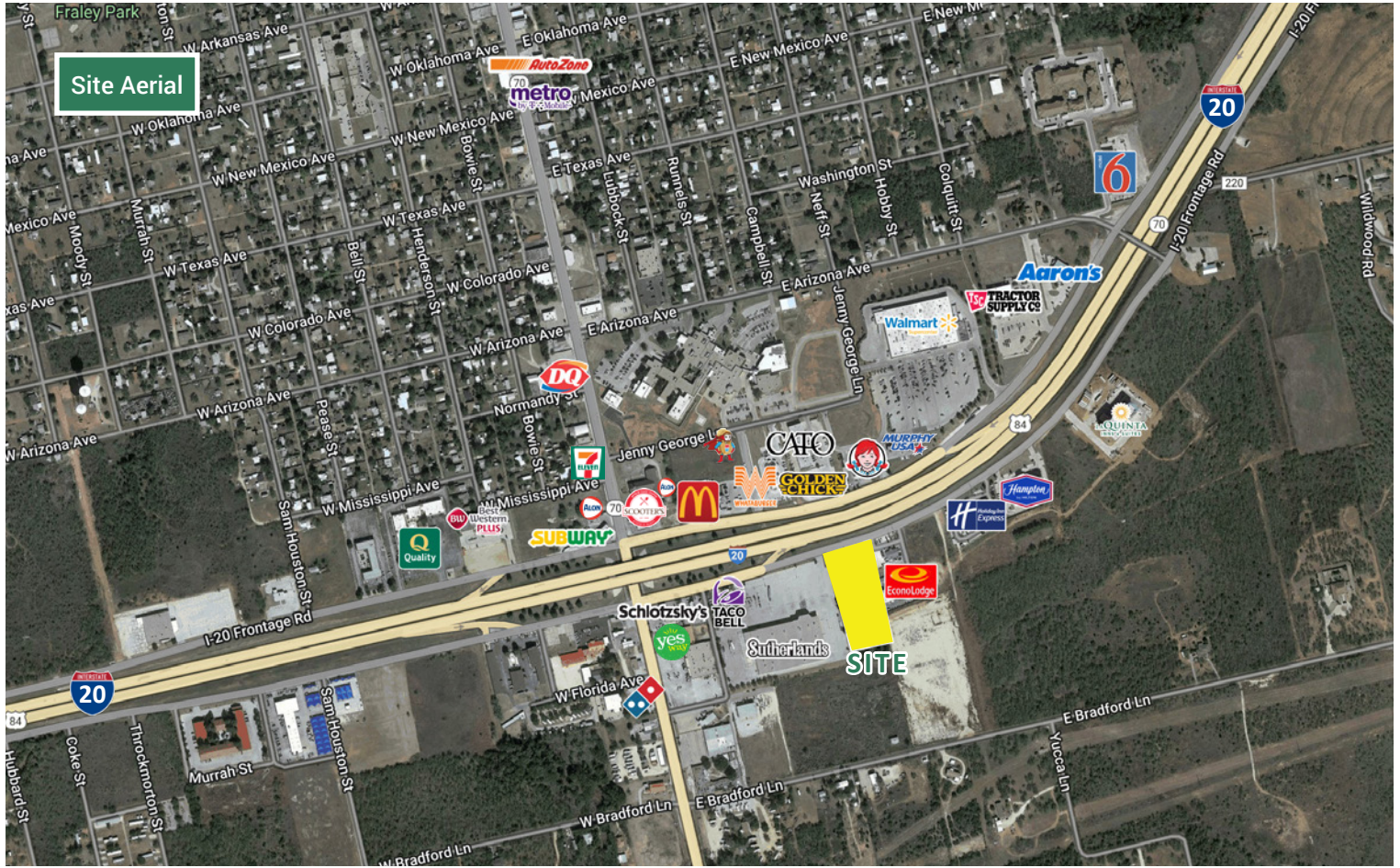


# ±2.48 Acre New Development Site on Interstate 20 Frontage Road

Sweetwater, Texas



## SPACE AVAILABLE

±2.48 acres available

## TRAFFIC COUNTS

Interstate 20 - 24,729 AADT  
 Frontage Road - 1,550 AADT  
 Lamar Street - 5,035 AADT

## CONTACT INFORMATION

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 President

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SEED Development Director  
 Executive Director

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## PROPERTY INFORMATION

- Prime development site available in Sweetwater with 251 feet of frontage along Interstate 20 Frontage Road.
- Property located in the I-20 retail corridor anchored by Walmart.
- Immediately adjacent to Sutherlands and the EconoLodge.

## QUICK FACTS

Population	Community	Retail Trade Area
2022	10,331	34,453

Income	Community	Retail Trade Area
Average HH	\$62,969	\$74,631
Median HH	\$47,634	\$53,302
Per Capita	\$25,517	\$30,528

Age	Community	Retail Trade Area
Median Age	36.44	38.51
Average Age	38.20	40.02

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