

1.5 ACRE RETAIL PAD SITE AVAILABLE

420 N US HIGHWAY 79 | HENDERSON, TX 75652



\$1,108,000

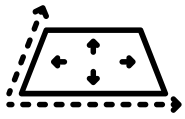


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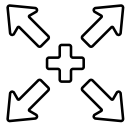
\$1,108,000



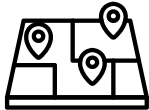
LOT SIZE
1.598 ACRES



TRAFFIC
20,177 VPD
(TXDOT '23)



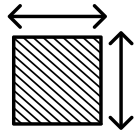
EXPANDABLE SITE
UP TO 2 ACRES



ZONING
C-2



UTILITES
AVAILABLE



BUILDING SIZE
1,600 SF



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TRADE AREA ANNUAL VISITS



2.3 M VISITS



624K VISITS



677K VISITS



517K VISITS



406K VISITS



457K VISITS

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,371	16,457	19,372
Average Age	40	40	40
Average Age (Male)	38	39	39
Average Age (Female)	41	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	937	4,775	5,753
# of Persons per HH	2.5	3.4	3.4
Average HH Income	\$77,260	\$94,017	\$95,261
Average House Value	\$181,983	\$218,126	\$218,819

Demographics data derived from AlphaMap and Placer.ai 2026



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FOR MORE INFO



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