

Pad Site Available

Sweetwater, Texas



SPACE AVAILABLE

±28,000 SF 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 frontage along Interstate 20 Frontage Road.
- Property located in the I-20 retail corridor anchored by Walmart.
- Pad Site Located within Sutherlands parking lot across from Whataburger.

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

Pad Site Available

Sweetwater, Texas

