

For Sale - Commercial Land Opportunity

# 2120 State Highway No. 16

GRAHAM, TX 76450

1.35 Acres

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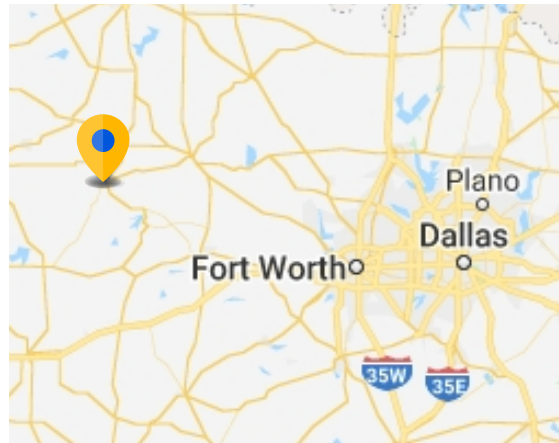
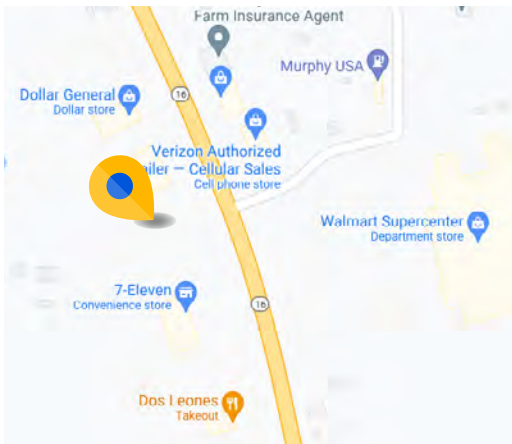
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#### Land Features

Area Size	1.35 Acres / 58,806 SF
Submarket	Central Texas Area
County	Young
Zoning	Commercial
Sales Price	Negotiable
2020 Taxes	\$1171.94 Annually

#### Notes

- High traffic volume retail corridor
- Approx. 6,500 vehicles daily
- High visibility
- Prime commercial lot conveniently located at busy retail intersection directly across from Wal-Mart Superstore
- Adjacent to two separate shopping centers
- Level topography
- Ready for development
- Less than 10 mins to Graham Municipal Airport (3.6 miles)

#### Neighboring Retailers

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Wal-Mart</li><li>• AT&amp;T Store</li><li>• Verizon Store</li><li>• Dollar General</li><li>• Graham Eyecare Center</li></ul> | <ul style="list-style-type: none"><li>• Hibbets Sporting Goods</li><li>• The Shoe Dept</li><li>• Nail Salon &amp; Spa</li><li>• Brazos Bed &amp; Mattress Store</li></ul> |
|--|---|

#### Neighboring Restaurants

- |  |   |
|--|---|
| <ul style="list-style-type: none"><li>• Dos Chiles</li><li>• Pizza Hut</li><li>• Chicken Express</li></ul> | <ul style="list-style-type: none"><li>• McDonald's</li><li>• Brother's Smokehouse</li></ul> |
|--|---|

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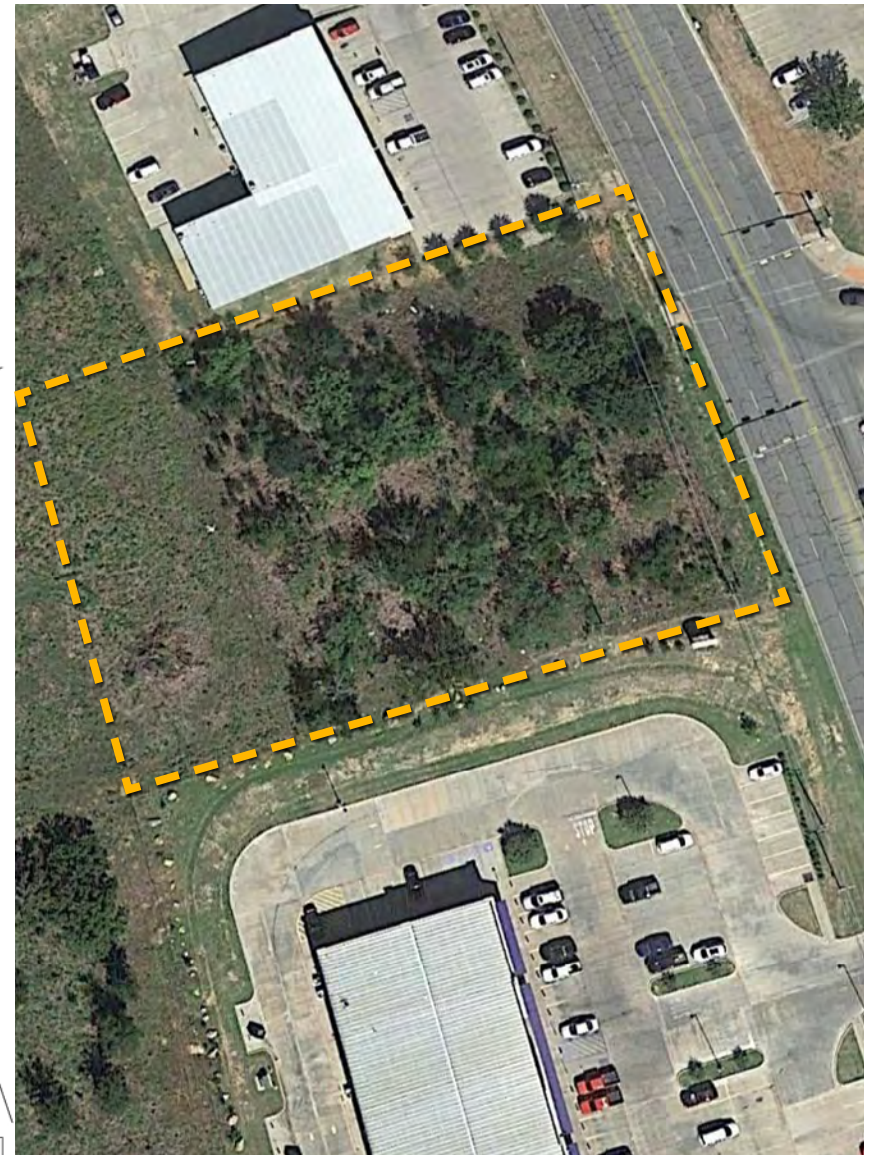
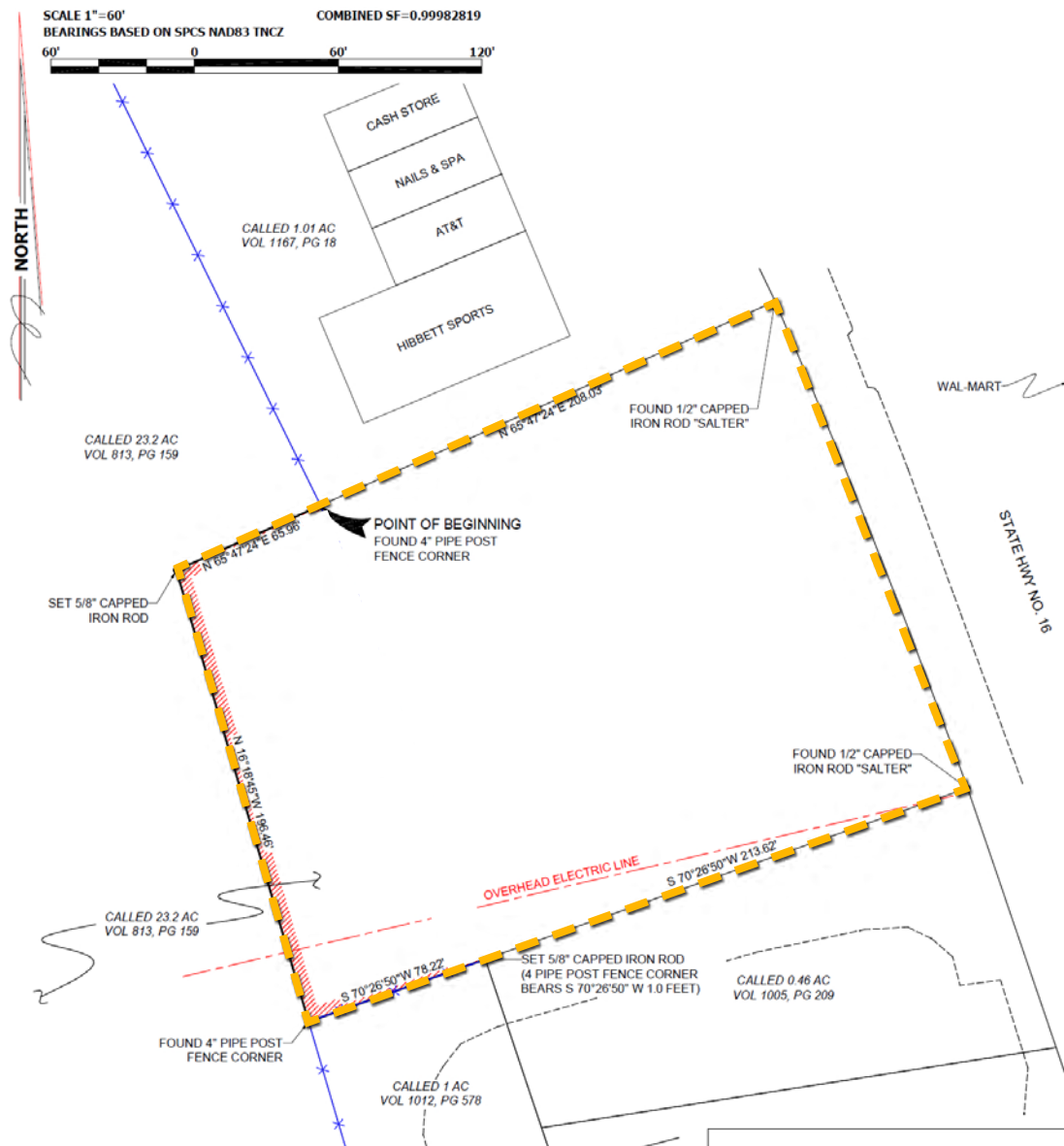
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## Site Survey

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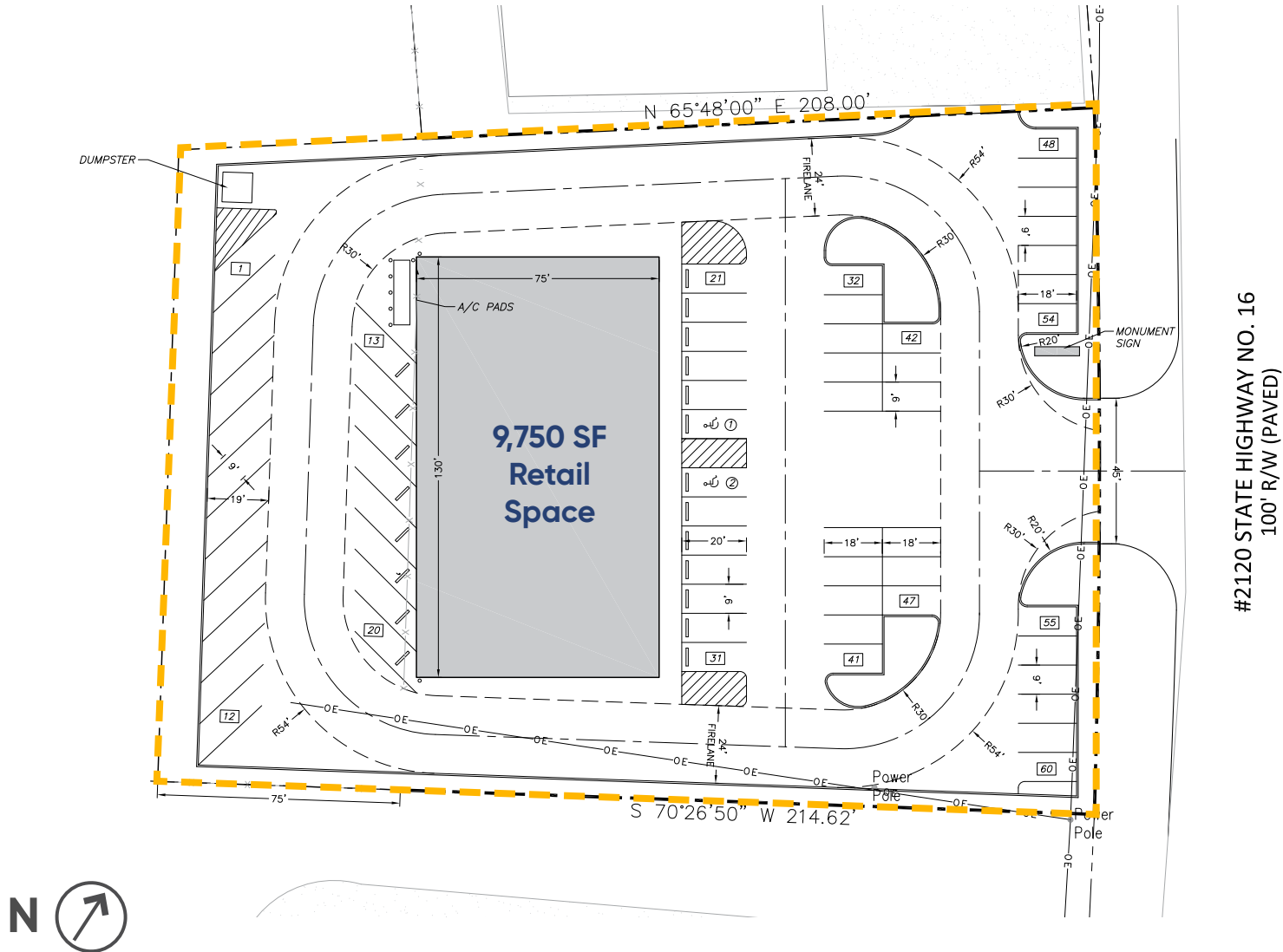
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## Preliminary Site Layout Plan

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## Aerial View - Facing Southeast

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## Aerial View - Facing Northwest

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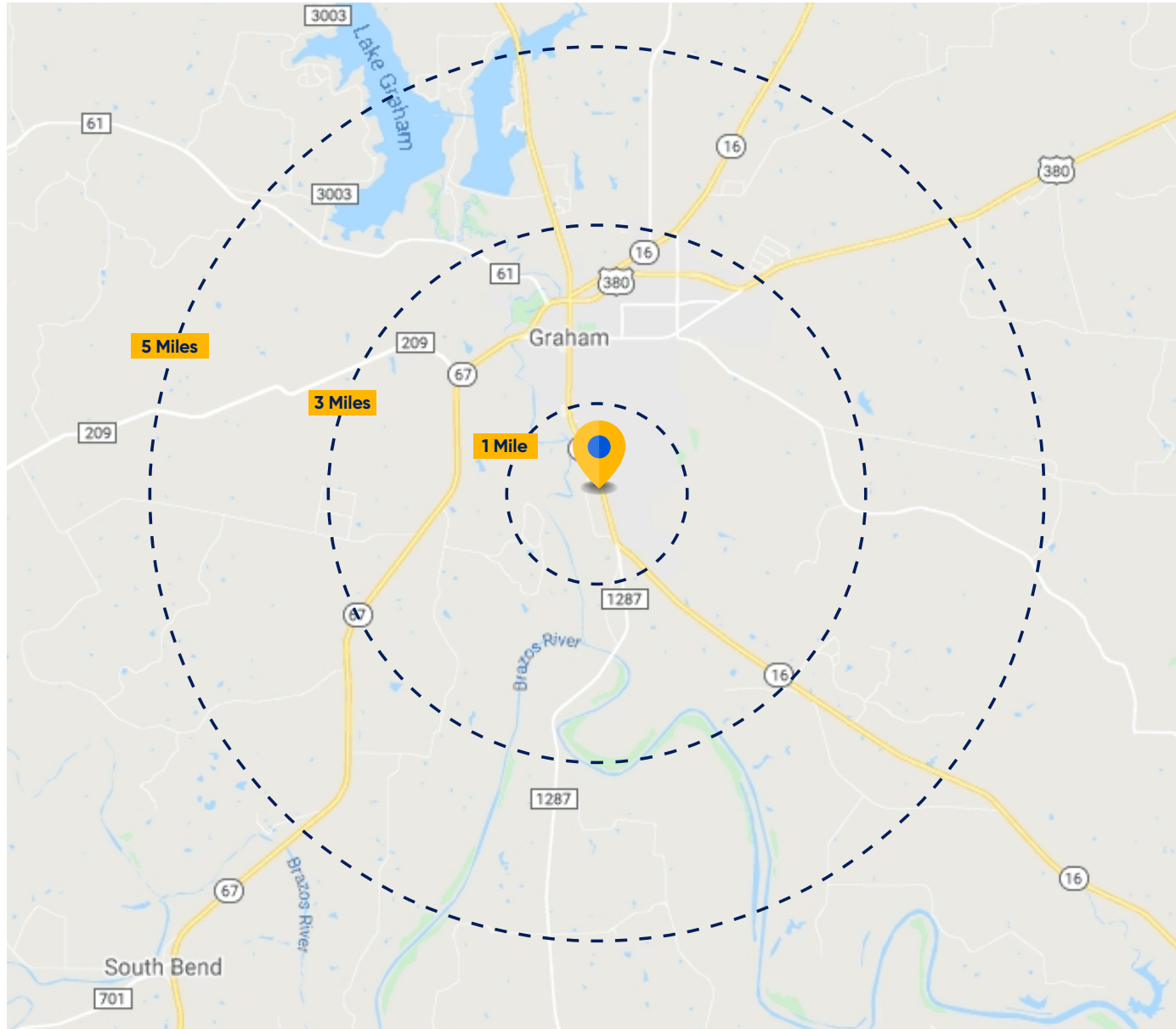
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## For Sale - Graham Texas Land Opportunity

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### Area

### Demographics

#### 1 Mile Radius

2020 Population	2,821
Median Age	44
Total Households	1,162
Median Income	\$68,583
Daytime Employees	1,572
Total Annual Consumer Spending	\$31,176,277

#### 3 Mile Radius

2020 Population	9,792
Median Age	39
Total Households	3,719
Median Income	\$45,123
Daytime Employees	5,173
Total Annual Consumer Spending	\$86,349,109

#### 5 Mile Radius

2020 Population	11,248
Median Age	40
Total Households	4,276
Median Income	\$48,069
Daytime Employees	5,316
Total Annual Consumer Spending	\$100,830,631

*\*Figures courtesy of CoStar*

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