

SANTA FE JUNCTION

Traffic, Demographic & Market Snapshot

12460 Highway 6 | Santa Fe, Texas 77510

31,675 SF	65,660 SF	\$99,190	9.4%
Grocery space	Shopping center	Median HH income	Population growth 2020-2025

Opportunity Overview

Grocery opportunity on the visible corner of State Highway 6 and FM 646 in Santa Fe, Texas. The space includes an existing loading dock, warehouse area, bakery/deli area and meat-market area, with substantial on-site parking and established neighborhood retail traffic.

RETAIL STORY

Growing, high-income, heavily owner-occupied community with an existing grocery facility, ample parking and strong corner visibility.

1. Traffic & Access

Official roadway data and interpretation for the subject property

Nearest official roadway-volume records

Roadway	Recorded location	AADT	Count year	Distance from site
FM 646	Highland Bayou, 0.55 mile north of SH 6	12,843	2023	0.41 mile
SH 6	Hwy 6 at FM 646	25,000	2025	

Access and site-positioning points

- **Corner location:** Hwy 6 at FM 646.
- **Visibility:** established grocery space in a neighborhood shopping center on a major Santa Fe corridor.
- **Parking:** ample on-site parking.
- **Service access:** loading dock and warehouse area already serving grocery use.

Official Demographic Profile

U.S. Census Bureau QuickFacts - Santa Fe, Texas

13,913	9.4%	4,693
2025 population	Growth since 2020	Households
\$99,190	81.3%	2.75
Median HH income	Homeownership	Persons per household

Additional Santa Fe indicators

Metric	Official figure	Metric	Official figure
Median owner-occupied home value	\$325,800	Retail sales, 2022	\$210.2 million
Retail sales per capita, 2022	\$16,360	Residents under age 18	23.2%
Residents age 65 and older	17.3%	Mean travel time to work	27.5 minutes
Population density	753.5 per sq. mile	Per-capita income	\$39,305