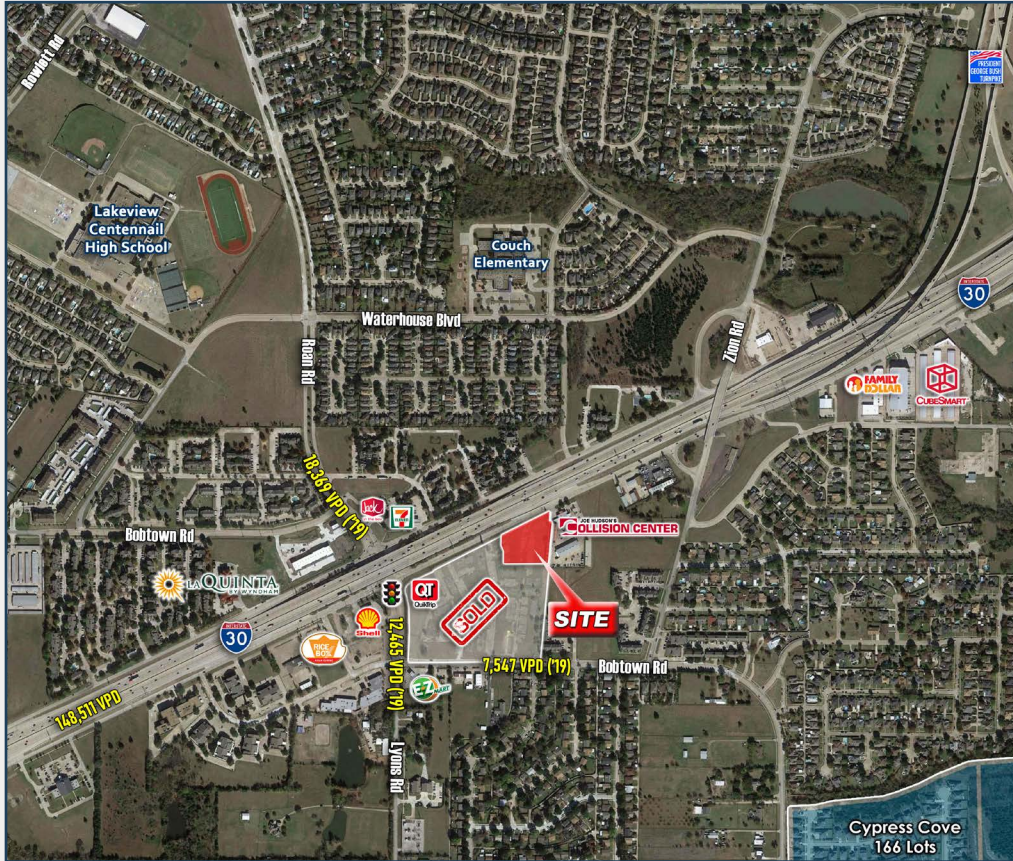


# I-30 & Bobtown Road

## Just west of George Bush Turnpike

### Interstate 30 - Garland, Texas



#### LOCATION

SEC of IH 30 & Bobtown Road  
Garland, Texas 75043

#### SIZE

±2.5 Acres

#### PRICING

Call for Pricing

#### PROPERTY HIGHLIGHTS

- Join QuikTrip at the southeast corner of I-30 & Bobtown Rd, just west of the George Bush Turnpike.
- Zoning: Community Retail (allows retail, restaurants, convenience stores, hotels, office, medical and highway commercial.
- Easy access and excellent visibility with exposure to almost 150,000 vehicles per day.
- More than 50,000 households within 3 miles of the site.
- Close proximity to Bass Pro Shop and to Sapphire Bay waterfront mixed-use development coming soon

#### DEMOGRAPHICS

	1 miles	3 miles	5 miles
2020 Population	13,975	62,942	197,381
Daytime Population	10,702	50,910	208,427
Average HH Income	\$86,552	\$87,091	\$82,134

#### TRAFFIC COUNTS

Interstate 30: 149,896 VPD west of site  
Interstate 30: 128,319 VPD east of site  
Bobtown Rd: 12,465 VPD (TXDOT 2019)

#### Bill Foose Company

Bill Foose

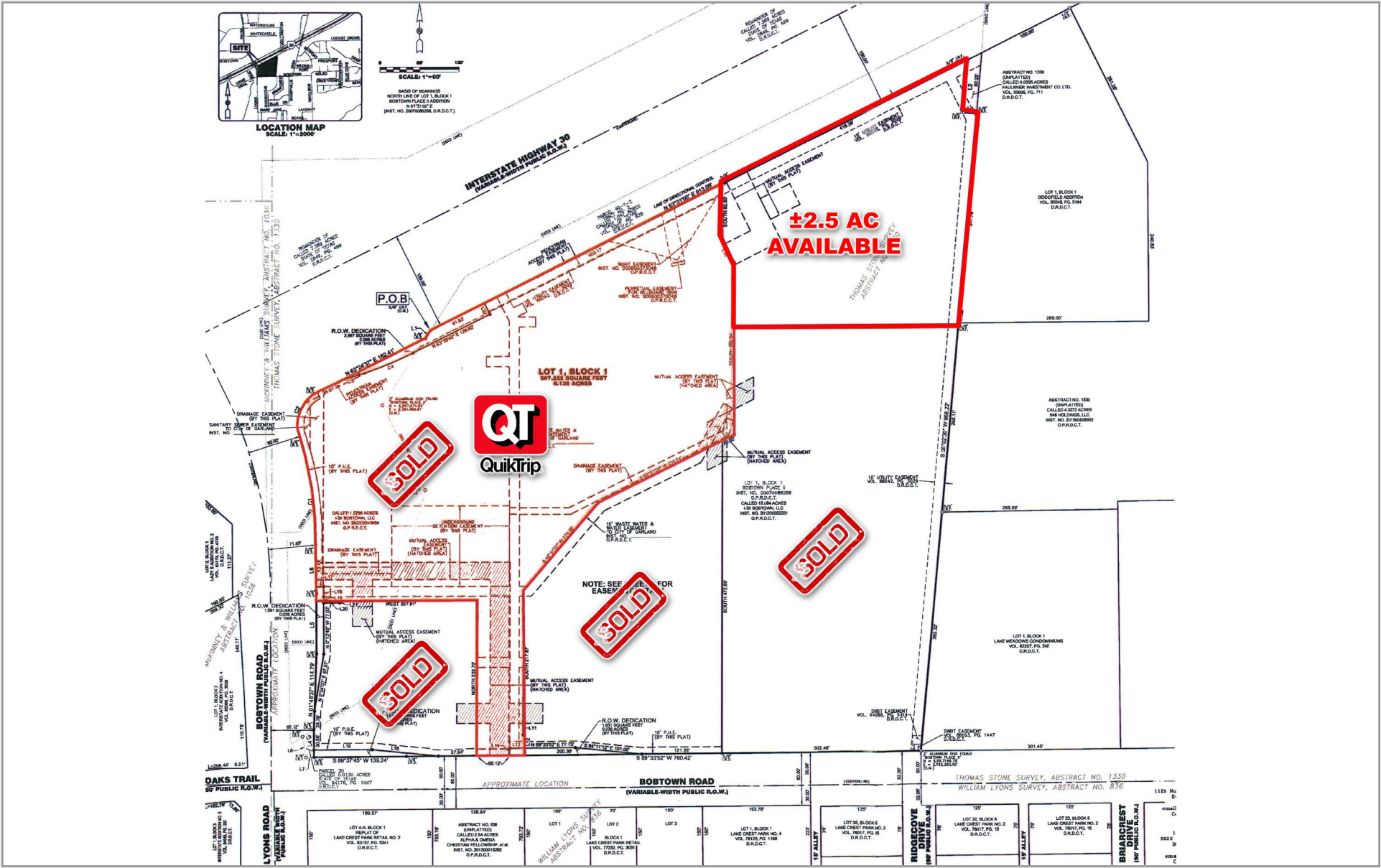
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## I-30 & Bobtown Road - Garland, Texas



**For information, please contact Bill Foose Company at 214-336-9303**

The information contained herein was obtained from sources deemed reliable; however, broker makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



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