

# ±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

**Aaron Farmer**

The Retail Coach, LLC  
 President

Office 662.844.2155  
 Cell 662.231.0608  
 AFarmer@TheRetailCoach.net  
 www.TheRetailCoach.net

**Miesha Adames**

SEED Development Director  
 Executive Director

Phone 325.338.6230  
 Miesha@SweetwaterTexas.net  
 www.SweetwaterTexas.net

## 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

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

Sweetwater, Texas

