

TRAFFIC COUNTS:

TX-289 Loop: 76,563 VPD (TXDOT '22)

University Ave: 27,152 VPD (TXDOT '22)

TX-289 Loop Frontage Rd: 12,069 VPD (TXDOT '22)

DEMOGRAPHICS:

	1-mile	3-mile	5-mile
2023 Population	14,103	96,408	196,698
Daytime Pop.	14,881	91,125	214,873
Avg. HH Income	\$74,564	\$87,330	\$90,596

DESCRIPTION:

- 40,404 SF Shopping Center
- High Visibility and Exposure From Loop 289
- Pylon Signage Available
- Signalized Intersection



Benjamin Halpern | 888-867-0071 ext. 24
ben@netcoinvestments.com

Ray Bayat | 888-867-0071 x 23
ray@netcoinvestments.com



Benjamin Halpern | 888-867-0071 ext. 24
ben@netcoinvestments.com

Ray Bayat | 888-867-0071 x 23
ray@netcoinvestments.com

