



# RESTAURANT OPPORTUNITY - Close to 600 New Homes

SEC of BUS-45 and Interstate 45 | Ennis, Texas 75119



## AVAILABLE SPACE

14 Acres (2 Sites)

## RATES | NNN & PRICE

Call for pricing

## TRAFFIC COUNTS

Interstate 45 – 38,861 AADT

Source: TXDOT 2013

## PROPERTY INFORMATION

- Located on the BUS-45 and IH 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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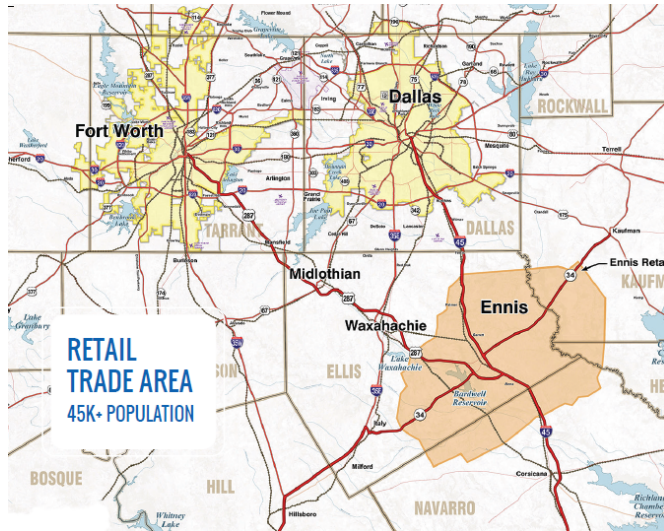
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## SALES LEAKAGE

