



RETAILER OPPORTUNITIES - Next to Buc-ee's Travel Center

SEC of SH-181 and Interstate 45 | Ennis, Texas 75119



AVAILABLE SPACE

Site 1: Buc-ee's, 30.45 Acres
Site 2: Buc-ee's, 18.4 Acres

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

Interstate 45 – 38,861 AADT
Source: TXDOT 2013

PROPERTY INFORMATION

- Located on the SEC of SH-1181 (Creechville Road) and Interstate 45
- Over 2,000 feet of frontage along east side of Interstate 45
- Benefits from excellent visibility and high traffic counts along Interstate 45

DEMOGRAPHICS (based on 2019 data)

Variable	Community Population	RTA
2019 Population	20,422	43,369
Average HH Income	\$72,864	\$74,642
Median Age	33.66	35.74

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

CONTACT

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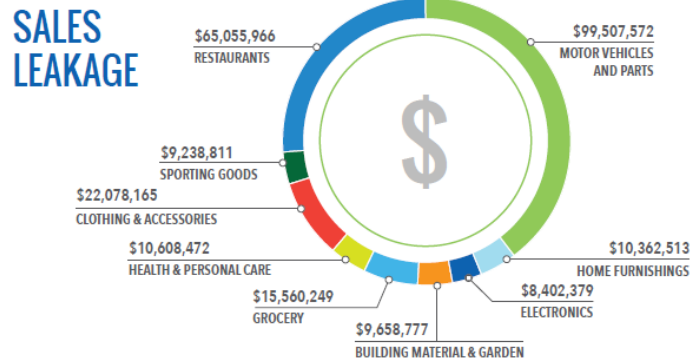
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