

# 899 S HEWITT DR.

HEWITT, TX 76643

## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Nestled in the vibrant city of Hewitt, Texas, the area surrounding the property offers a bustling commercial landscape with convenient access to a variety of local and national retailers, making it an attractive choice for a prospective Retail / Free Standing Building tenant. Just a short distance from the property, tenants can take advantage of the shopping and dining options at the Central Texas Marketplace, enjoy the community atmosphere at Warren Park, or explore the nearby Woodway Park. With its strategic location and proximity to popular attractions, Hewitt provides an exciting backdrop for businesses looking to establish a strong presence in the local retail landscape.

### PROPERTY HIGHLIGHTS

- High visibility on S Hewitt Dr.
- Spacious and versatile interior layout
- Ample parking for tenants and customers
- Prime location with easy access

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	4
Available SF:	2,389 SF
Lot Size:	2,960,076,240 SF
Building Size:	13,668 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,770	19,260	70,395
Total Population	5,379	49,765	172,393
Average HH Income	\$88,679	\$86,575	\$63,123

Presented By:

**Legacy Commercial Property**

847-904-9200

info@legacypro.com



**LEGACY**  
COMMERCIAL PROPERTY

209 Powell Place  
Brentwood, TN 37027  
<http://legacypro.com>

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ADDITIONAL PHOTOS



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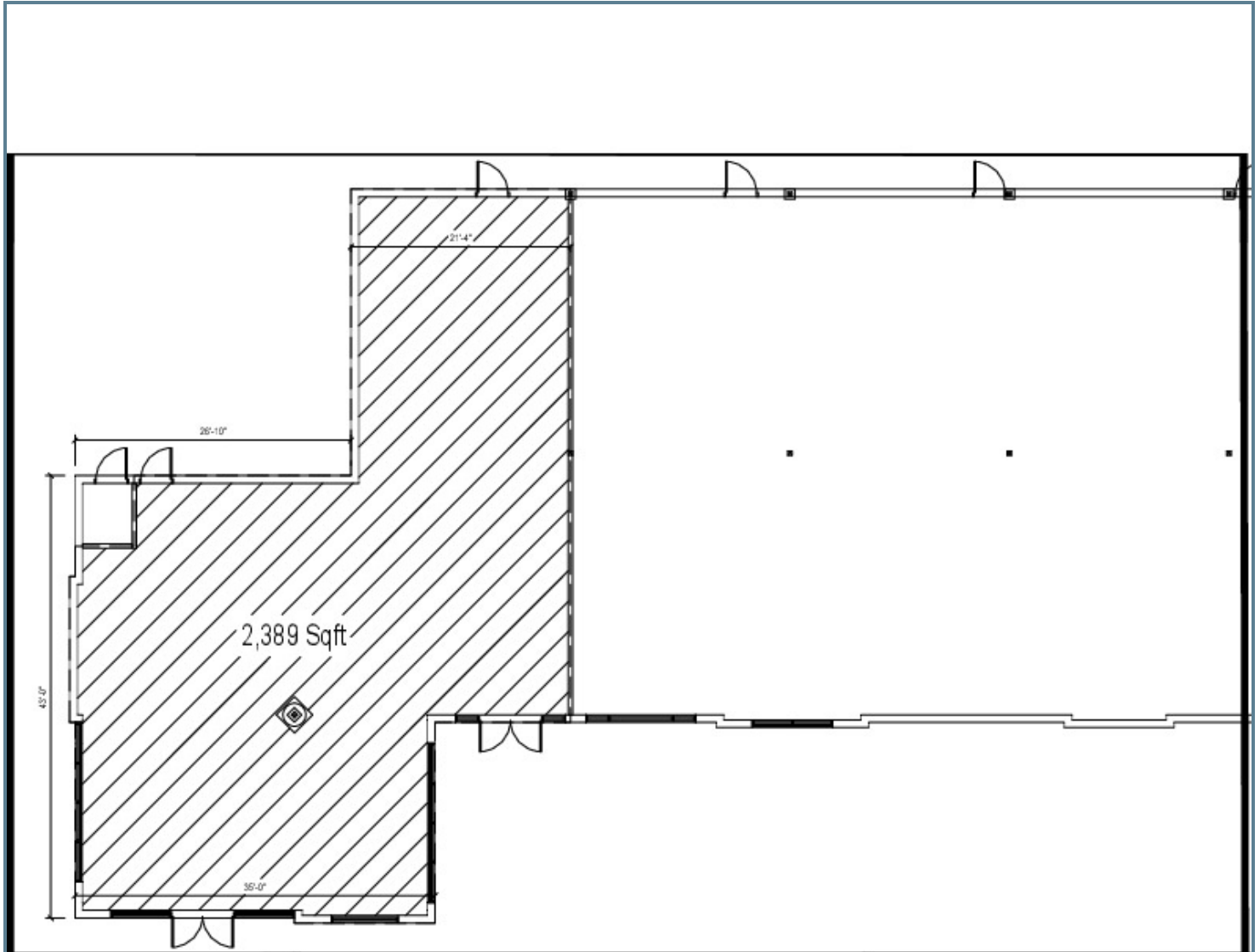
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## FLOOR PLANS



Hewitt, TX  
Sun Valley  
Floor Plan

\*EXISTING CONDITIONS: V.I.F.  
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 08/19/2024  
Drawn By: S-AM

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## RETAILER MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,379	49,765	172,393
Average Age	35.9	36.9	34.9
Average Age (Male)	36.8	35.6	33.2
Average Age (Female)	36.0	38.5	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,770	19,260	70,395
# of Persons per HH	3.0	2.6	2.4
Average HH Income	\$88,679	\$86,575	\$63,123
Average House Value	\$187,439	\$199,805	\$150,436

2020 American Community Survey (ACS)

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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants



# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

