



**FOR LEASE**

AVAILABLE SPACE  
1,200-15,000 SF

CALL LISTING AGENT FOR  
MORE INFORMATION

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PROPERTY HIGHLIGHTS

New retail shopping center coming soon, across from the newly approved 30+ acre mix-use development anchored by Alamo Draffhouse Cinema that will include retail spaces and multi-tenant residential buildings.

Located on the SEC intersection of Joe Battle Blvd. (Loop 375) and Pellicano Dr. next to Speedway gas station and convenience store. Combined traffic counts at the intersection are at 69,000+ vehicles per day.

Pellicano Dr. is currently being widened to allocate the increased traffic in the area as this corridor will be one of the fastest and easiest ways to access Horizon City.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2021



65,884  
POPULATION  
3-MILE RADIUS



\$71,019  
AVG HH INCOME  
3-MILE RADIUS



\$25,524  
AVG HH/YEAR  
SPENDING



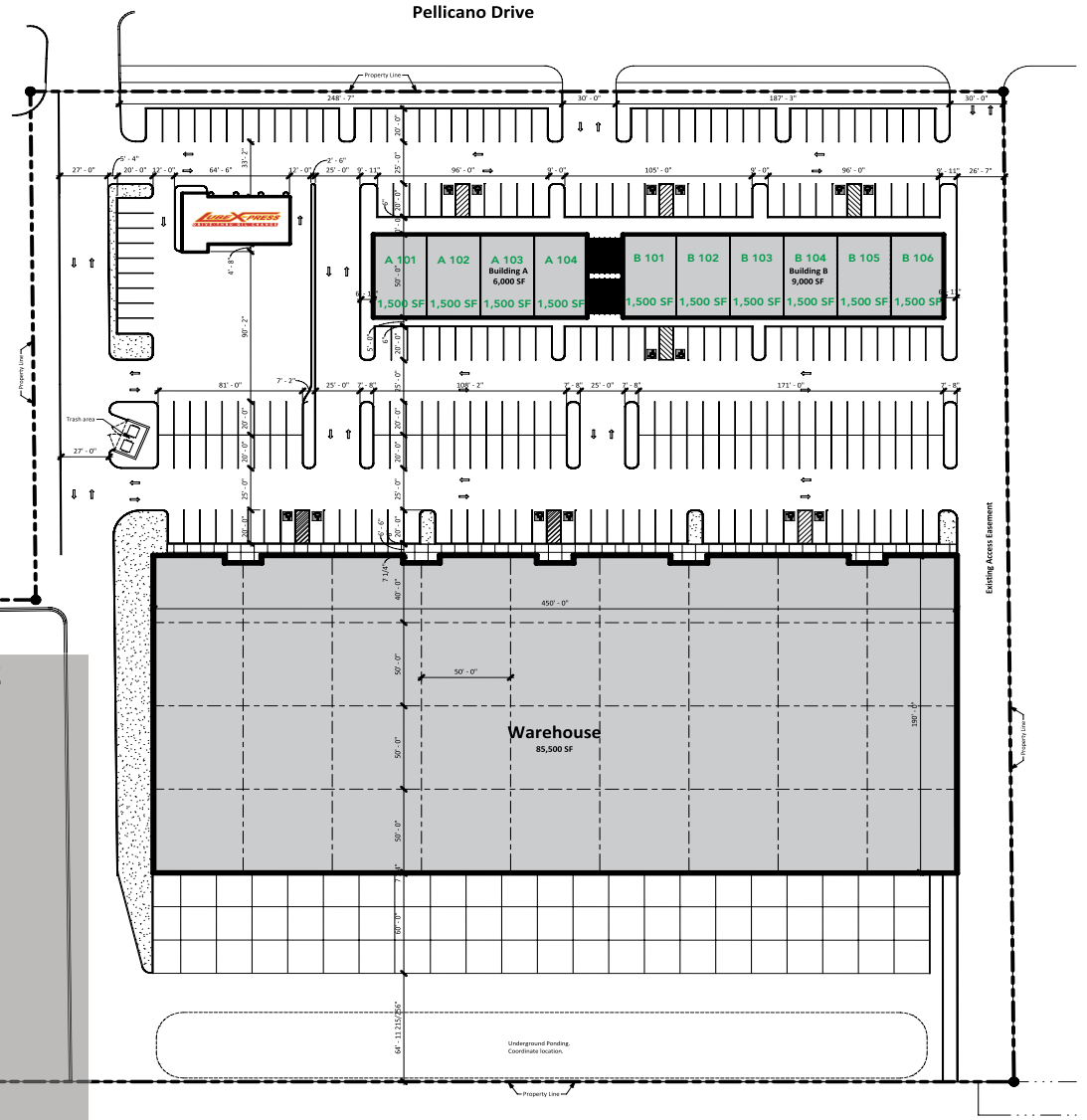
TRAFFIC COUNTS  
PELLICANO: 26,046 VPD  
JOE BATTLE: 42.239 VPD  
(TDT)

PROPERTY LAYOUT



Joe Battle Boulevard  
(Loop 375)

SUITE:	SIZE:	LEASE RATE:	LEASE TYPE
<b>A</b>			
101	1,200 SF	TBD	NNN
102	1,250 SF	TBD	NNN
103	1,250 SF	TBD	NNN
104	1,250 SF	TBD	NNN
<b>B</b>			
101	1,250 SF	TBD	NNN
102	1,250 SF	TBD	NNN
103	1,250 SF	TBD	NNN
104	1,250 SF	TBD	NNN
105	1,250 SF	TBD	NNN
106	1,250 SF	TBD	NNN



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