

# CALL FOR MORE INFORMATION



#### **PROPERTY SNAPSHOT**



32,110 2021 POPULATION 3 MILE RADIUS



38,564 2021 DAYTIME POPULATION **3 MILE RADIUS** 



\$61,207 2021 AVERAGE INCOME **3 MILE RADIUS** 



16,284 VPD S 1ST ST

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

### **FOR LEASE**

Call for pricing

#### AVAILABLE SPACE

Freestanding Building

1,957 SF

#### **PROPERTY HIGHLIGHTS**

- Freestanding restaurant building w/ existing drive-thru
- Former Long John Silver's
- Pylon sign with marquee
- Grease trap & vent hood
- Ready for immediate occupancy

#### TRAFFIC COUNT

S Timberland Dr.: 14,276 VPD S 1st St: 16,284 VPD (CoStar 2018)

## AREA TRAFFIC GENERATORS









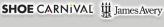




























Brian Clayton bclayton@resolutre.com 281.445.0033

Gustavo Lopez glopez@resolutre.com 281.445.0033

www.resolutre.com