

# 3,000 SF OFFICE/WAREHOUSE AT 1604 SPRING VALLEY RD HEWITT, TEXAS 76643



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## PROPERTY OVERVIEW

- One Grade Level Door
- Minimal Office Buildout
- Gated Yard Space
- Close Proximity to Interstate Highway 35
- Showings Available Upon Request

### LOCATION

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1604 Spring Valley Road Hewitt, Texas 76643

### RSF

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3,000 SF

### LOT SIZE

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3.34 Acres (145,490.4 SF)

### ZONING

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C-2: General Commercial (City of Hewitt)

### TRAFFIC COUNTS (2023)

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Spring Valley Rd: 6,700+ VPD

S Hewitt Dr: 2,500+ VPD

### LEASE RATE

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\$7.20/SF/YR + Taxes

### TAXES

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\$0.65/SF/YR

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# DEMOGRAPHIC SUMMARY

1604 W Spring Valley Rd, Hewitt, Texas, 76643

Drive time of 15 minutes



## KEY FACTS

133,882

Population



50,472

Households

33.5

Median Age

\$56,300

Median Disposable Income

## EDUCATION

9.1%

No High School Diploma



24.1%

High School Graduate



30.5%

Some College/ Associate's Degree



36.3%

Bachelor's/Grad/ Prof Degree

## INCOME



\$66,802

Median Household Income



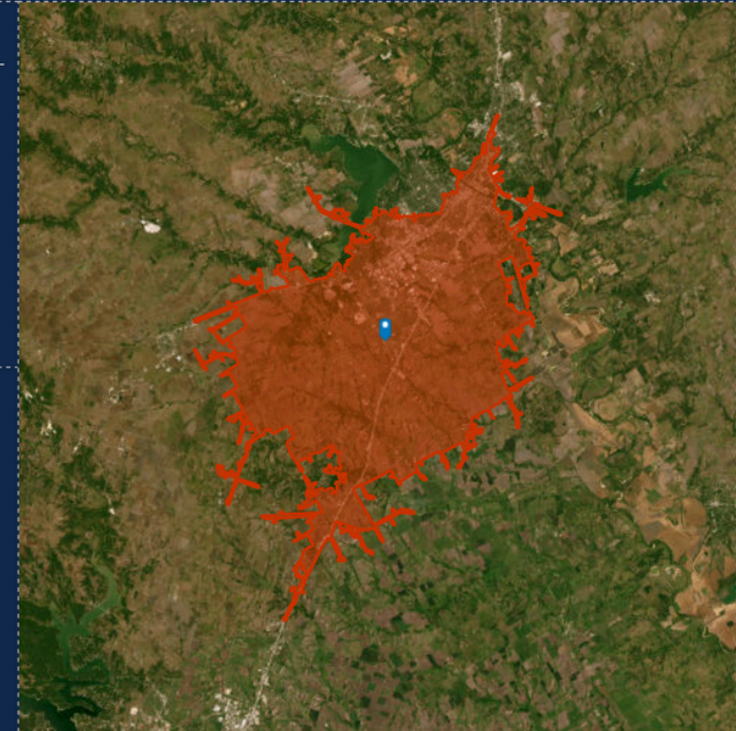
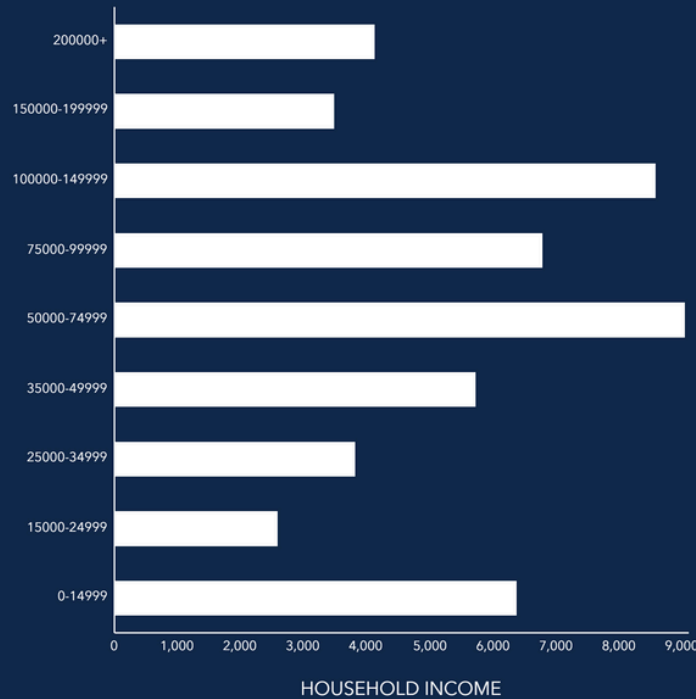
\$35,191

Per Capita Income



\$131,844

Median Net Worth



## EMPLOYMENT

64.6%

White Collar

21.9%

Blue Collar

15.8%

Services

3.6%

Unemployment Rate

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





3,000 SF  
(Available)

LEASED

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# PROPERTY BOUNDARY



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



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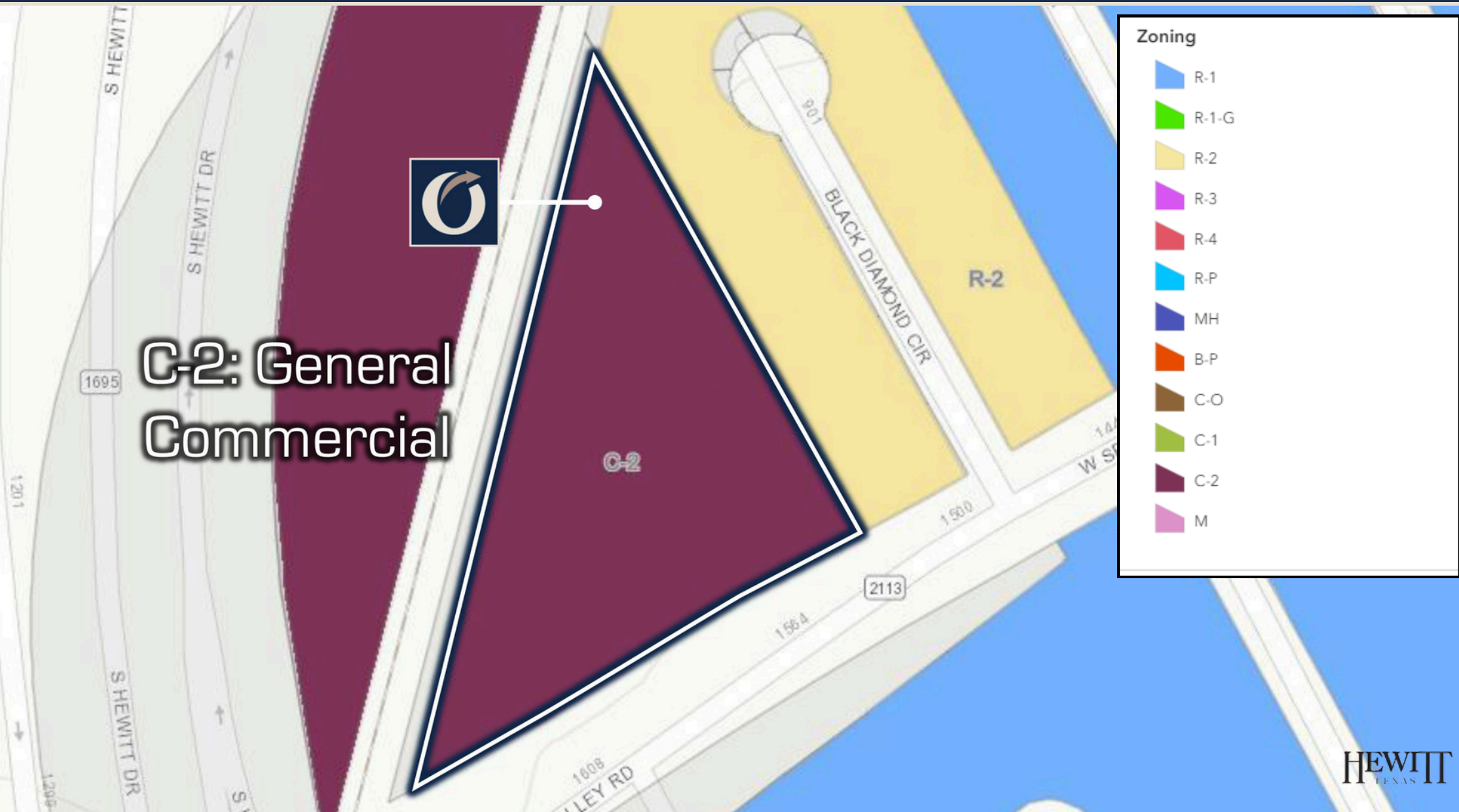
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# PROPERTY BOUNDARY



HEWITT  
TEXAS

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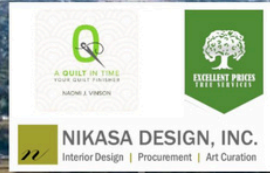
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# SURROUNDING RETAIL & TRAFFIC COUNTS



**S Hewitt Dr**  
2,500+ VPD

**Spring Valley Rd**  
6,700+ VPD



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# PRESENTED BY:



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