



8235 Douglas Ave
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PAD SITES ADJACENT TO CHICKEN EXPRESS

FOR SALE OR LEASE
SEQ US 175 & SEAGOVILLE RD
SEAGOVILLE, TEXAS



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LOCATION

SEQ US 175 & SEAGOVILLE RD
SEAGOVILLE, TX

AVAILABLE SPACES

PAD SITE 1
APPROXIMATELY 1 ACRE

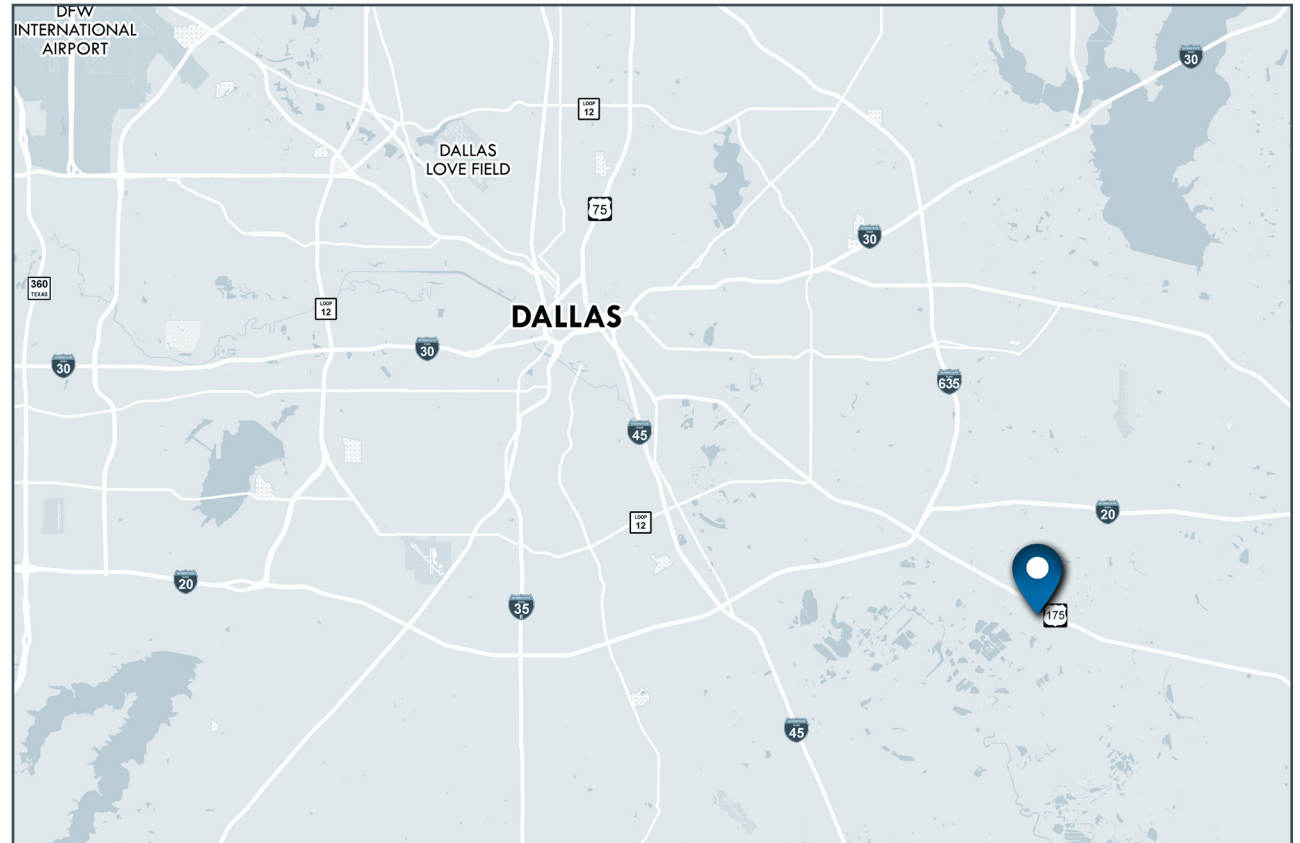
PAD SITE 2
APPROXIMATELY 1 ACRE

TRAFFIC COUNTS

US 175	SEAGOVILLE RD
45,692 VPD	4,317 VPD

PROPERTY HIGHLIGHTS

- ★ EASY ON AND OFF FREEWAY ACCESS.
- ★ HIGHLY VISIBLE PYLON SIGNAGE AVAILABLE.
- ★ FUTURE MEDIAN BREAK IN FRONT OF THE TWO PADS.



2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,117	26,115	49,513
EST. DAYTIME POPULATION	1,762	4,732	6,847
EST. AVG. HH INCOME	\$57,624	\$57,090	\$59,662







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