



RESTAURANT OPPORTUNITY - Close to QT & McDonalds

SEC of SH-34 and Interstate 45 | Ennis, Texas 75119



AVAILABLE SPACE

3.25 Acres

RATES | NNN & PRICE

Call for pricing

TRAFFIC COUNTS

Interstate 45 – 38,861 AADT

Source: TXDOT 2013

PROPERTY INFORMATION

- Located on the SEC of Hwy 34 & IH 45
- Access via Hwy 34 & Sonoma Trail
- 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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