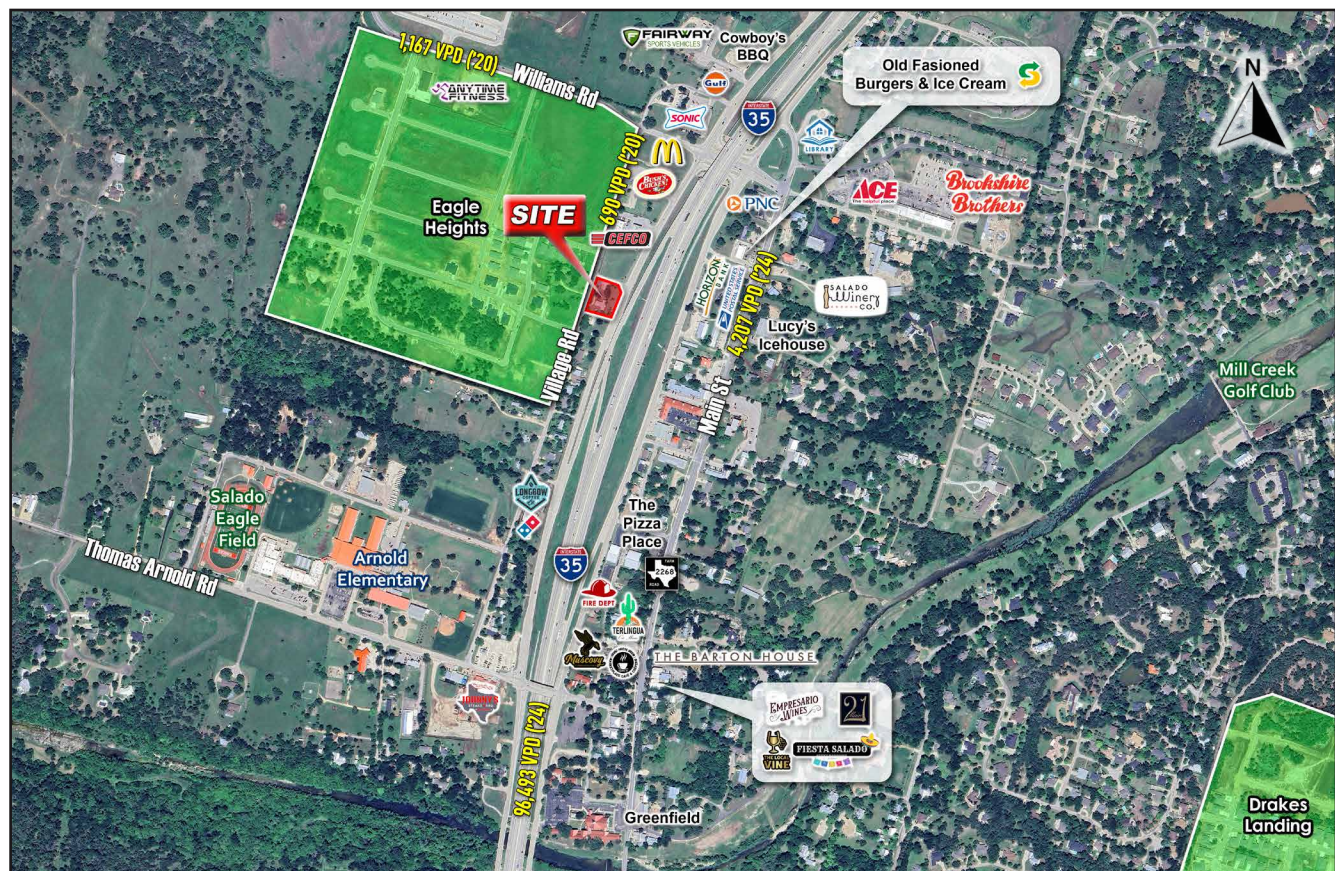
AREA RETAILERS

Brookshire
Brothers

ACE
The helpful place.



THE BARTON 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



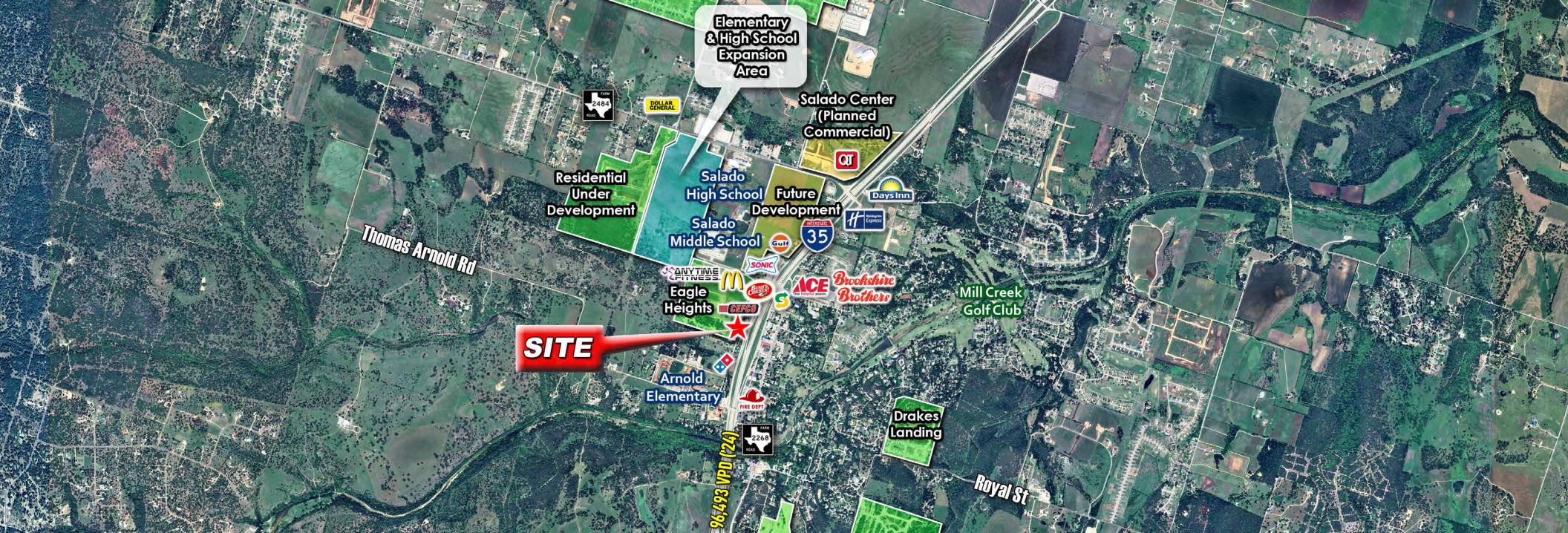
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701 WEST VILLAGE ROAD | MARKET AERIAL



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