

1.54 AC. RESTAURANT/RETAIL SITE

4430 EAST US HIGHWAY 287 | MIDLOTHIAN, TEXAS

FOR SALE



PROPERTY DETAILS

PROPERTY SIZE: 1.54 +/- Acres
67,082 +/- SF

PRICE: Call Broker for Pricing

ZONING: Commercial

UTILITIES: All utilities to site

TRAFFIC COUNTS: US Highway 287 and Walnut Grove = 39,257 VPD*

LOCATION

	3 MILE	5 MILE	9MILE
2008 Population	8,218	24,127	102,025
2008 Avg. HHI	\$93,427	\$87,851	\$81,422
2008 Daytime Pop.	3,885	11,211	46,875
2008 Retail Goods***	\$90	\$253	\$989
2008 Median Age	35.4 yrs	35.5 yrs	34.4 yrs
2008-2013 Annual Growth Rate	4.73%	4.46%	3.89%

*City of Midlothian
 **Source: STDBOnline.com
 *** Annual Consumer Expenditure in \$,000,000s



FOR DETAILED INFORMATION:

RENZO CELLA, Associate
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HENRY S. MILLER BROKERAGE, LLC
 Since 1914

AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

Providence Towers West | 5001 Spring Valley Rd. #1100 | 972.419.4000 | www.henrysmiller.com



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