

**FOR  
Lease**

NEW  
CONSTRUCTION

Tenant  
Improvement  
funds  
Available

ZONED: "C"  
COMMERCIAL

# 4111 E Hwy 180

MINERAL WELLS, TEXAS 76067



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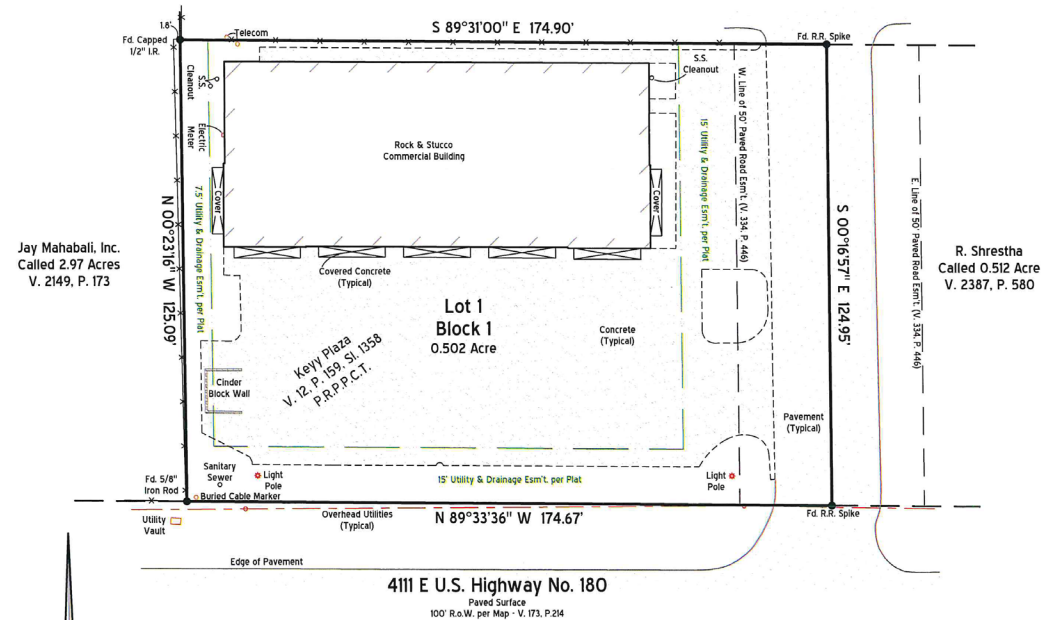
## PROPERTY INFORMATION:

- Building Size: 5,750 SF
- Building Dimensions: 50' X 115'
- Parcel Size: 0.502 Acre
- Parking Spaces: Approximately 25
- Traffic Count on Hwy 180: 17,300 VPD

## AREA ATTRACTIONS:



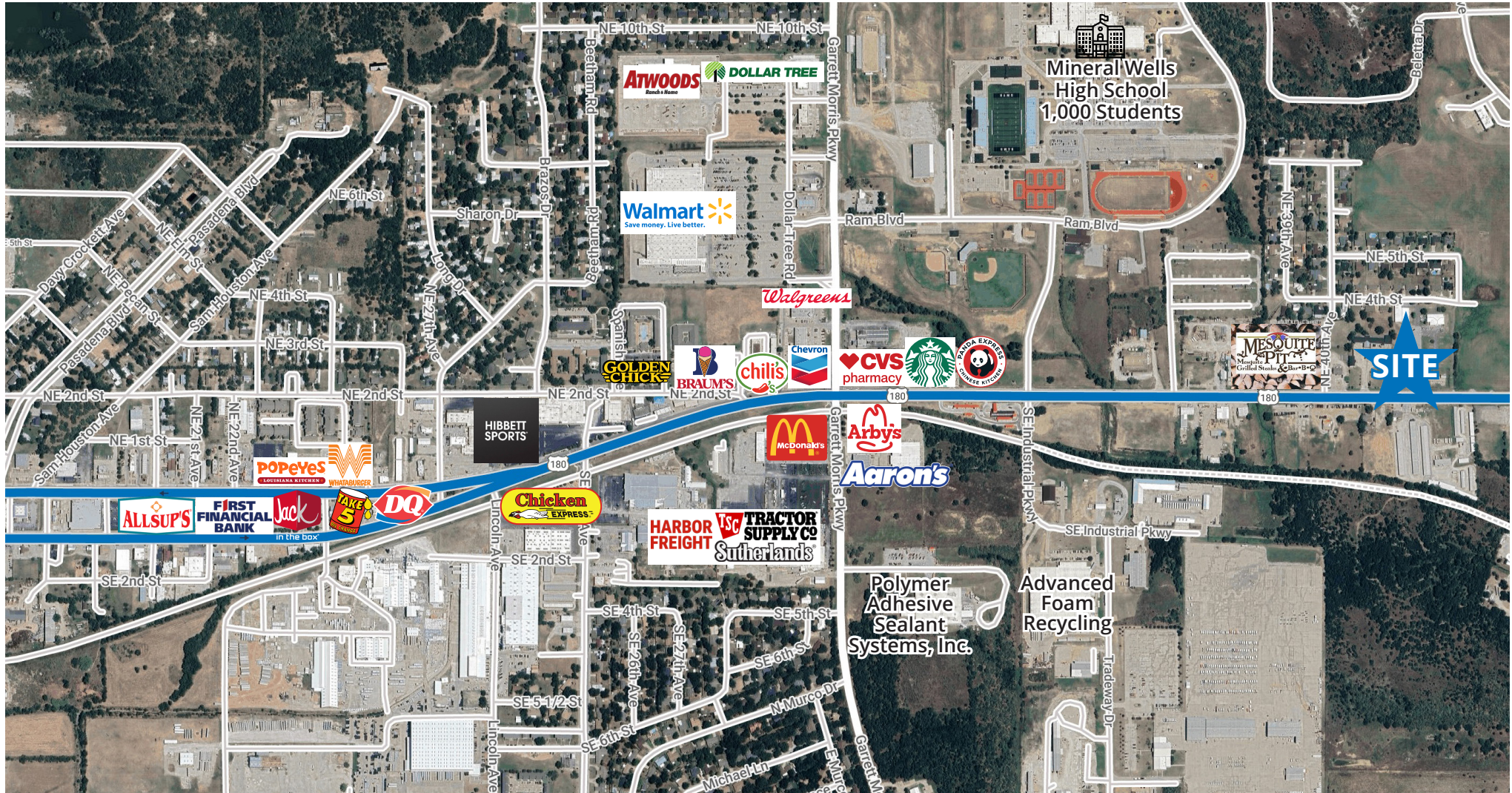
## SURVEY



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	2,209	14,464	19,591
2025 POPULATION	2,276	14,913	20,126
2024 HOUSEHOLDS	950	5,674	7,582
2025 HOUSEHOLDS	994	5,914	7,872
2024 AVG HOUSEHOLD INCOME	\$84,511	\$77,977	\$79,457
2025 AVG HOUSEHOLD INCOME	\$96,514	\$89,610	\$91,119

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## SITE PLAN

