



FOR SALE



Commercial Mixed Use Development



For Sale 49.5 Acres

- Ideal for commercial, retail, office, pad sites or hospitality
- Approximately 1,700 feet of IH35 Frontage
- Includes access from IH 35
- Direct access from SH130 north bound travelers
- Aviation Road will extend from Airport to IH35
- Relatively flat and ready for development
- Water is to site, sewer info see agent

Population	5 miles - 74,430
Estimated Population growth	2019-'24 - 15% growth
Estimated Population growth	2024 - 5 mile radius - 87,239
Median HH Income 2019	1 mile - \$91,506
IH 35 Traffic Counts	88,134 VPD (2017)
State Hwy 130 Traffic Counts	84,112 VPD (2018)
Sales Price Per/SF	\$3.50/SF
Sales Price	\$7,546,770

GeorgetownCommercialProperties.com

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