

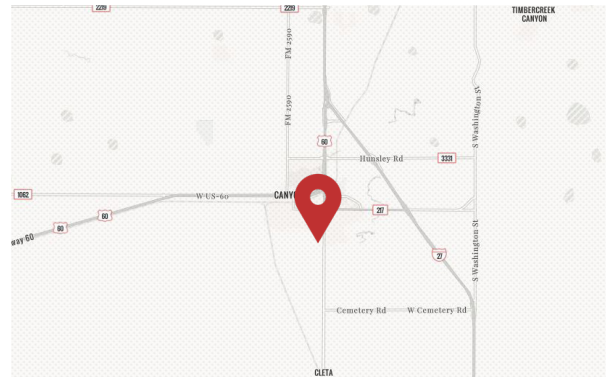


Commercial Redevelopment Opportunity

1202 & 1206 23rd Street, Canyon, TX 79015

Property Features

- 0.94 Acre lot located directly on HWY 87 in Canyon, TX with two buildings available for lease, ground lease, or build-to-suit
- Excellent visibility and access to 23rd street (HWY 87)
- Surrounded by plenty of retail businesses and popular QSRs that help drive traffic and energy to the area



Area Retailers & Businesses:



LOT SIZE (AC)	0.94 Acres
BUILDING SIZE (SF)	3,567 & 16,644 SF
DATE AVAILABLE	Now
LEASE RATE	Contact Broker
SALES PRICE	Contact Broker

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FOR LEASE,
GROUND LEASE OR
BUILD-TO-SUIT

THE AREA



THE SITE

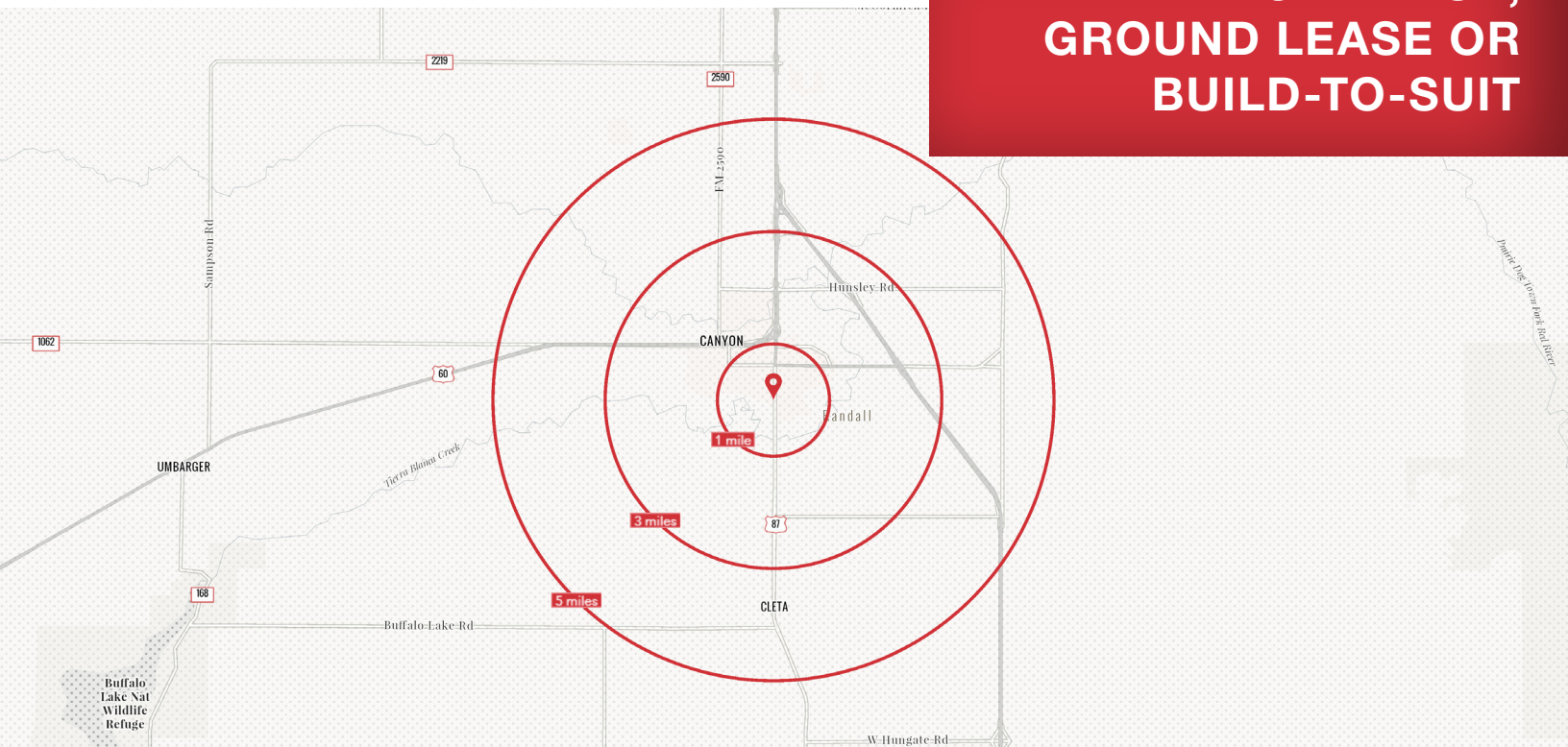


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**FOR LEASE,
GROUND LEASE OR
BUILD-TO-SUIT**



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	6,980	16,309	20,903
AVG HH INCOME	\$70,917	\$87,160	\$95,573
HOUSEHOLDS	2,637	6,160	7,763
MEDIAN AGE	24.8	29.2	31.5

Location Advantages

- Excellent visibility and access to 23rd street (HWY 87)
- Located conveniently between Canyon High School & Reeves-Hinger Elementary School that provide heavy day-time traffic
- Multiple retailers and popular QSRs that drive traffic and provide a lot of energy to the area