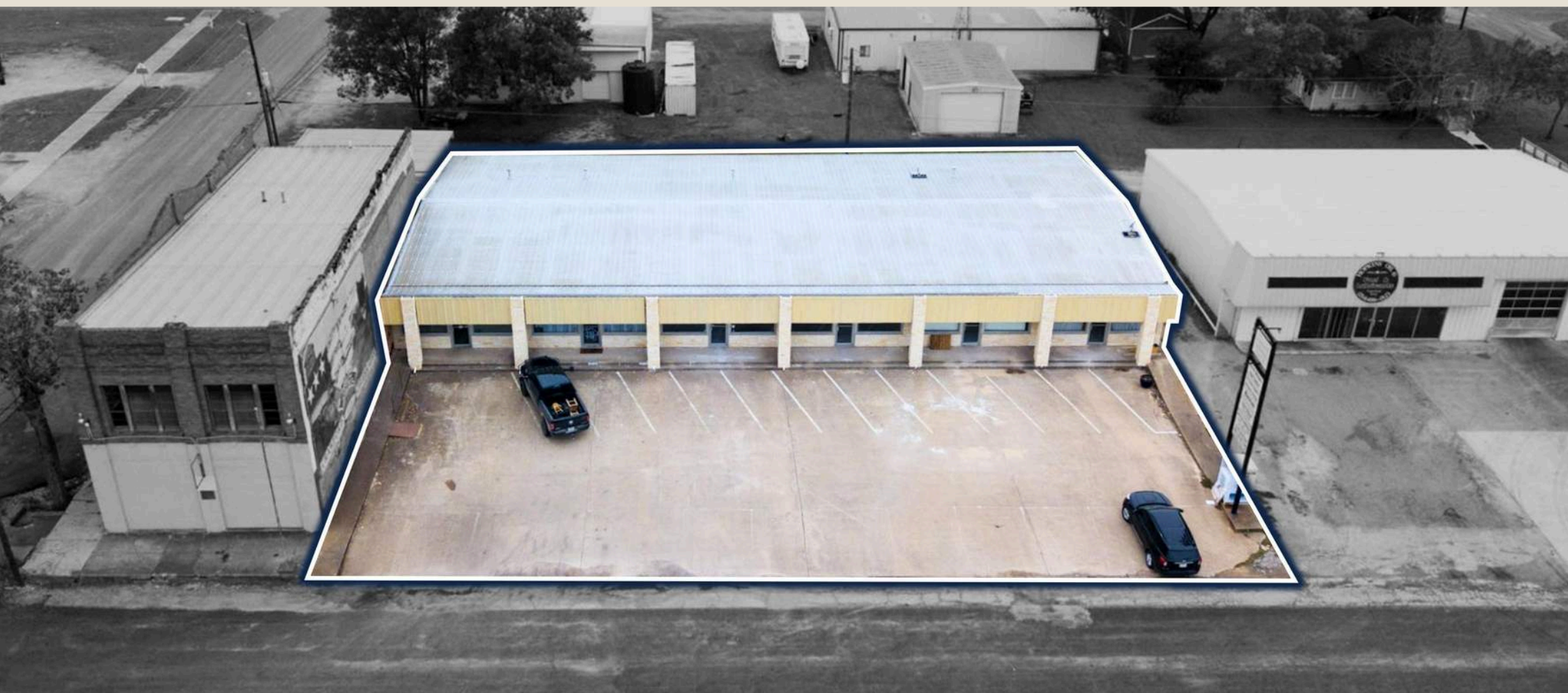


MULTI-TENANT RETAIL BUILDING AT 6775 N LONE STAR PKWY CRAWFORD, TEXAS 76638



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PROPERTY OVERVIEW

- Lammert Shopping Center Located in Downtown Crawford
- Easily Accessible
- Great Retail Opportunity
- Within a 15 Minute Drive Time of Highway 6

LOCATION

6775 N Lone Star Pkwy Crawford, Texas 76638

RSF

7,020 SF

- 4 Available Suites
- 1,755 SF per unit

TOTAL IMPROVEMENTS

8,775 SF

LOT SIZE

0.3564 Acres (15,524.78 SF)

ZONING

Commercial

TRAFFIC COUNTS (2022)

N Lone Star Pkwy: 2,700+ VPD

W 5th St: 1,300+ VPD

LEASE RATE

\$12.00/SF/YR GROSS

SALES PRICE

\$875,000.00

DEMOGRAPHIC SUMMARY

6775 N Lone Star Pkwy, Crawford, Texas, 76638

Drive time of 15 minutes



KEY FACTS

18,904

Population



6,847

Households

41.1

Median Age

\$76,319

Median Disposable Income

EDUCATION

7.3%

No High School Diploma



27.9%

High School Graduate



31.9%

Some College/ Associate's Degree



32.9%

Bachelor's/Grad/ Prof Degree

INCOME



\$90,282

Median Household Income



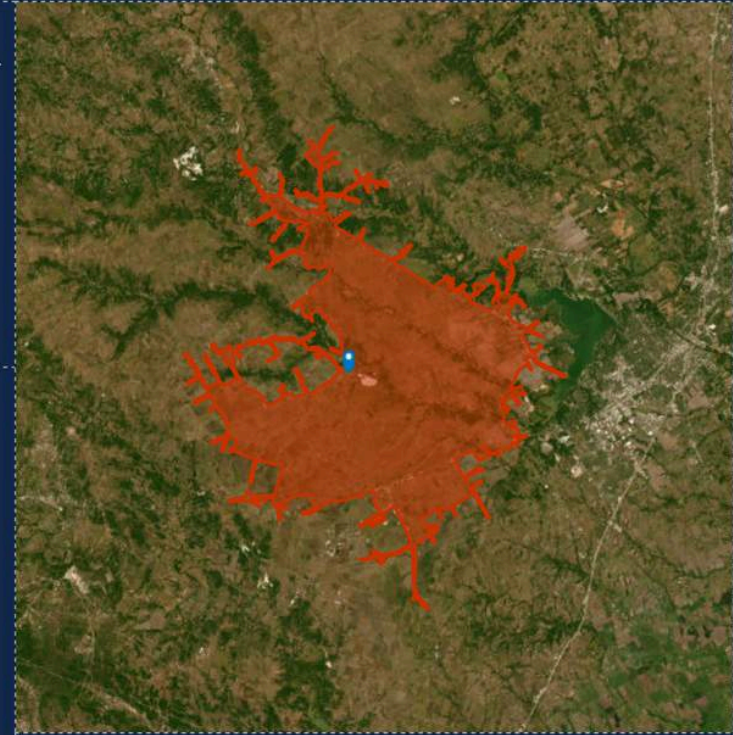
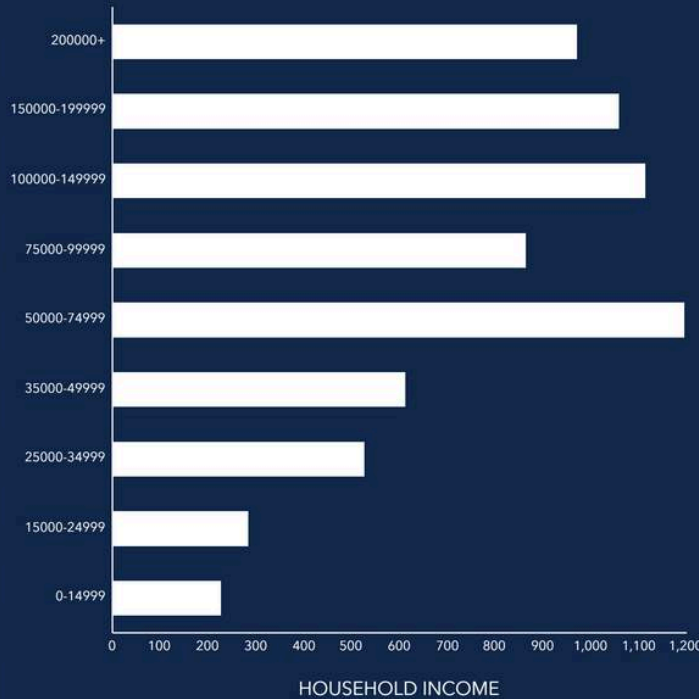
\$47,143

Per Capita Income



\$314,307

Median Net Worth



EMPLOYMENT

60.1%

White Collar

29.3%

Blue Collar

13.8%

Services

3.1%

Unemployment Rate

Source: This infographic contains data provided by Esri (2023, 2028). © 2024 Esri



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PROPERTY BOUNDARY



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SURROUNDING AREA & TRAFFIC COUNTS



PRESENTED BY:



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