

# 1.5 ACRE RETAIL PAD SITE AVAILABLE

420 N US HIGHWAY 79 | HENDERSON, TX 75652



**\$1,108,000**

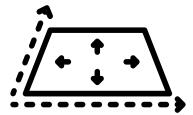


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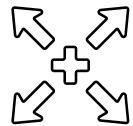
**\$1,108,000**



**LOT SIZE**  
**1.598 ACRES**



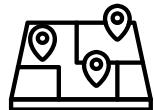
**TRAFFIC**  
**20,177 VPD**  
(TXDOT '23)



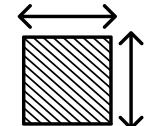
**EXPANDABLE SITE**  
**UP TO 2 ACRES**



**UTILITIES**  
**AVAILABLE**



**ZONING**  
**C-2**



**BUILDING SIZE**  
**1,600 SF**



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## \$1,108,000

### 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



BRENT BRADBERRY  
SENIOR VICE PRESIDENT  
DRAKE REAL ESTATE &  
INVESTMENTS  
(903) 405-1954  
BRENT@DRAKETEXAS.COM



BECKY MCCORD, SIOR  
SENIOR VICE PRESIDENT  
DRAKE REAL ESTATE &  
INVESTMENTS  
(903) 571-8014  
BECKY@DRAKETEXAS.COM