

# 66 ACRES AT TBD INTERSTATE HIGHWAY 35 WEST, TEXAS 76691



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## PROPERTY OVERVIEW

- Easy I-35 Access via Off Ramp/On Ramp
- Excellent Visibility along I-35
- 3 Road Frontages
- Owner Will Subdivide
- Owner Financing Available

## LOCATION

TBD Interstate Highway 35 West, Texas 76691

## LOT SIZE

66 Acres (2,874,960 SF)

## UTILITIES

Water (Menlo Water Supply)

## ZONING

ETJ

## TRAFFIC COUNTS (2022)

Interstate Highway 35: 76,800+ VPD

## TAXES (2023)

\$4,342.47

## SALES PRICE (\$/ACRE)

\$29,500.00/Acre

# DEMOGRAPHIC SUMMARY

TBD Interstate Highway 35 West, Texas 76691

Drive time of 15 minutes



## KEY FACTS

23,880

Population



8,907

Households

37.5

Median Age

\$55,635

Median Disposable Income

## EDUCATION

12.8%

No High School Diploma



31.4%

High School Graduate



36.1%

Some College/ Associate's Degree



19.6%

Bachelor's/Grad/ Prof Degree

## INCOME



\$66,014

Median Household Income



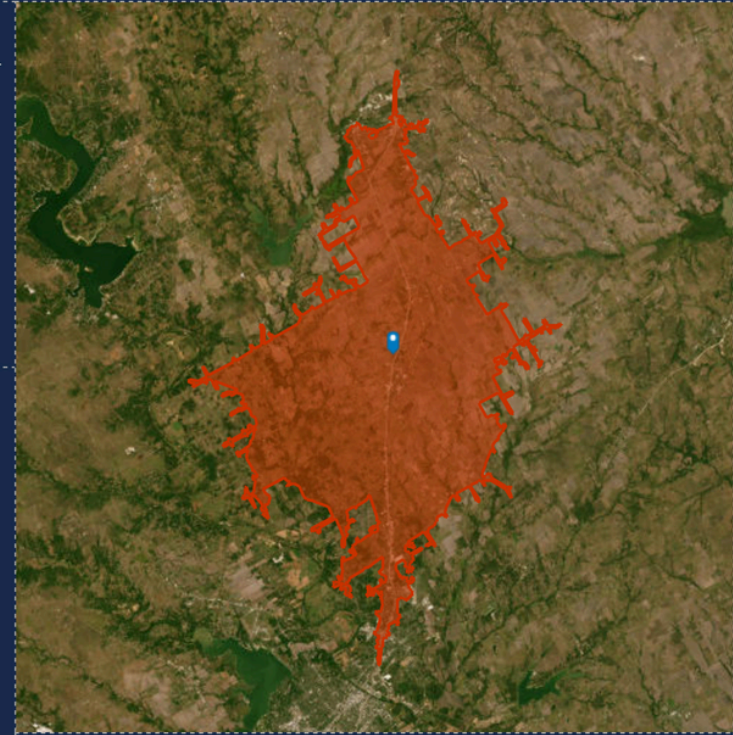
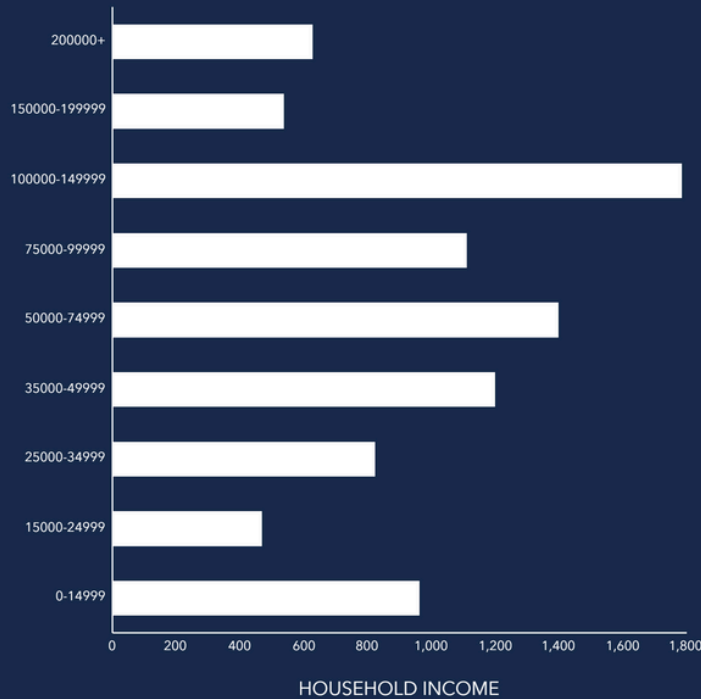
\$33,825

Per Capita Income



\$173,633

Median Net Worth



## EMPLOYMENT

55.5%

White Collar



32.1%

Blue Collar



17.3%

Services

3.3%

Unemployment Rate

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



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# PROPERTY BOUNDARY



**NOTE: This is not a survey. Boundary lines and measurements are approximate.**



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# SURROUNDING AREA & TRAFFIC COUNTS



  
**Interstate Highway 35**  
76,800+ VPD



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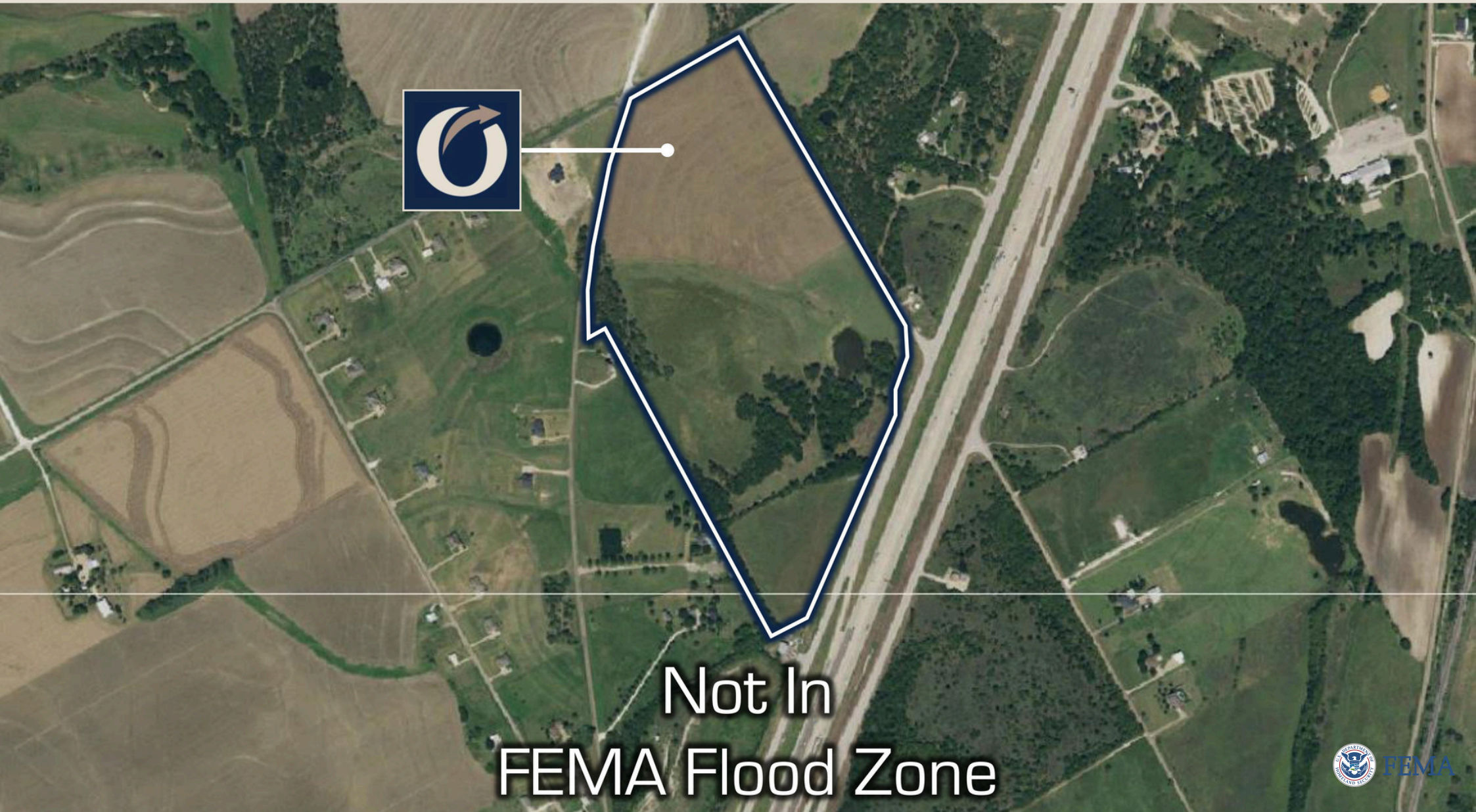
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# FEMA FLOOD MAP



Not In  
FEMA Flood Zone



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# PRESENTED BY:



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