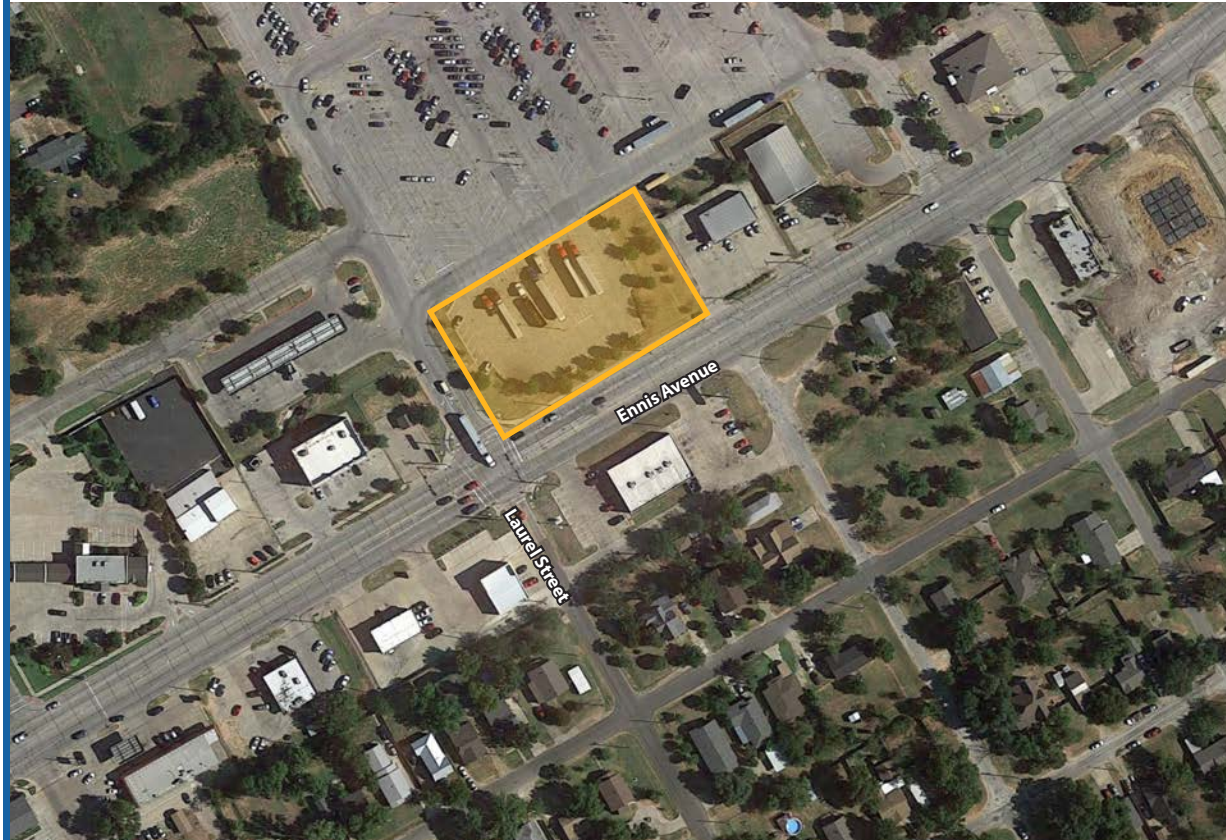




SITE AVAILABLE | ±0.75 ACRE SITE

Walmart Outparcel | Ennis, Texas 75119



AVAILABLE SPACE

±0.75 Acres

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

Ennis Avenue - 15,682 AADT

Source: TXDOT 2014

PROPERTY INFORMATION

- Currently located in the parking lot for Walmart Supercenter
- Close proximity to Walmart Supercenter, McDonald's, Chili's Bar & Grill, Braum's Ice Cream & Burger Restaurant, Whataburger, and IHOP
- Frontage on Ennis Avenue/Highway 34

DEMOGRAPHICS (based on 2016 data)

Variable	Community Population	RTA
2016 Population	19,485	41,330
Average HH Income	\$57,996	\$62,980
Median Age	33.2	35.5

* RTA – Retail Trade Area; the geographic area from which retailers derive approximately 80-85% of their business.

CONTACT

Aaron Farmer, Senior Vice President
The Retail Coach
afarmer@theretailcoach.net
662.231.0608

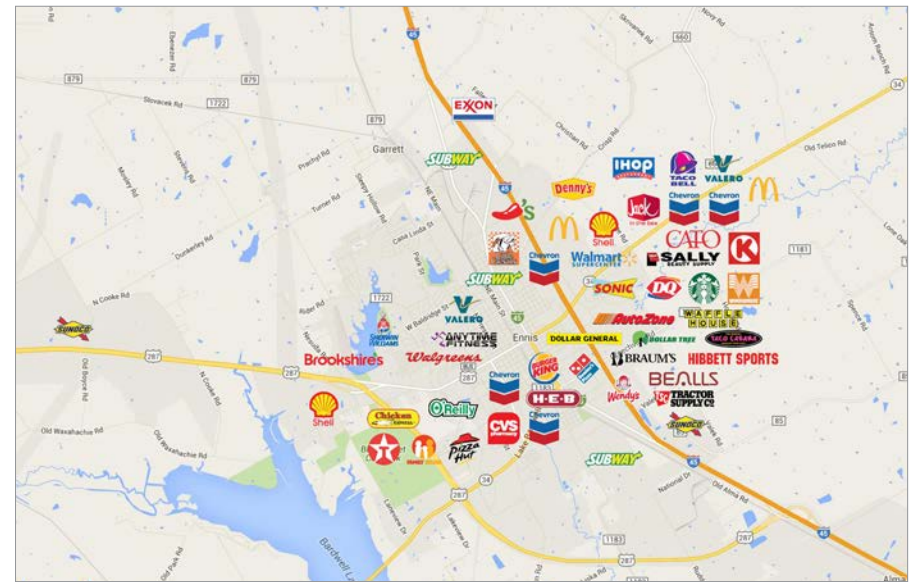
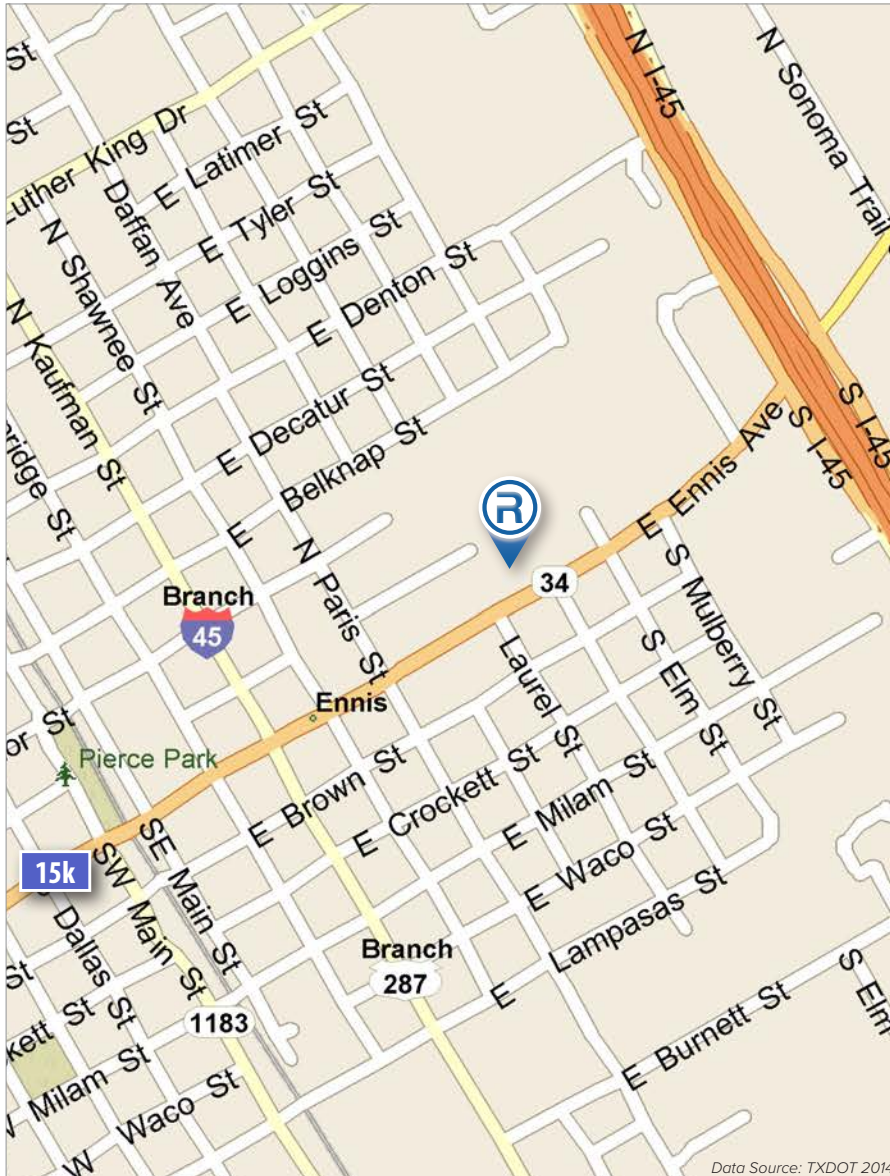
 **TheRetailCoach**® P.O. Box 7272 | Tupelo, MS 38802 | 800.851.0962 | www.theretailcoach.net

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