

# SALE

## SILVER WHEEL SKATE CENTER

7628 Corina Drive White Settlement, TX 76108



### PROPERTY DESCRIPTION

Discover an exceptional investment opportunity in the thriving White Settlement area. This impressive property offers a spacious 14,267 SF building, perfectly suited for Industrial/Flex Space purposes. Zoned LI, the property is designed to accommodate a range of industrial and flex space requirements, providing flexibility for diverse business needs. With a 100% occupancy rate, investors can enjoy the benefits of a fully utilized and income-generating asset. The well-maintained facilities and strategic location make this property a premier choice for those seeking to expand or establish their presence in the Industrial/Flex Space market. Take advantage of this rare investment offering in the dynamic and in-demand White Settlement area.

### PROPERTY HIGHLIGHTS

- Spacious 14,267 SF building
- Zoned LI for industrial/flex space
- Strategic location in White Settlement

### OFFERING SUMMARY

Sale Price:	Price Upon Request
Building Size:	14,267 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	378	2,147
Total Population	461	1,401	5,917
Average HH Income	\$62,126	\$65,820	\$69,778

**Benjamin Maddox**  
(817) 235-7098

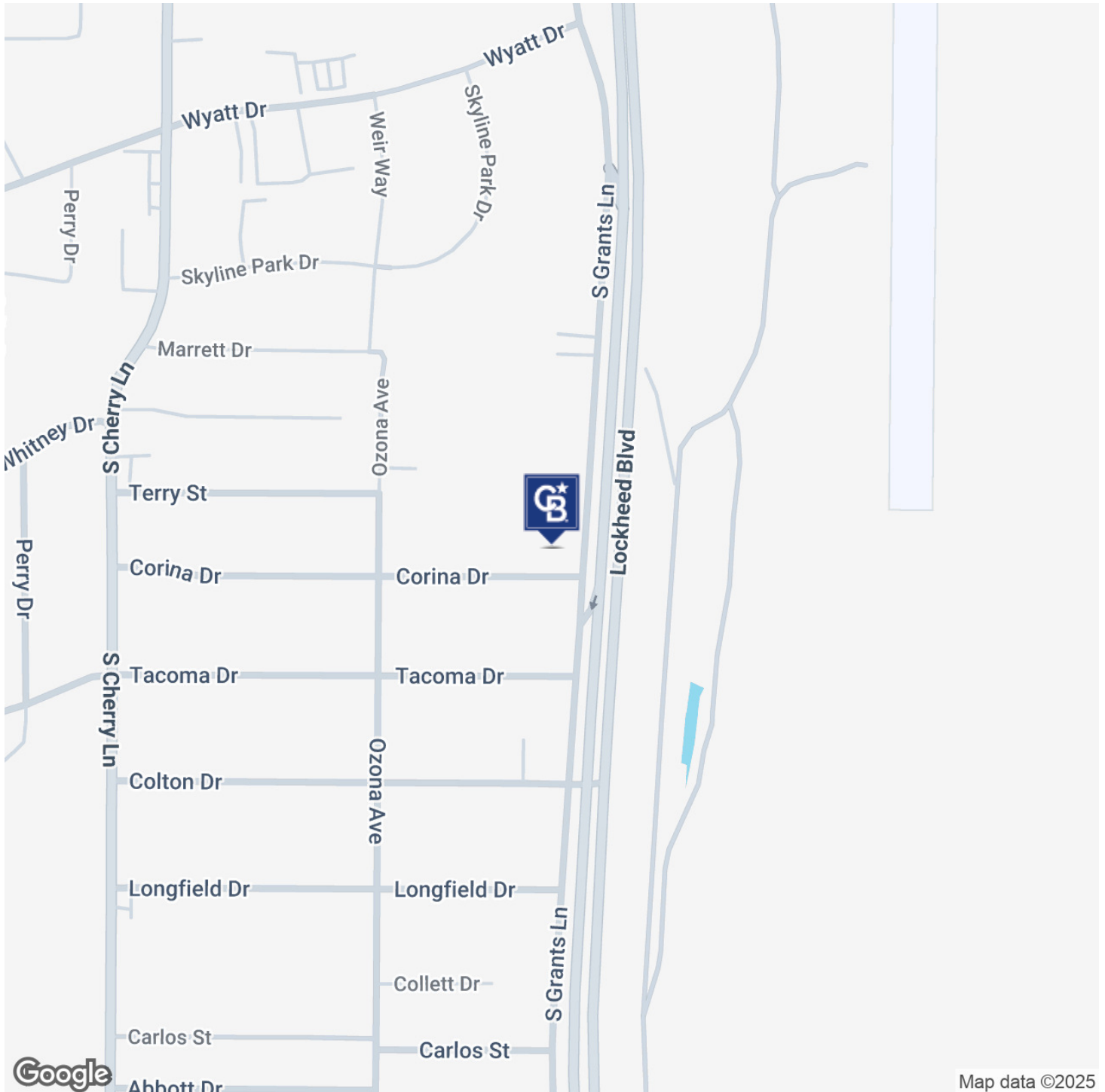


**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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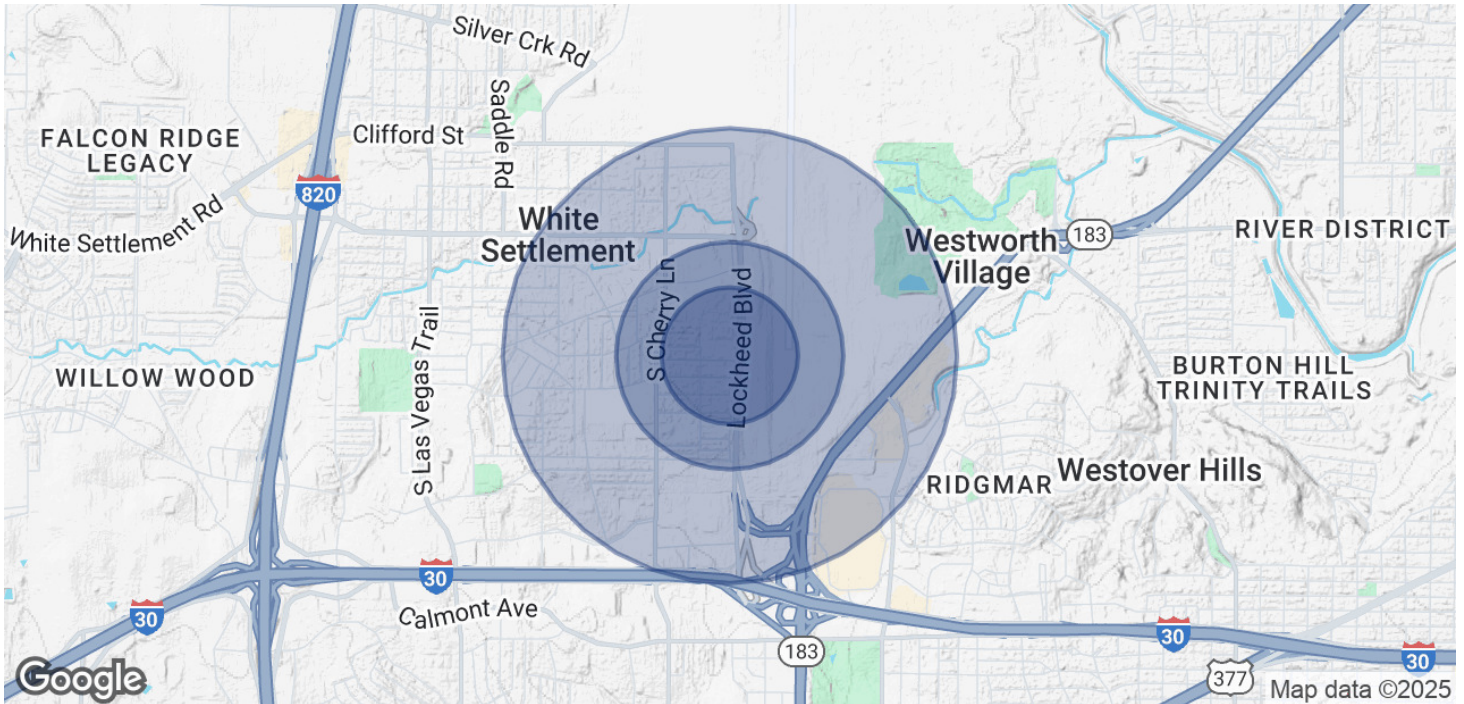


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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	461	1,401	5,917
Average Age	40	40	38
Average Age (Male)	41	40	38
Average Age (Female)	40	39	38

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	116	378	2,147
# of Persons per HH	4	3.7	2.8
Average HH Income	\$62,126	\$65,820	\$69,778
Average House Value	\$254,577	\$255,879	\$238,970

Demographics data derived from AlphaMap

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