

# 2.70 ACRE RETAIL PAD AT TBD WEST SPRING VALLEY RD HEWITT, TEXAS 76643



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## PROPERTY OVERVIEW

- LightPoint Large Billboard Not Included
- Within a 15-minute Drive From I-35
- High Visibility & Heavily Trafficked Intersection
- Easily Accessible

## LOCATION

TBD W Spring Valley Road Hewitt, Texas 76643

## LOT SIZE

2.70 Acres (117,612 SF)

## UTILITIES

Water, Sewer & Electricity Available

## ZONING

C-2: General Commercial (City of Hewitt)

## TRAFFIC COUNTS (2022)

W Spring Valley Road: 6,300+ VPD  
S Hewitt Drive: 9,800+ VPD

## SALES PRICE

\$599,900.00

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# DEMOGRAPHIC SUMMARY

W Spring Valley Rd, Hewitt, Texas 76643

Drive time of 15 minutes



## KEY FACTS

137,768

Population



51,568

Households

33.6

Median Age

\$55,955

Median Disposable Income

## EDUCATION

9.5%

No High School Diploma



24.3%

High School Graduate



30.5%

Some College/ Associate's Degree



35.7%

Bachelor's/Grad/ Prof Degree

## INCOME



\$66,202

Median Household Income



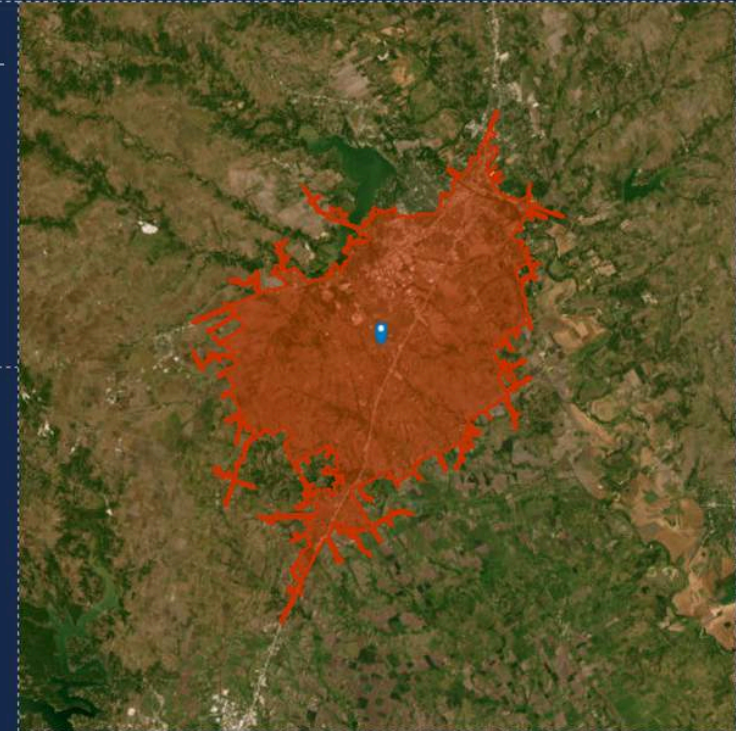
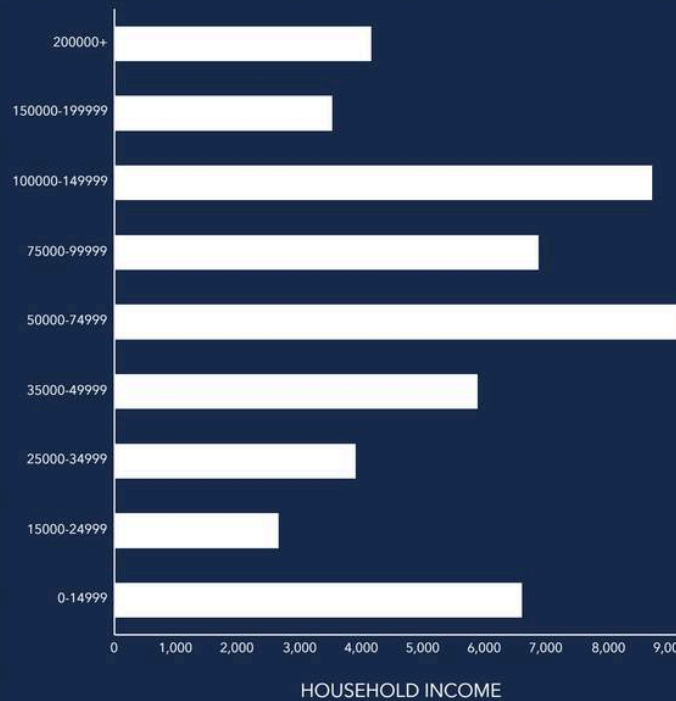
\$34,820

Per Capita Income



\$129,603

Median Net Worth



## EMPLOYMENT

64.3%

White Collar

22.2%

Blue Collar

15.9%

Services

3.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2024, 2029). © 2024 Esri





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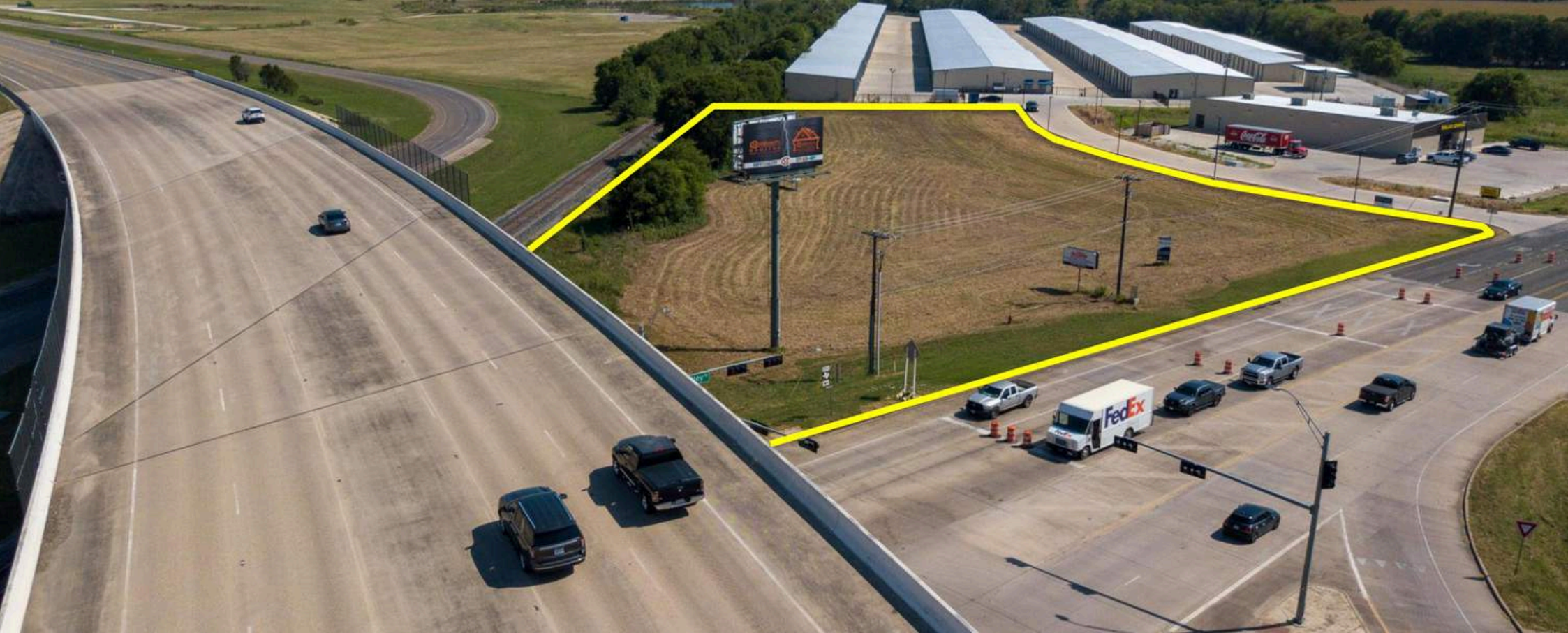
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# PROPERTY BOUNDARY



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# ZONING MAP





# TOPOGRAPHY MAP



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# SURROUNDING RETAIL & TRAFFIC COUNTS

  
**S Hewitt Drive**  
 9,800+ VPD

*Brynlee's*  
 BOUTIQUE  
 Doc's Self Storage  
 Doc's Rentals

  
**W Spring Valley Rd**  
 6,300+ VPD

 LANE SERVICE  
 Custom Integrators  
 A Salon By Joni  
 Hewitt Grocery  
 Elite Wellness



**DOLLAR GENERAL**

**The Vault**  
 PREMIER STORAGE



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# FEMA FLOOD MAP



Not In  
FEMA Flood Zone



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