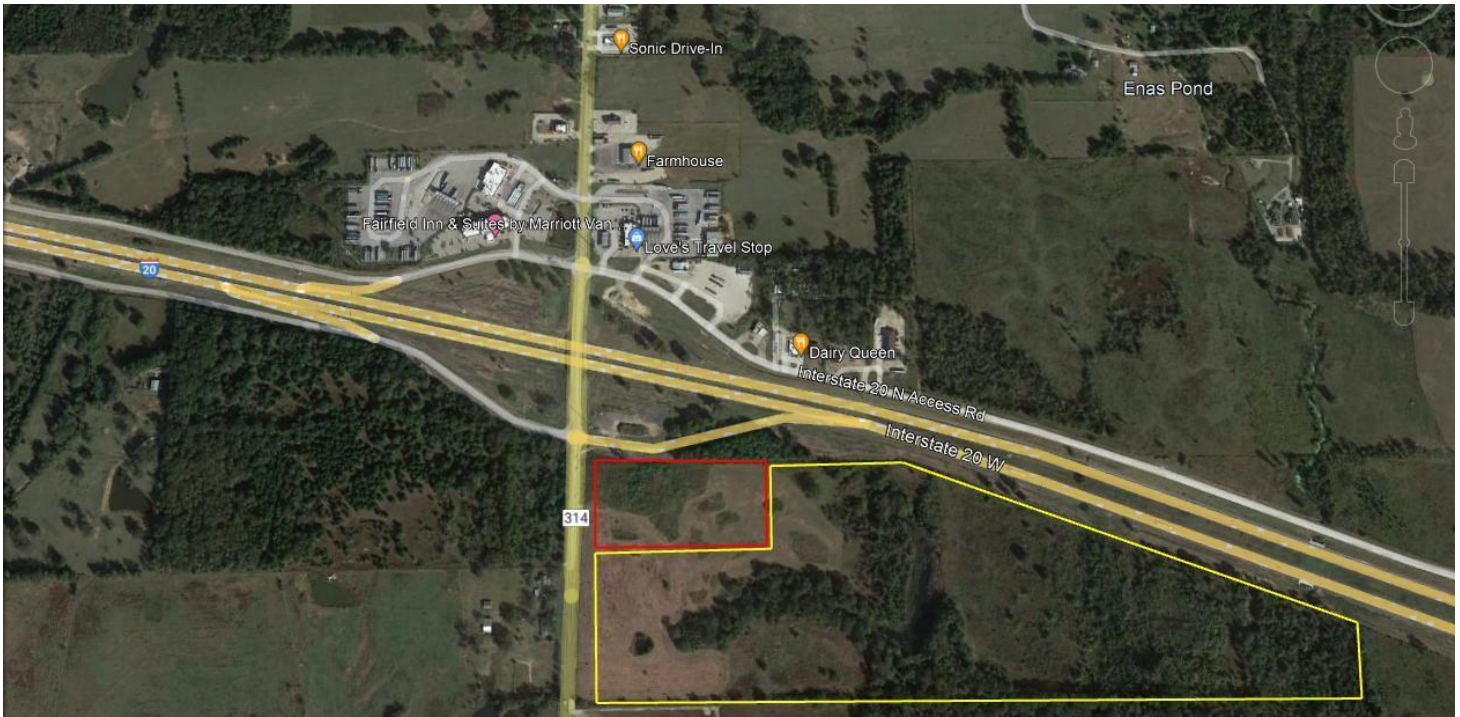


# SALE

## INTERSTATE 20 DEVELOPMENT LAND

65.24 acres Van, TX 75790



### PROPERTY DESCRIPTION

This tract is ready for development. A new super travel center (highlighted in red) will be the anchor of the entire development and is ready to begin construction. A national QSR has committed to be in the center. Over 600' on Hwy 314 will provide plenty of room for pad sites for restaurants, hotel, retail. City utilities to the site.

### PROPERTY HIGHLIGHTS

- Frontage on Interstate 20 & FM Hwy 314
- Ideal visibility and accessibility
- Municipal served water and sewer
- Can be subdivided
- Possible pad sites on FM Hwy 314
- Adjacent to new retail development
- Love's and Fairfield Inn directly across the Interstate
- Area has need for retail, QSR, hotel

### OFFERING SUMMARY

Sale Price:	Contact Broker for Pricing
Lot Size:	65.24 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	527	1,487	2,237
Total Population	1,258	3,620	5,628
Average HH Income	\$65,478	\$67,153	\$69,593

**Greg Cagle**  
Commercial Broker Associate  
817 308 2592  
greg.cagle@cbdfw.com

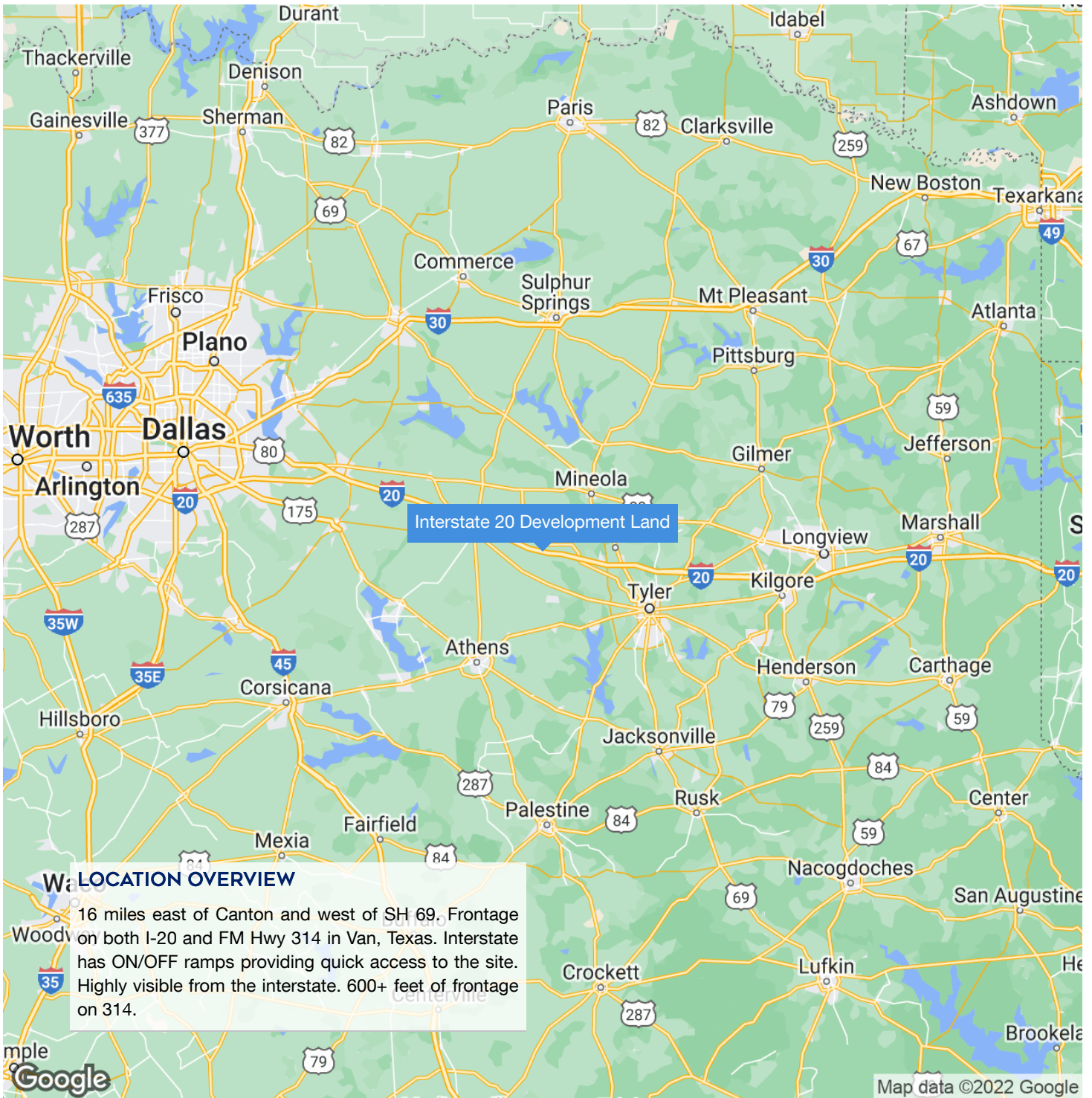


**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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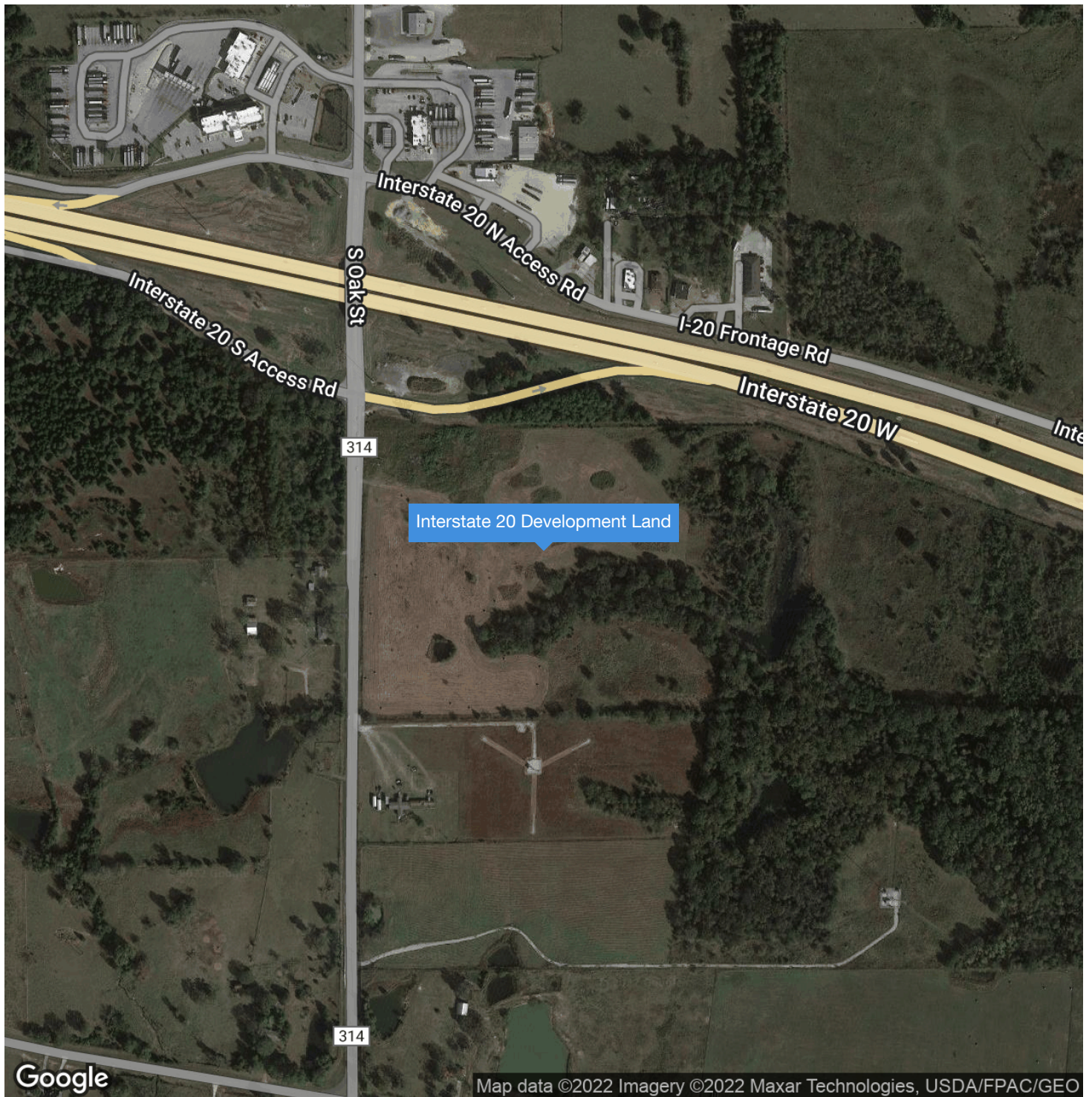
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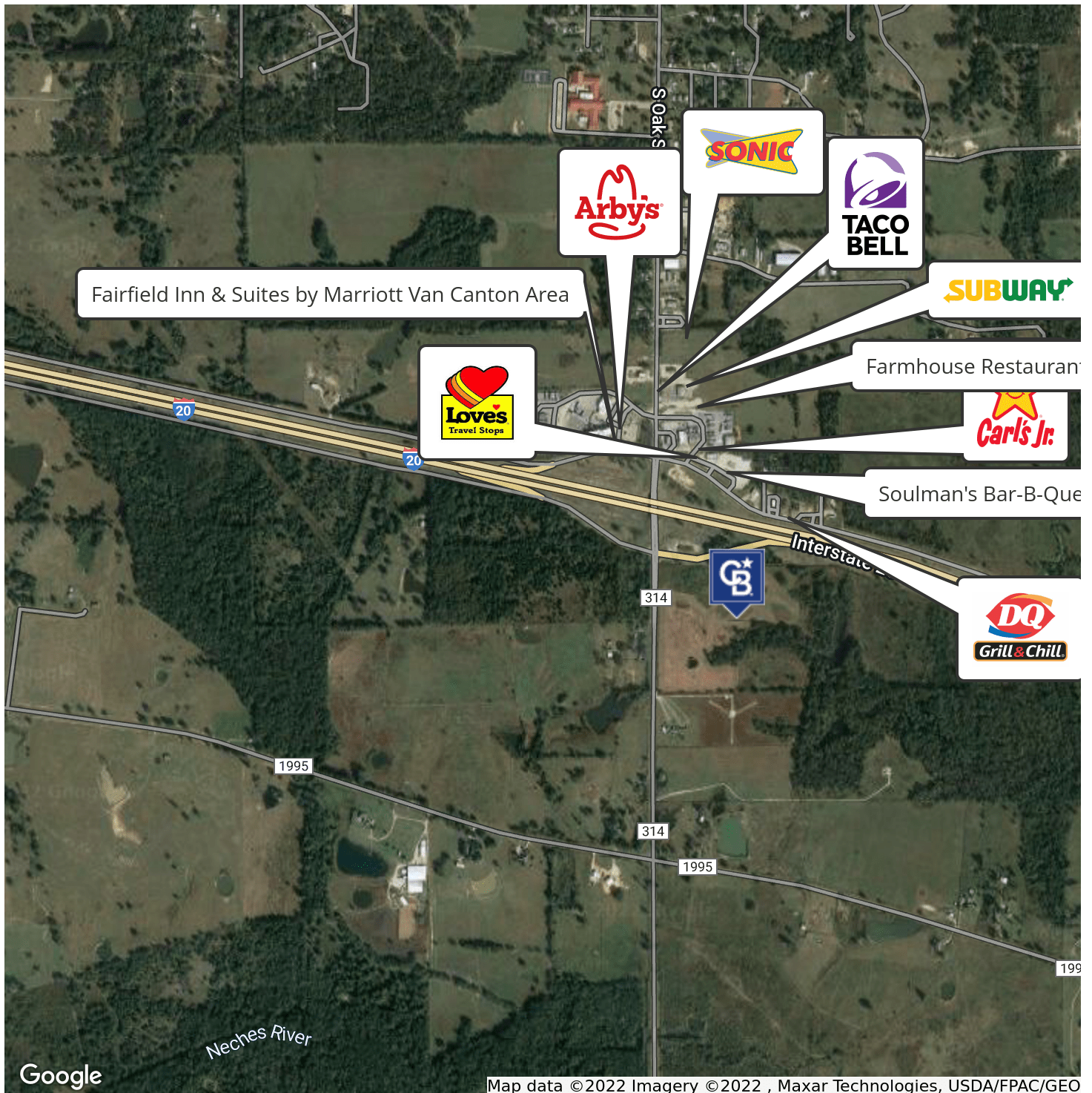
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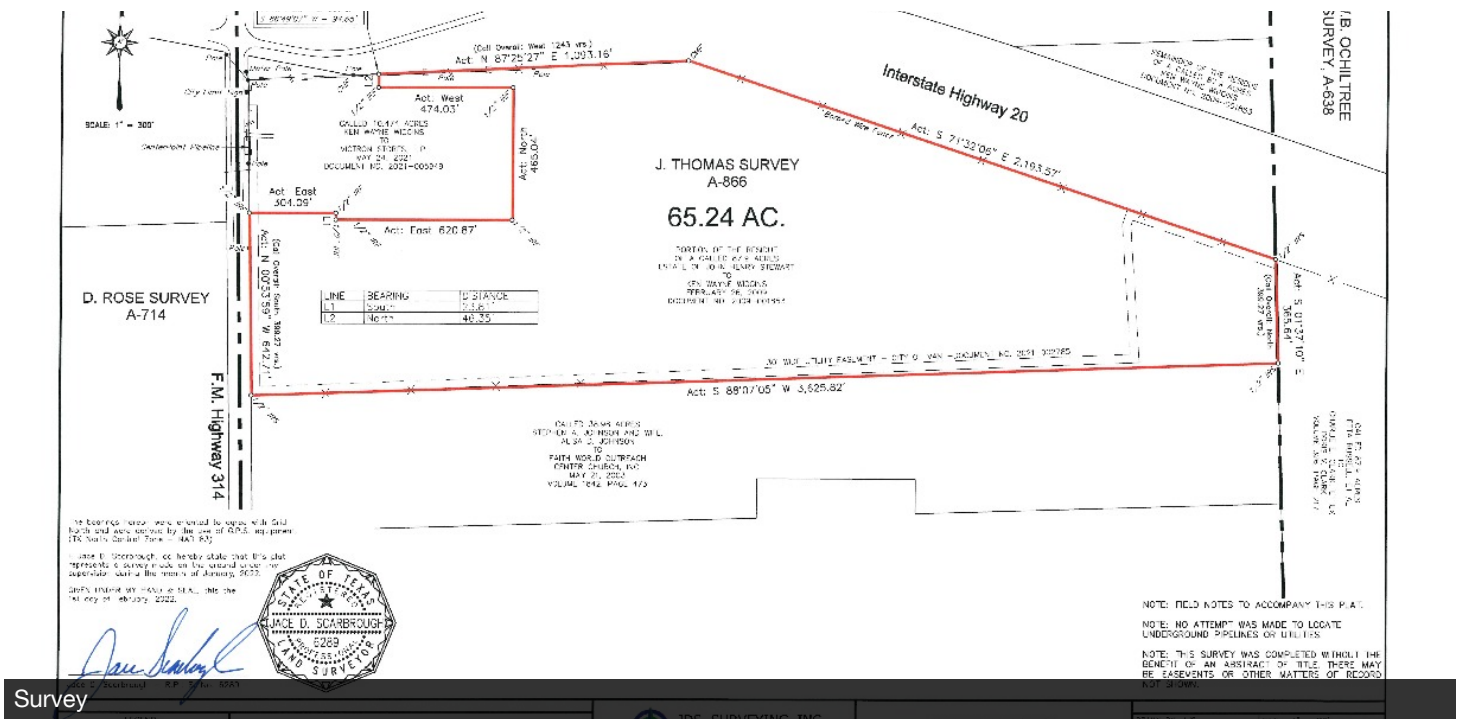


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# SALE

## INTERSTATE 20 DEVELOPMENT LAND

65.24 acres Van, TX 75790

### SALE PRICE

### CONTACT BROKER FOR PRICING

### PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	Unzoned
Lot Size	65.24 Acres
APN #	R000024205

### PARKING & TRANSPORTATION

### UTILITIES & AMENITIES

Water	Yes
Sewer	Yes

### LOCATION INFORMATION

Building Name	Interstate 20 Development Land
Street Address	65.24 acres
City, State, Zip	Van, TX 75790
County	Van Zandt
Cross-Streets	Interstate 20 & FM Hwy 314

### BUILDING INFORMATION

Number of Lots	1
Best Use	Multi-use, Retail, Hotel

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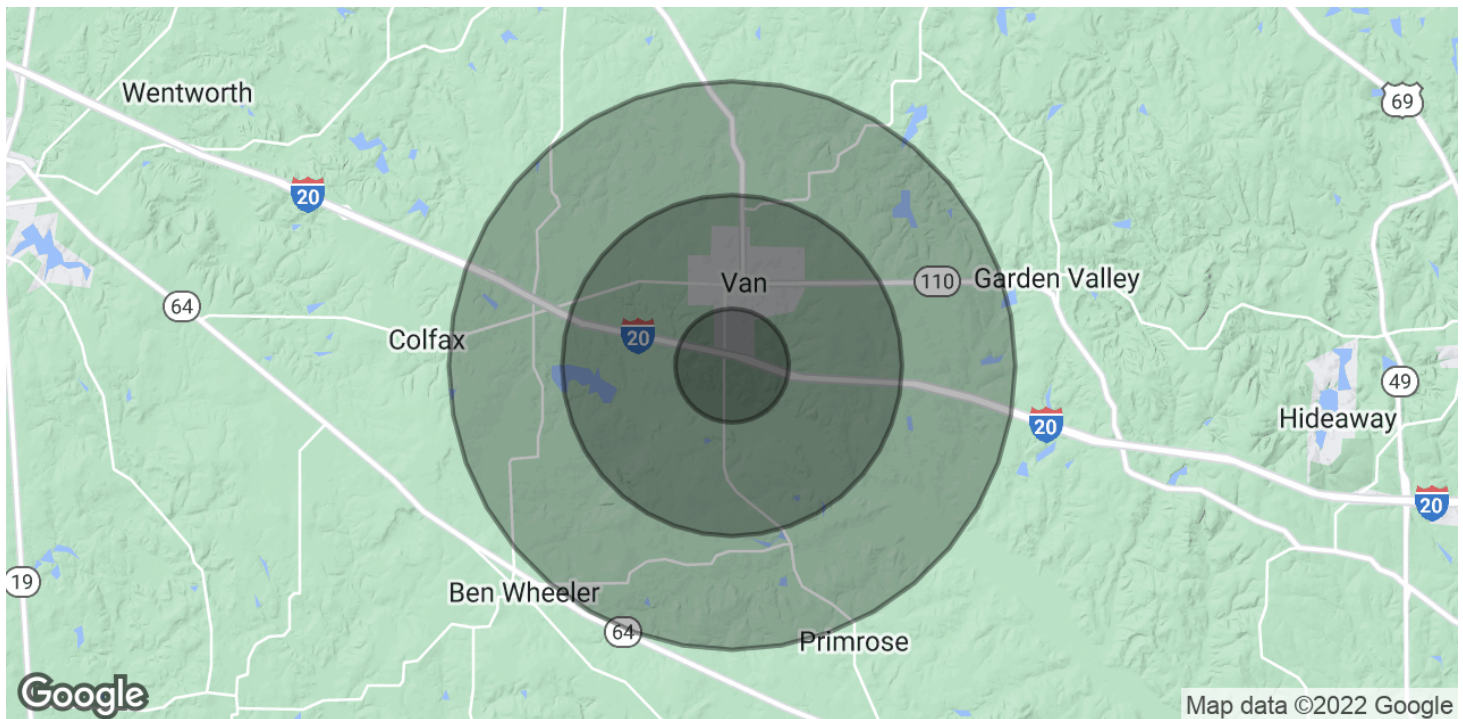


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# SALE

## INTERSTATE 20 DEVELOPMENT LAND

65.24 acres Van, TX 75790



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,258	3,620	5,628
Average Age	33.6	34.8	36.1
Average Age (Male)	31.2	33.2	35.4
Average Age (Female)	41.0	40.6	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	527	1,487	2,237
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$65,478	\$67,153	\$69,593
Average House Value	\$329,391	\$249,188	\$263,746

\* Demographic data derived from 2020 ACS - US Census

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