



FOR LEASE

AVAILABLE SPACE

1,000 - 30,404 SF

ZONING

C-2

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PROPERTY HIGHLIGHTS

New pad site and strip center completed sitting near the corner of N Loop & N Yarbrough Dr. Across Walmart Neighborhood. Other businesses in the area includes, McDonalds, Walgreen's, Whataburger, Benny's Pawn Shop, GECU Bank, Metro by T-Mobile, Family Dollar, Little Caesar's Pizza, Cash America Pawn, T-Mobile, Subway and many more. New shopping center now leasing. New tenants include The Hive, Trendsetters Barber Shop, Wendy's, and Tommy's Car Wash.



AREA TRAFFIC GENERATORS:



DEMOGRAPHIC SNAPSHOT 2024



90,603
POPULATION
3-MILE RADIUS



\$52.4K
AVG HH INCOME
3-MILE RADIUS



\$1.6B
TOTAL CONSUMER
SPENDING



TRAFFIC COUNTS
N LOOP DR: 24,814 AADT
N YARBROUGH DR: 21,654 AADT
(TDT)









