



FOR LEASE

AVAILABLE SPACES
1,000-13,000 SF

ZONING
C-2

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PROPERTY HIGHLIGHTS

New pad site and strip center under development sitting near the corner of N Loop & N Yarbrough Dr. Across Walmart Neighbor-hood. Other businesses in the area includes, McDonalds, Walgreen's, Whataburger, Benny's Pawn Shop, GECU Bank, Metro by T-Mobile, Family Dollar, Little Caesar's Pizza, Cash America Pawn, T-Mobile, Subway and many more.

The current property is scheduled to be demolished by the end of March 2023 and the expected completion for the new shopping center is October 2023.

Retail shopping spaces will range from 1,000 up to 13,000 Sq. Ft. plus 2 pads available for sale, lease of build-to-suit.




AREA TRAFFIC GENERATORS




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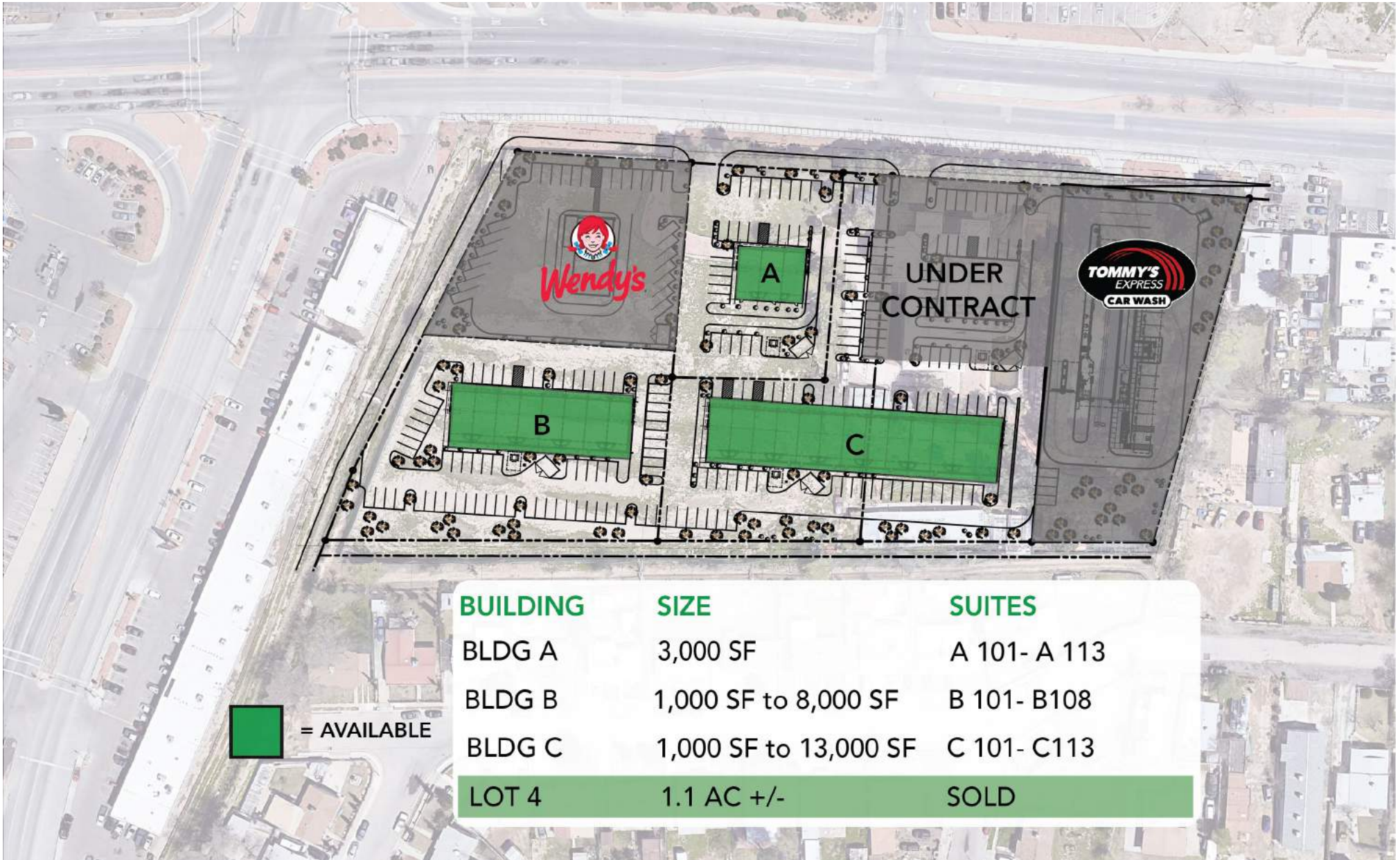
DEMOGRAPHIC SNAPSHOT 202


 90,603
POPULATION
3-MILE RADIUS

 \$52.4K
AVG HH INCOME
3-MILE RADIUS

 \$1.6B
TOTAL CONSUMER
SPENDING

 TRAFFIC COUNTS
N LOOP DR: 24,814 VPD
N YARBROUGH DR: 21,654 VPD
(TDT)



 = AVAILABLE



AVAILABLE

AVAILABLE

UNDER
CONTRACT

AVAILABLE

