

RETAIL FOR SALE

4860 S STATE HIGHWAY 71 VACANT PROPERTY

4860 STATE HWY 71, EL CAMPO, TX 77437



FOR SALE

KW COMMERCIAL TEXAS

1220 Augusta Drive, suite 300
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

4860 STATE HIGHWAY 71



Offering Summary

Price:	\$150,000
Building SF:	2,400 SF
Lot Size:	1.02 acre
Frontage:	145 FT
Year Built:	1980
Parking:	YES

Property Overview

Positioned at 4860 State Highway 71, El Campo, TX 77437, this vacant commercial property offers a well-located opportunity along a key regional corridor serving both local and pass-through traffic. The site benefits from strong visibility and convenient access, located just 7 minutes from El Campo's main town center, approximately 1 minute from Greenleaf Nursery, and 8 minutes from HEB, a major regional retail anchor.

The property sits on 1.02 acres and includes a 2,400-square-foot building, providing a flexible footprint for owner-users or investors. Its highway frontage and generous land size allow for efficient operations, potential expansion, or future redevelopment.

The surrounding trade area is supported by solid demographics, with a total population of 10,433 and a median household income of \$71,711 within a 3-mile radius—supporting steady demand in the El Campo market.

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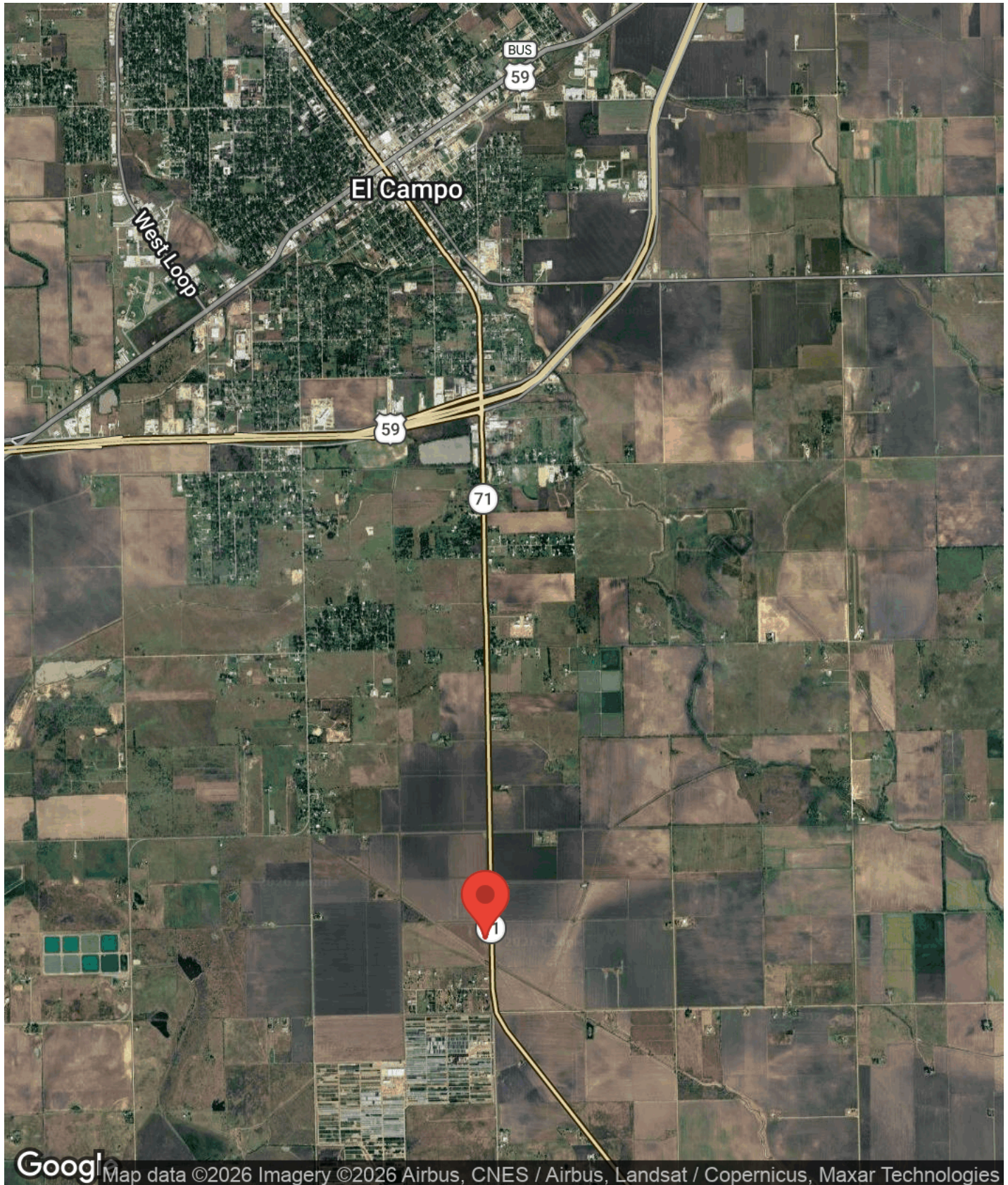
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AERIAL MAP

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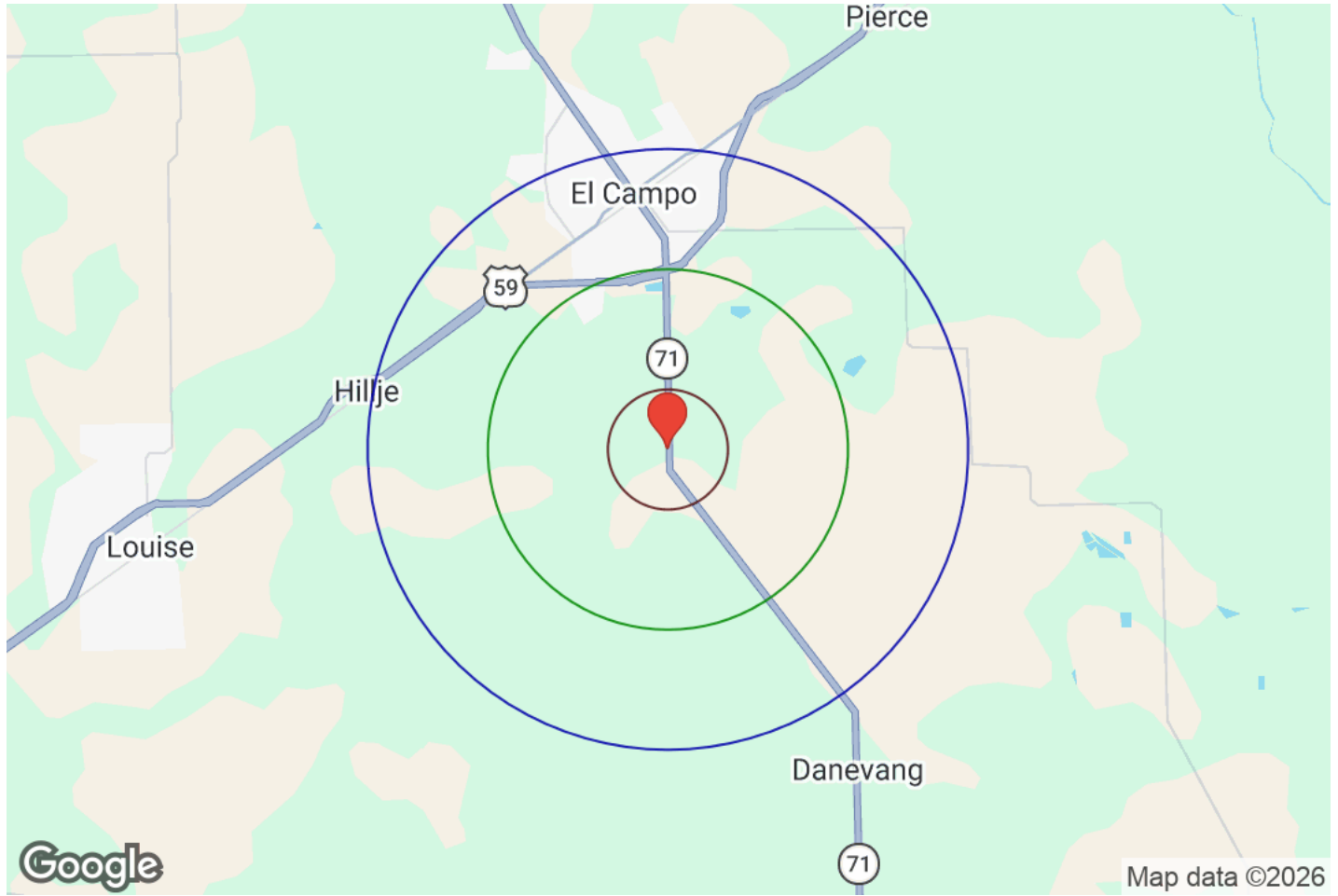
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DEMOGRAPHICS

4860 STATE HIGHWAY 71



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	44	702	5,299
Female	38	726	5,134
Total Population	81	1,429	10,433

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	40	612	4,294
Black	7	148	1,240
Am In/AK Nat	N/A	2	9
Hawaiian	N/A	N/A	N/A
Hispanic	33	648	4,742
Asian	N/A	6	75
Multiracial	1	12	70
Other	N/A	N/A	2

Housing	1 Mile	3 Miles	5 Miles
Total Units	33	557	4,205
Occupied	28	482	3,653
Owner Occupied	22	339	2,235
Renter Occupied	6	143	1,418
Vacant	5	76	552

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	17	316	2,248
Ages 15 - 24	12	190	1,569
Ages 25 - 54	32	524	3,852
Ages 55 - 64	10	174	1,153
Ages 65+	11	225	1,612

Income	1 Mile	3 Miles	5 Miles
Median	\$84,578	\$71,711	\$65,549
Under \$15k	1	14	332
\$15k - \$25k	1	79	324
\$25k - \$35k	N/A	19	406
\$35k - \$50k	N/A	28	418
\$50k - \$75k	9	124	670
\$75k - \$100k	7	67	649
\$100k - \$150k	6	51	437
\$150k - \$200k	N/A	60	269
Over \$200k	3	39	149

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Ash Noorani is a seasoned commercial real estate agent with 5 years of experience in the industry. Throughout his career, he has established himself as an expert in multifamily, retail centers, land, and gas station deals. He has a keen understanding of market trends, investment analysis, and negotiation strategies, which enables him to deliver superior results to his clients.

Prior to joining the commercial real estate industry, Ash spent 10 years in retail business, where he honed his sales and marketing skills. He has a deep understanding of the retail industry and has a keen eye for identifying opportunities that drive business growth. This experience also helps him to understand the unique needs of retail clients and tailor his approach to meet their specific requirements.

Throughout his career, Ash has built a reputation for his dedication to client satisfaction. He takes a consultative approach to real estate, working closely with his clients to understand their needs, goals, and priorities. He is committed to delivering exceptional service and achieving optimal outcomes for his clients.

If you are looking for a commercial real estate agent with expertise in multifamily, retail centers, land, and gas station deals, Ash is the professional you can trust. Contact him today to learn how he can help you achieve your real estate goals.

Disclaimer

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