



## PROPERTY OVERVIEW

Great retail opportunity along heavily traveled Interstate 20 near Duncanville, Texas.

- 14.86 ACRES AVAILABLE
- Pad sites available for lease or sale as part of a planned shopping center
- Easy access
- Surrounded by both multifamily and single family housing

## ZONING

- Regional Retail District

## TRAFFIC COUNTS

- I-20: +/- 160,000 VPD
- Camp Wisdom Road: +/- 13,300 VPD
- Clark Road: +/- 20,000 VPD

## DEMOGRAPHICS

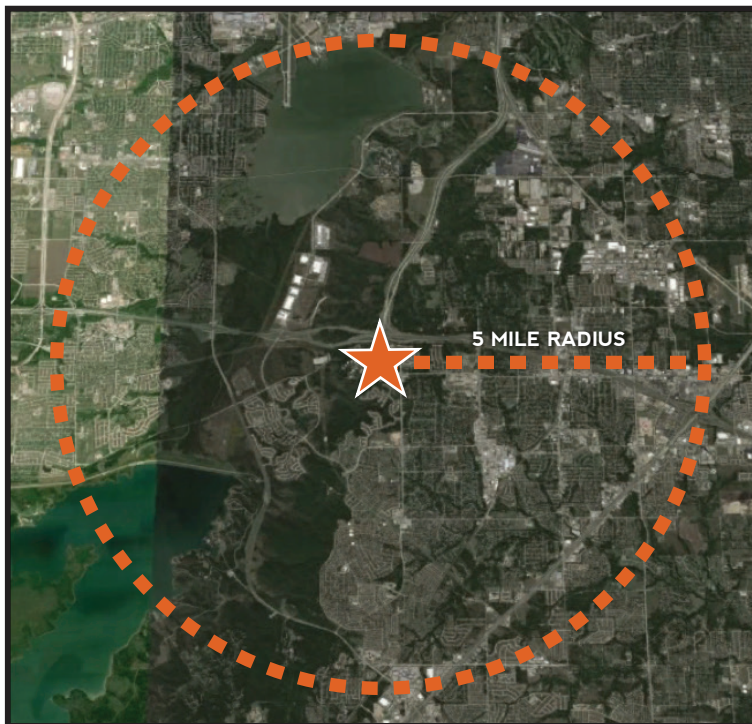
	1Mile	3Mile	5Mile
- Population:	4,571	50,214	194,023
- Median HH Income:	\$47,163	\$61,637	\$52,528
- Average Age:	31.4	35.2	34.1

For leasing information:

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## SALE + GROUND LEASE OPPORTUNITIES

PAD 1	1.5 Acres
PAD 2	0.87 Acres
PAD 3	0.91 Acres
PAD 4	1.01 Acres
PAD 5	0.90 Acres

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