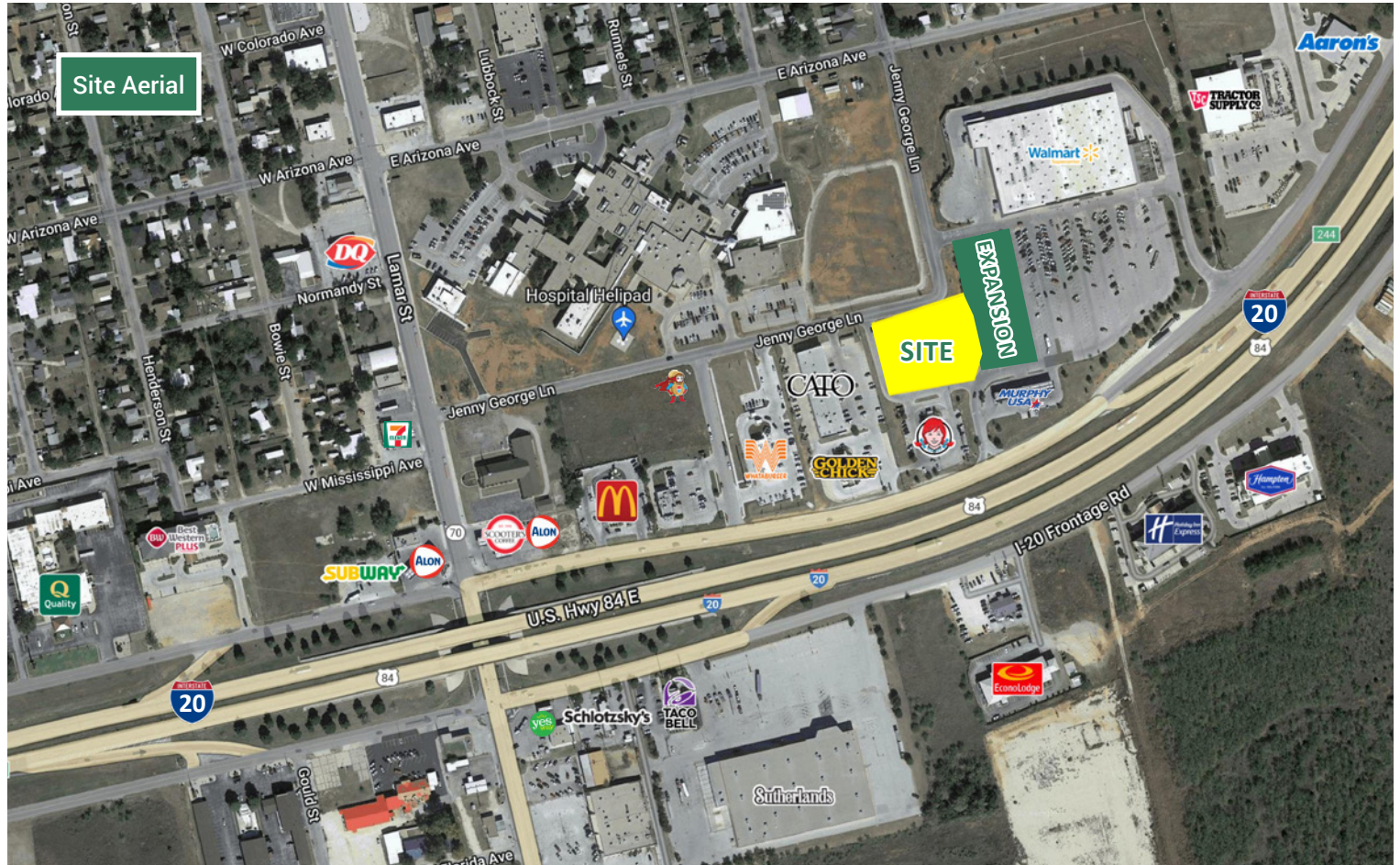


Walmart Out-parcel Pad Site Available

Sweetwater, Texas



SPACE AVAILABLE

±1.0 acres available

TRAFFIC COUNTS

Interstate 20 - 24,729 AADT
 Frontage Road - 3,750 AADT
 Lamar Street - 5,035 AADT

CONTACT INFORMATION

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PROPERTY INFORMATION

- Out-parcel pad site adjacent to Walmart and Wendy's.
- Possible expansion available via additional purchase of a small portion of Walmart parking lot.
- Property located in the midsts of the I-20 retail corridor anchored by Walmart, Sutherlands, several hotels.

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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