



SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
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PROPERTY SUMMARY

PROPERTY: Hwy 380 E & Fishtrap Road

LOCATION: E US 380 & Fishtrap Road, Crossroads, TX
Highway 380 frontage & hard corner on Fishtrap Road

ZONING: Commercial

POTENTIAL USE: Retail / Office / Hotel

SIZE: +/- 9.76 AC +/- 425,145 SF

FRONTAGE/VISIBILITY: Hwy 380 E & Mosely Road

UTILITIES: Power

TAXES: Tax Parcel ID # 231365 & 231366
2015 Taxes ID # 231365: \$3,830.56
2015 Taxes ID # 231366: \$3,830.56

PRICE: \$2,100,000.00 \$4.93/SF

DEMOGRAPHIC:

Demographics	1 mile	3 miles	5 miles
2014 Population	241	13,384	33,256
Pop Growth 2014-2019	14.52%	13.43%	13.77%
Household Income	65,357	79,620	70,689

COMMENTS: Prime Development Site with over 1,300 Feet of Frontage. Area Retailers include Walmart, Whataburger, Palios Pizza, Prairie House, and Starbucks. High Traffic, High visibility with Easy Access to all points off HWY 380.

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