



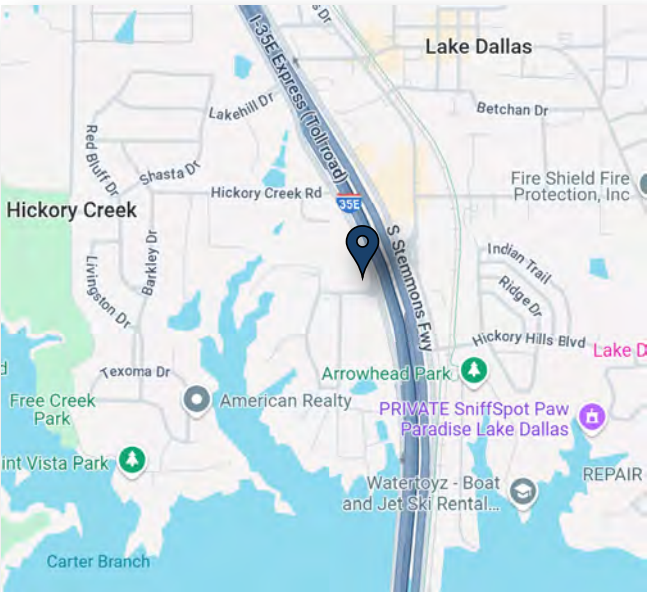
LAND FOR SALE

NWC I-35 & OAK DRIVE, HICKORY CREEK, TX

PROPERTY FEATURES

- ASKING PRICE: **\$800,000**
- +/- 1.6 ACRES of land
- ZONING: Commercial, Professional Building District
- Located in close proximity to Lewisville, Flower Mound, Denton, The Colony etc.
- Great location with high visibility Frontage on S I-35

2024 DEMOGRAPHICS	1MI	3MI	5MI
Population	6,835	43,289	127,313
Avg Household Income	\$110,002	\$129,241	\$133,281
Avg Home Value	\$322,122	\$341,444	\$348,733



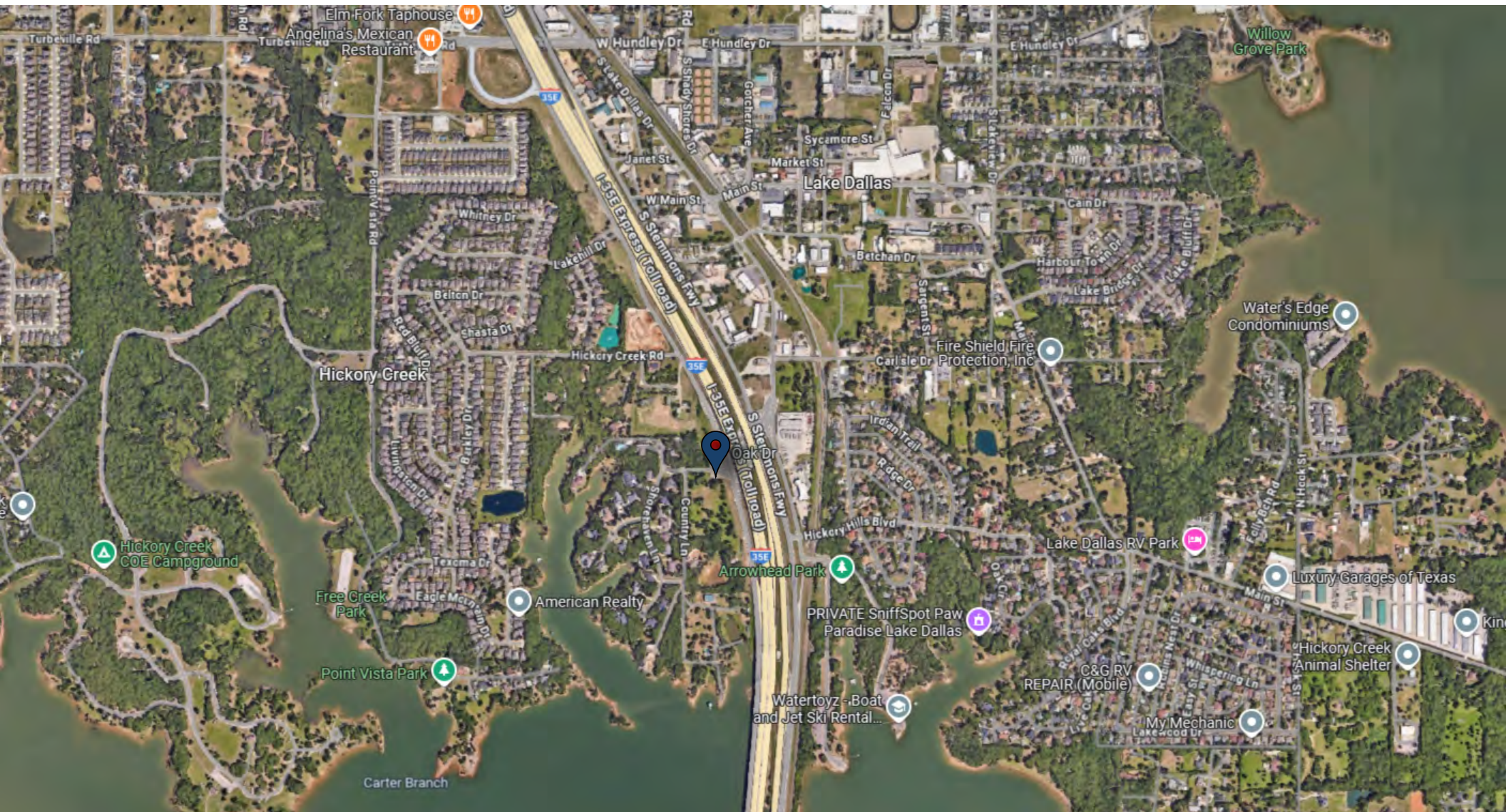
JUDY NITZINGER
Vice President
817.226.0000
JNitzinger@AdvisorsTX.com

This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable, however it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate 2025.

12777 Jones Rd., Suite 106
Houston, TX 77070
817.226.0000
www.AdvisorsTX.com

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COMMERCIAL REAL ESTATE

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