



PROPERTY HIGHLIGHTS

- > Pad Sites Available
- > 11.36 Acres for Sale or Lease
- > \$800,000,000 in Trade Area Annual Retail Sales
- > Trade Area Population 170,000+
- > Situated halfway between DFW and OKC
- > Easy access and excellent visibility from I-35

TRAFFIC COUNTS

- > 12th Avenue: 14,443 VPD
- > Interstate 35: 38,500 VPD

DEMOGRAPHICS	3 Mile	5 Mile	Trade Area
Total Population	23,587	27,430	173,997
Average HH Income	\$66,816	\$67,694	\$67,988









