

# COMMERCIAL PROPERTY FOR SALE



## Property Highlights

- Primarily zoned Commercial District "C-3," with the exception of Lot 3
- Can subdivide
- Highest zoning category available within the City

### PERMITTED USES:

cafés, restaurants, taverns/bars, food sales, food & beverage sales, convenience stores, hotels, banks, offices, service shops, shopping centers

### PUBLIC UTILITIES:

onsite water, wastewater & electric

## TRAFFIC COUNTS

### At Intersection

Hwy 29, east of US 281	21,683
Hwy 29, west of US 281	18,242
US 281, north of Hwy 29	19,131
US 281, south of Hwy 29	18,076

### One-Mile

Hwy 29, east of Coke St.	18,592
Hwy 29, west of Post Mtn.	13,867
US 281, north of FM 963	15,112
US 281, south of Pecan St.	22,480



**Trade Population**  
**21,650**



**Median Age**  
**46.67**



**Median Household Income**  
**\$116,834**

*For more information contact:*

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