



FOR INFO

HARD CORNER PAD SITE

NWC OF US-69 & MAIN STREET

BULLARD, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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HARD CORNER PAD SITE | NWC of US-69 & Main St, Bullard, Texas 75757

OVERVIEW

- 1 acre pad site available
- Option to purchase adjacent .3 AC parcel owned by Brookshires for a total of 1.3 Acres
- 15 miles south of Tyler
- Nearby retailers include Brookshire's, Anytime Fitness, Dollar General, Family Dollar, Sonic, Milano's Wood Fired Kitchen & Pizzeria and more
- Call for Info & Price

TRAFFIC COUNTS

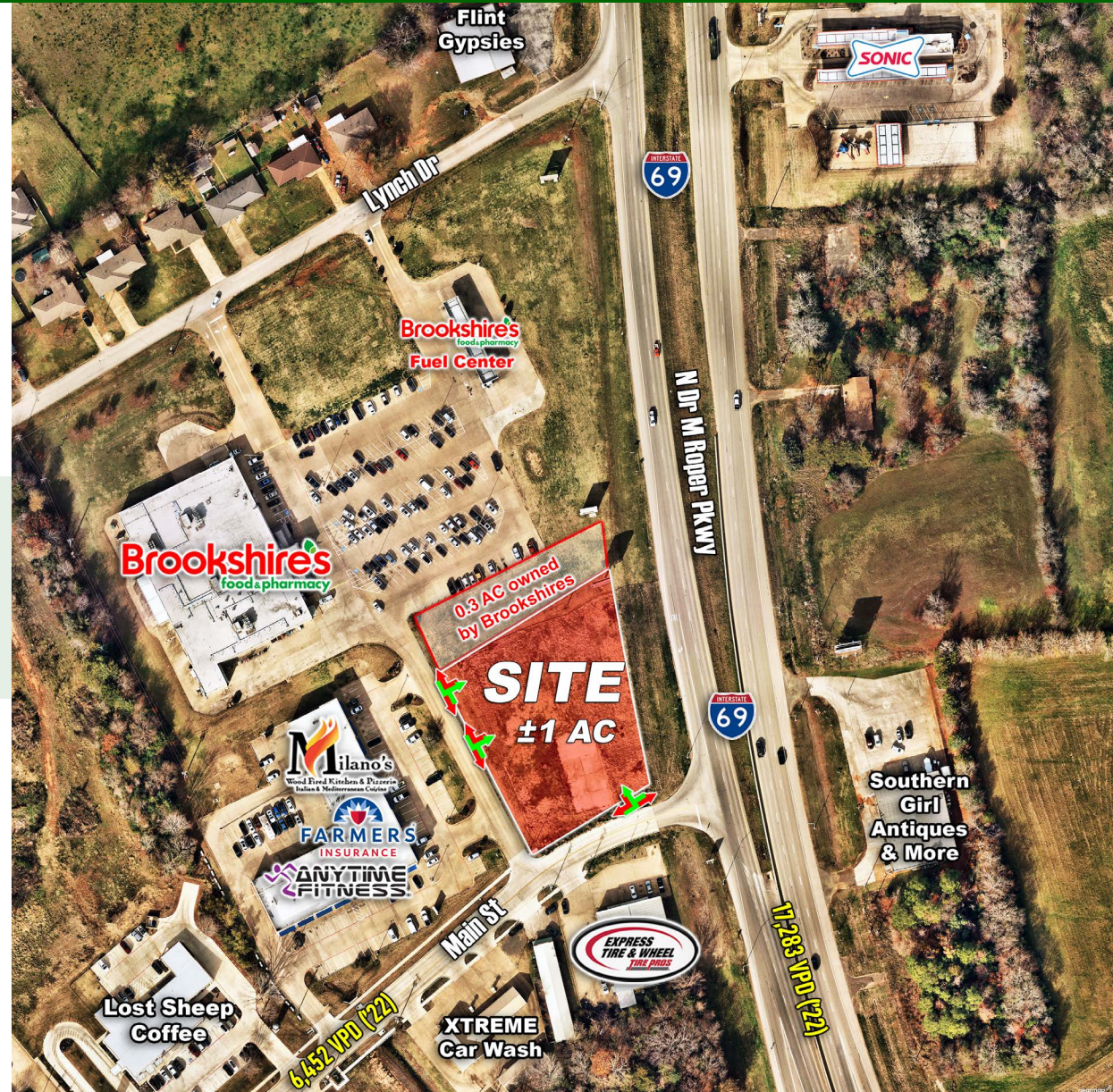
US-69: 17,283 VPD south of site (TXDOT, 2022)

Main St: 6,452 VPD west of site (TXDOT, 2022)

Henderson St: 5,595 VPD east of site (TXDOT, 2022)

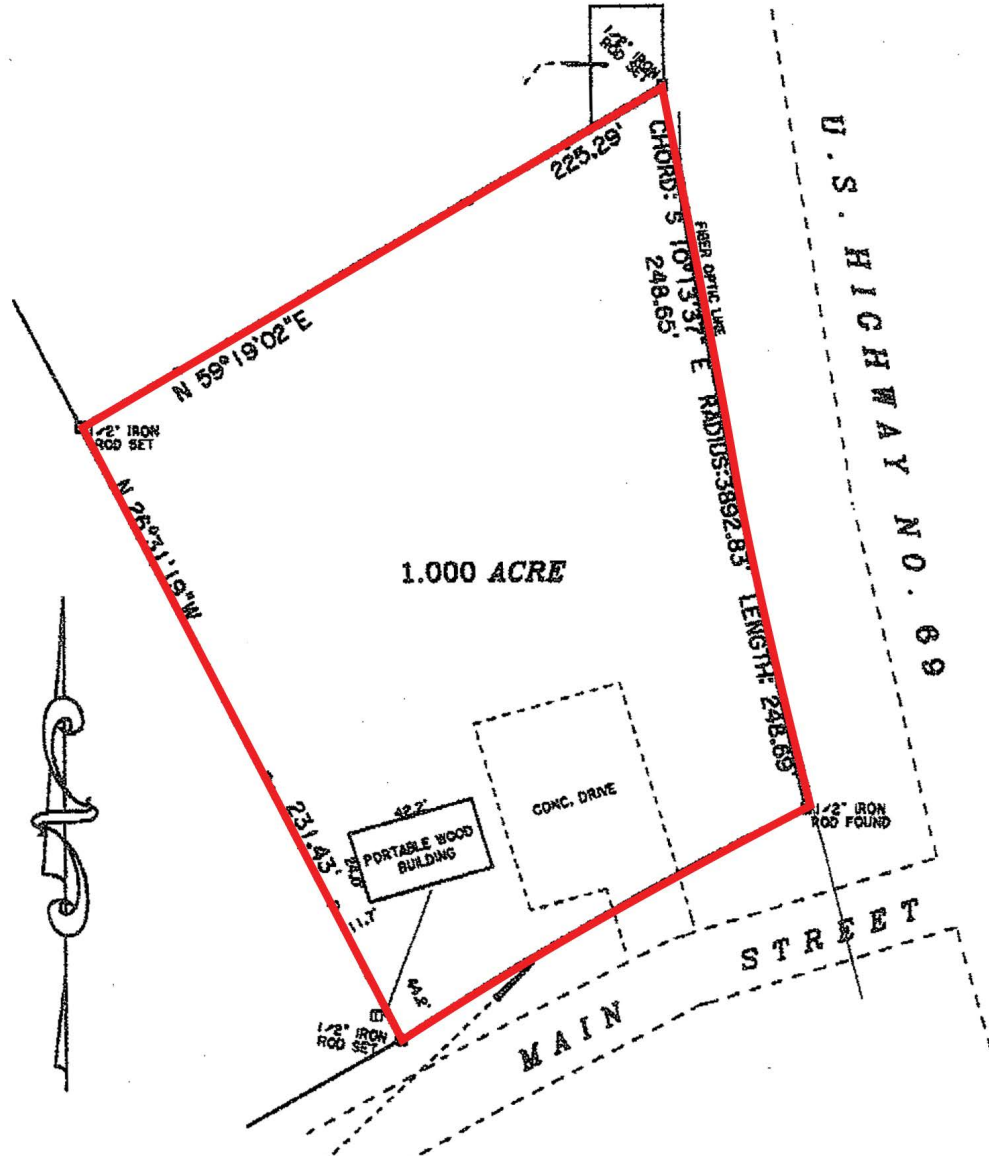
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2023 Population	2,839	7,255	16,562
2028 Projected Pop.	3,094	7,861	17,544
Daytime Pop.	2,310	5,458	11,166
Avg HH Income	\$108,438	\$104,970	\$113,649

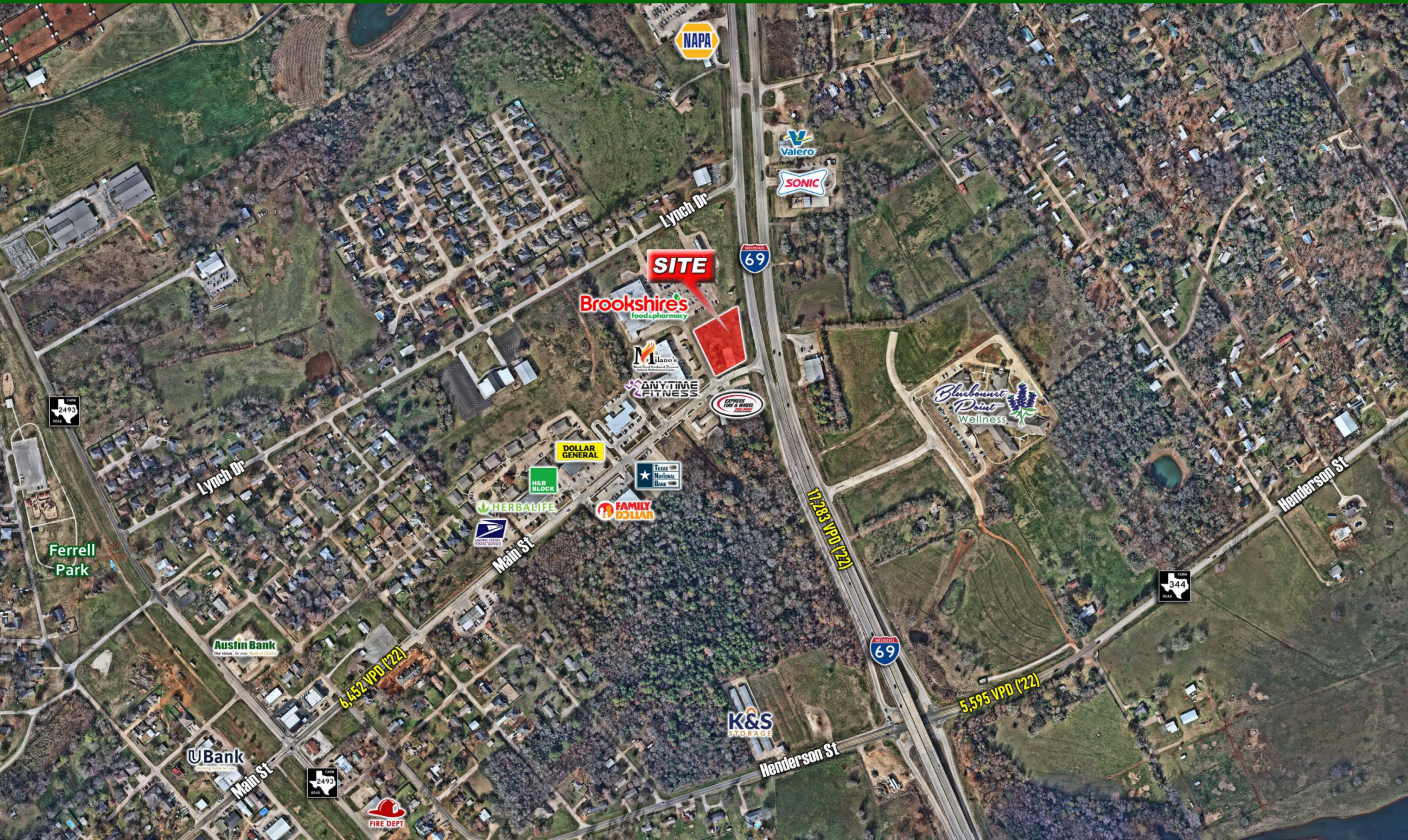


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SURVEY



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