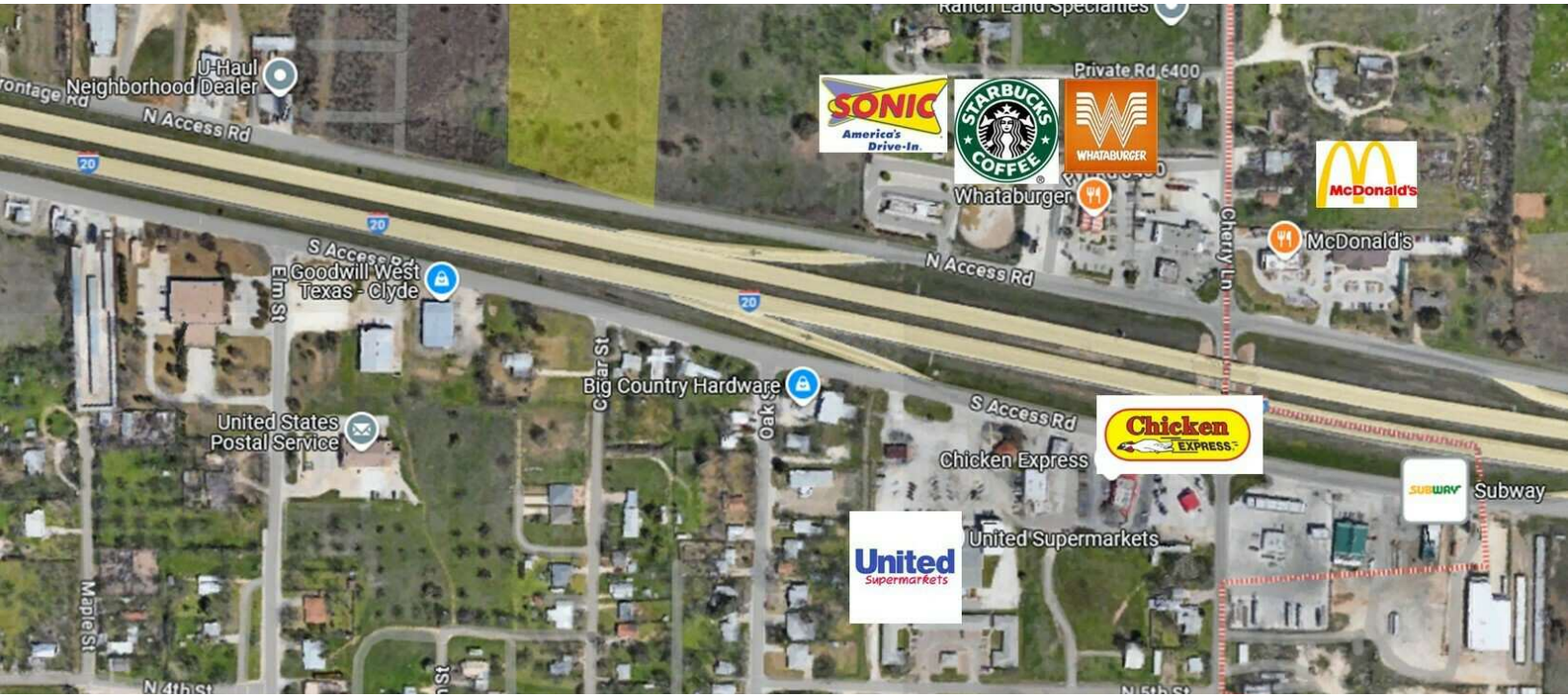


N ACCESS RD CLYDE TX 79510

1350 North Access Road, Clyde, TX 79510

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$679,209
Lot Size:	6.24 Acres
Zoning:	CM
Price / SF:	\$2.50

PROPERTY OVERVIEW

Introducing an outstanding commercial real estate opportunity at 1350 North Access Road, Clyde, TX. This strategically located property perfect for retail, office or industrial use, offers easy accessibility from Interstate 20 and high visibility from North Access Road. With its prime location in the Clyde area, this property presents a lucrative opportunity for development. Ideal for prospective land and retail investors, this site is poised for new commercial ventures and growth.

PROPERTY HIGHLIGHTS

- 6.237 ACRES
- INTERSTATE 20
- EASY ACCESS & GREAT VISIBILITY
- EXCELLENT LOCATION FOR RETAIL DEVELOPMENT

MATTHEW MUZECHENKO

325.439.1420

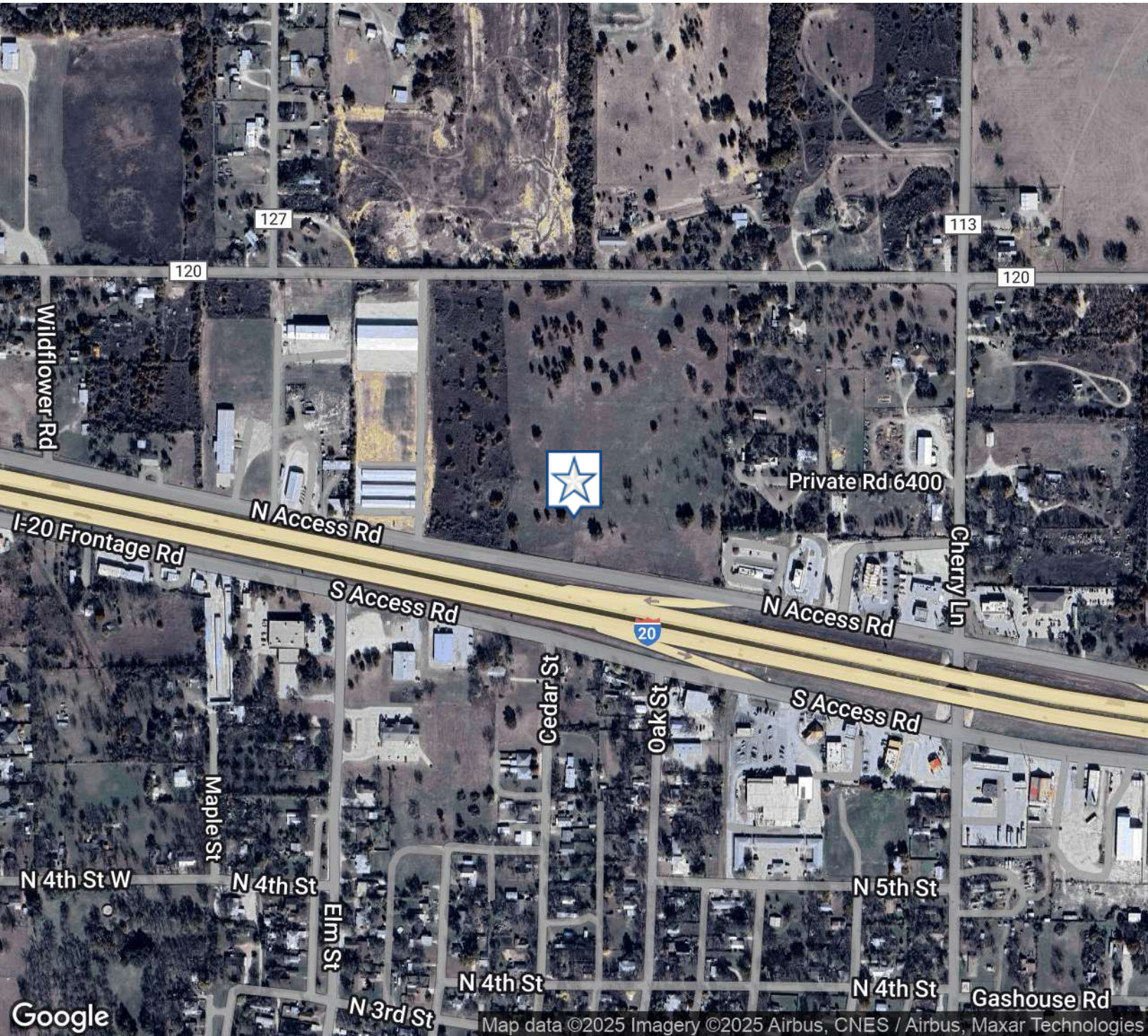
matt@pauljohnsonrealtors.com



N ACCESS RD CLYDE TX 79510

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LOCATION
MAP



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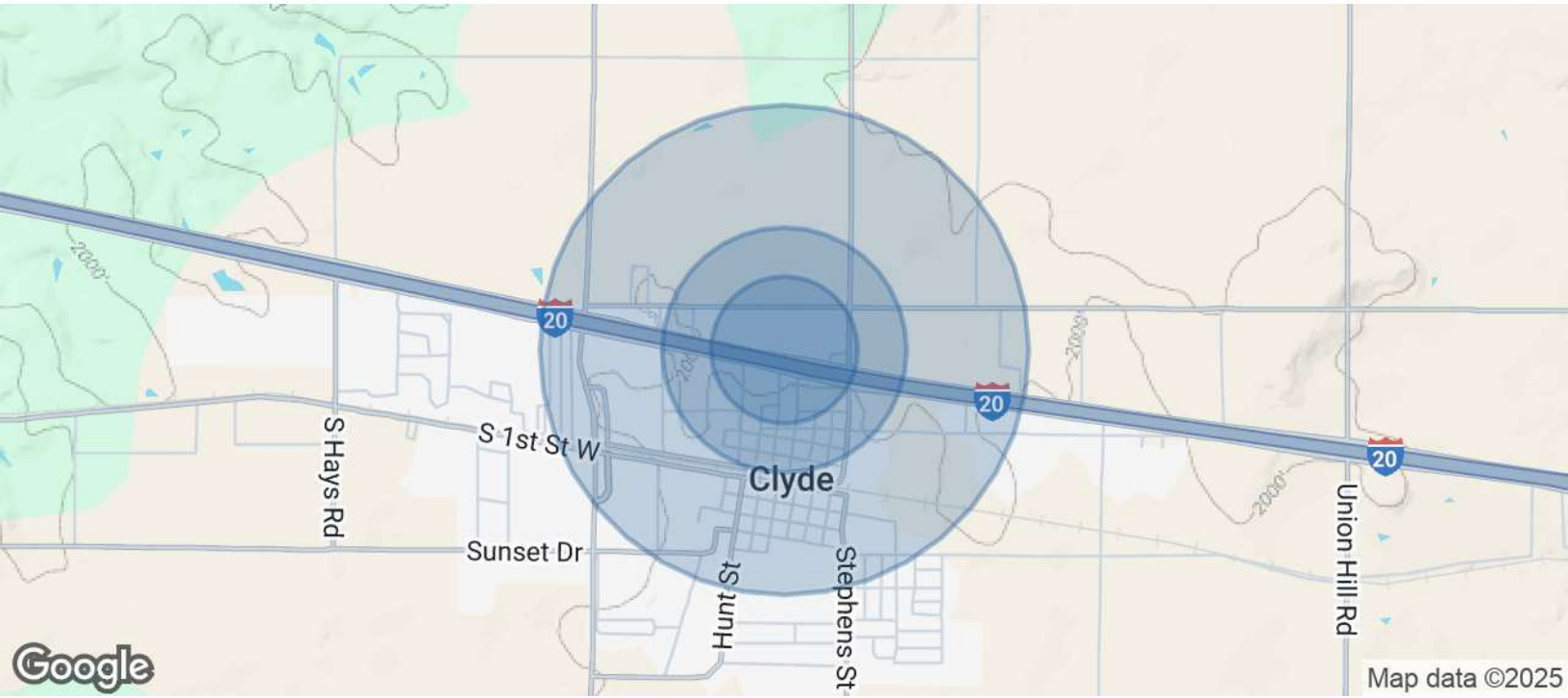
Brokerage makes no representation as to accuracy of all data presented.

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N ACCESS RD CLYDE TX 79510

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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	180	587	1,958
Average Age	42	42	41
Average Age (Male)	41	41	40
Average Age (Female)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	75	241	770
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$79,850	\$80,302	\$76,365
Average House Value	\$173,353	\$176,879	\$179,552

Demographics data derived from AlphaMap

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