

TBD HWY 6 | FOR SALE

ARCOLA, TX 77583



Property Description

Introducing an exceptional opportunity for land and retail investors. This prime hard corner property, located along TBD HWY 6 in the sought-after Arcola area, offers an ideal location for a new development. Boasting excellent visibility and accessibility, this expansive parcel presents a lucrative prospect for retail and commercial ventures.

Property Highlights

- Hard Corner
- City Water and Sewer at the site
- No Floodplain
- 10,000 VPD (2023)
- Additional 0.78 acres available

Offering Summary

Sale Price:	\$550,000
Lot Size:	0.56 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	100	355	1,011
Total Population	254	916	2,628
Average HH Income	\$70,053	\$74,588	\$75,861

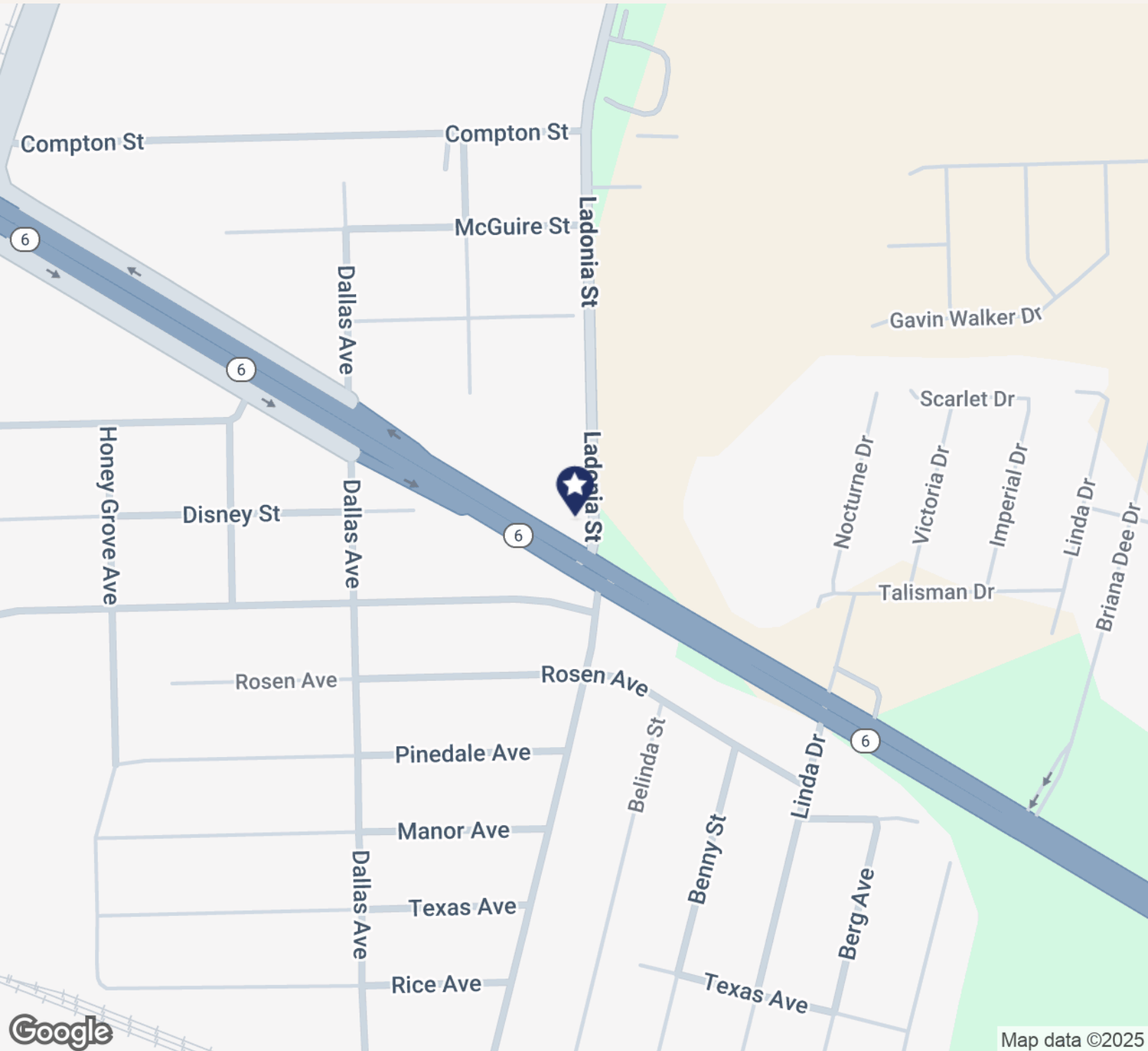
FOR MORE INFORMATION:



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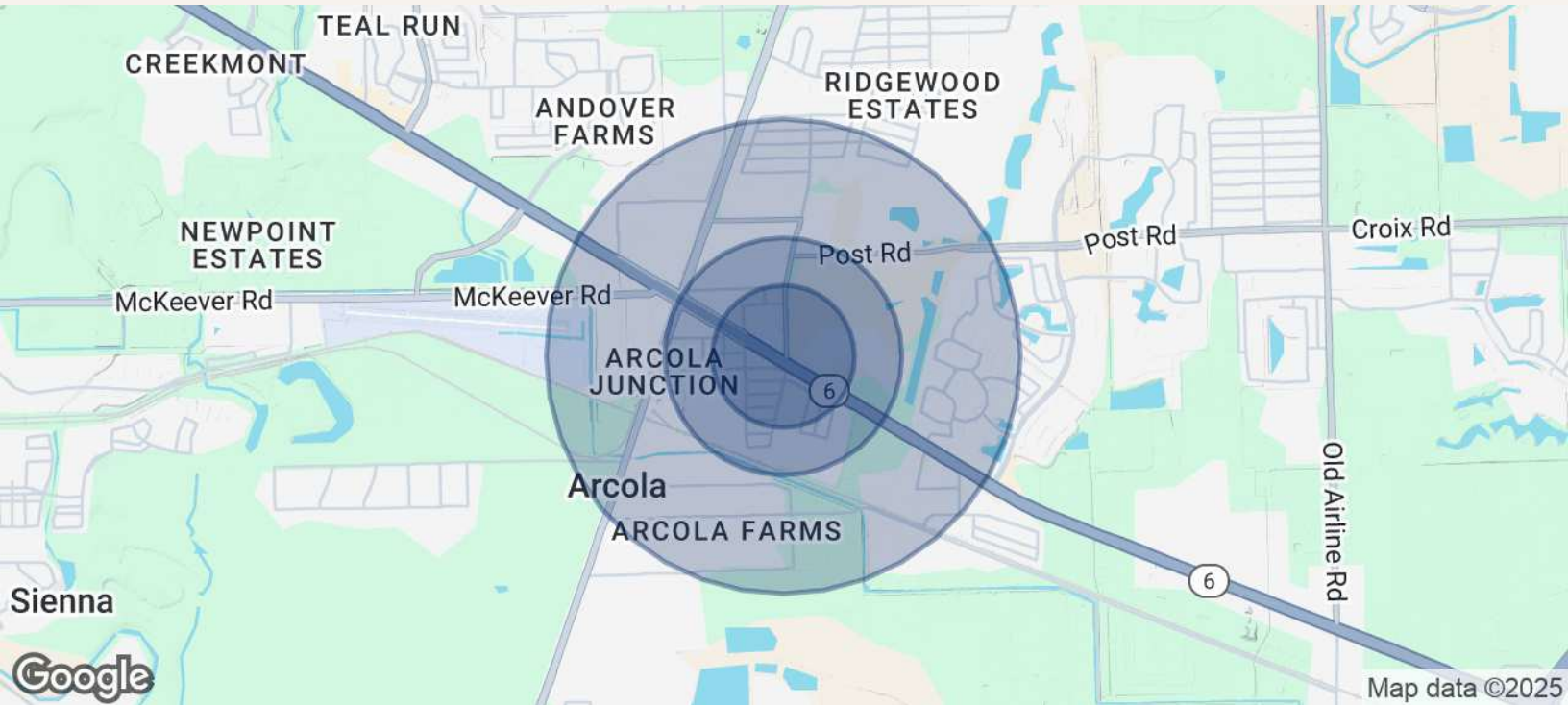
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	254	916	2,628
Average Age	41	41	44
Average Age (Male)	40	41	42
Average Age (Female)	42	42	46
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	100	355	1,011
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$70,053	\$74,588	\$75,861
Average House Value	\$141,156	\$153,135	\$149,195

Demographics data derived from AlphaMap

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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