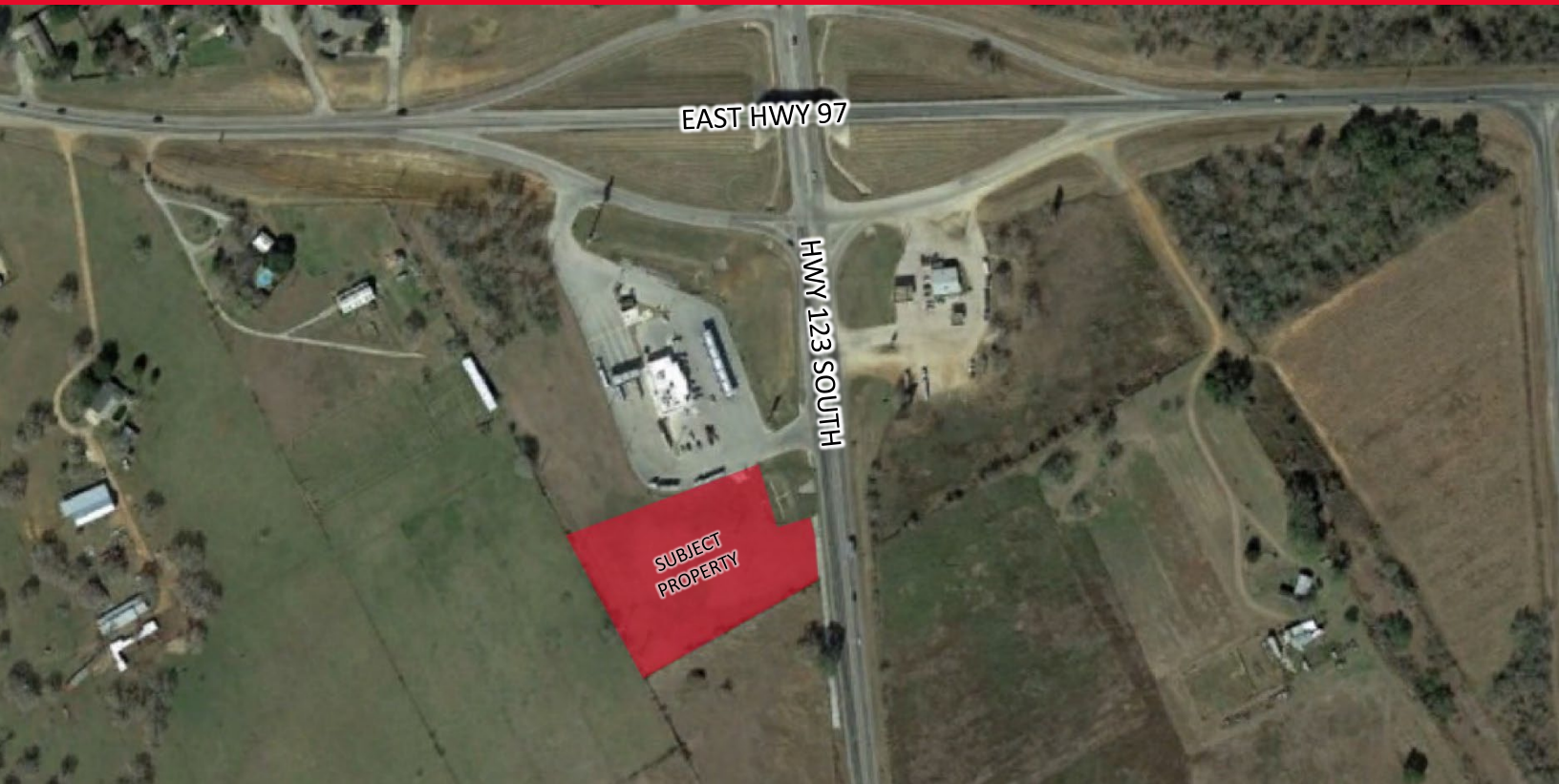


FOR SALE

1003 HWY 123 SOUTH  
Stockdale, Texas 78160

FranklinStreet

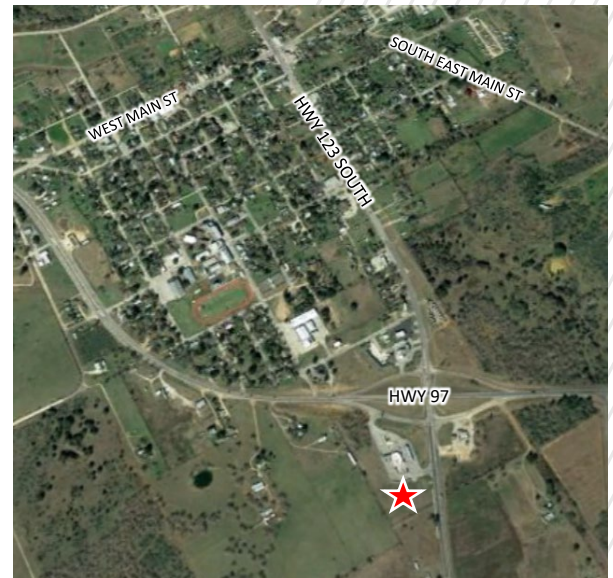
CUSHMAN &  
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## PROPERTY HIGHLIGHTS

Cushman & Wakefield U.S. partnered with Franklin Street, as an exclusive advisor, is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in Stockdale, Texas. The site is positioned at/near the intersection of East Highway 97 and Highway 123 South, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Stockdale MSA.

<b>BUILDING SF</b>	N/A	<b>SIGNAGE TYPE</b>	TBD
<b>LAND SF</b>	131,551	<b>1-MILE (POP.)</b>	1,076
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	1,851
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$61,024
<b>TRAFFIC COUNTS</b>	4,531 VPD	<b>SPACE USE</b>	TBD



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**FOR SALE**

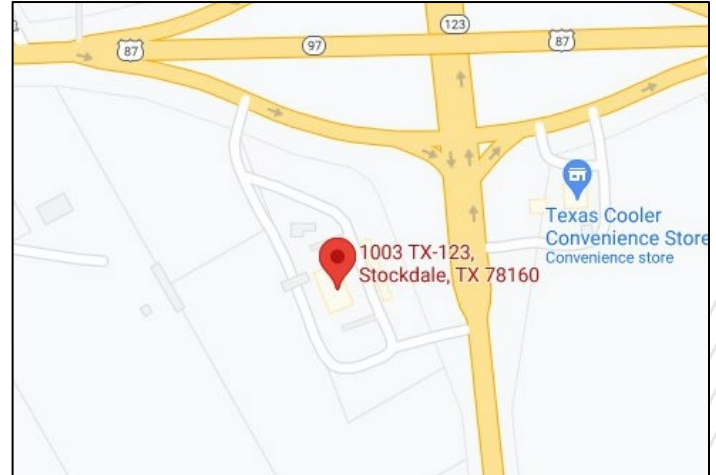
**1003 HWY 123 SOUTH**  
**Stockdale, Texas 78160**

**FranklinStreet**

**CUSHMAN &  
WAKEFIELD**

### ADDITIONAL INFORMATION

The property lies in the City of Stockdale, yielding a multitude of development opportunities. The seller is seeking proposals from qualified investors to acquire the property via a fee simple sale.



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	60806
<b>2024 RE TAXES</b>	\$1,759.71
<b>ZONING</b>	Commercial

### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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