

FOR SALE

MIXED USE/LAND



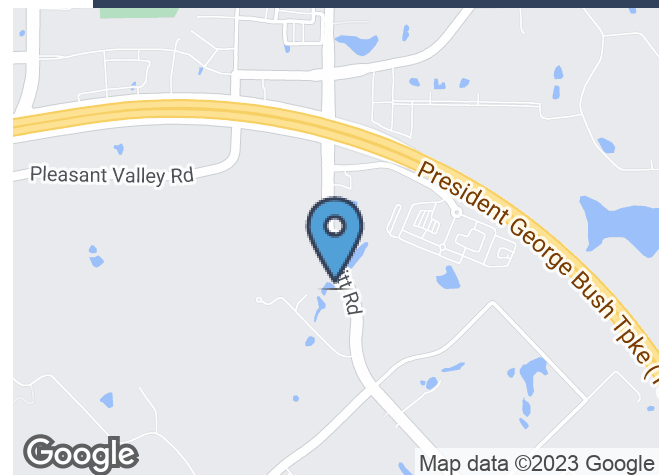
9849 MERRITT RD, ROWLETT, TX 75089



PROPERTY HIGHLIGHTS

- 3.27 Acres
- Mixed-use Land
- Multi-Family/Retail Use
- Utilities at Site
- Urban/Commercial Zoning
- Cell Tower Lease Monthly Income
- .05% Buyers Broker Incentive
- Near George Bush & Merritt Rd

SALE PRICE \$450,000 | \$3.16 / SF



CONTACT INFORMATION

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Champions DFW Commercial Realty

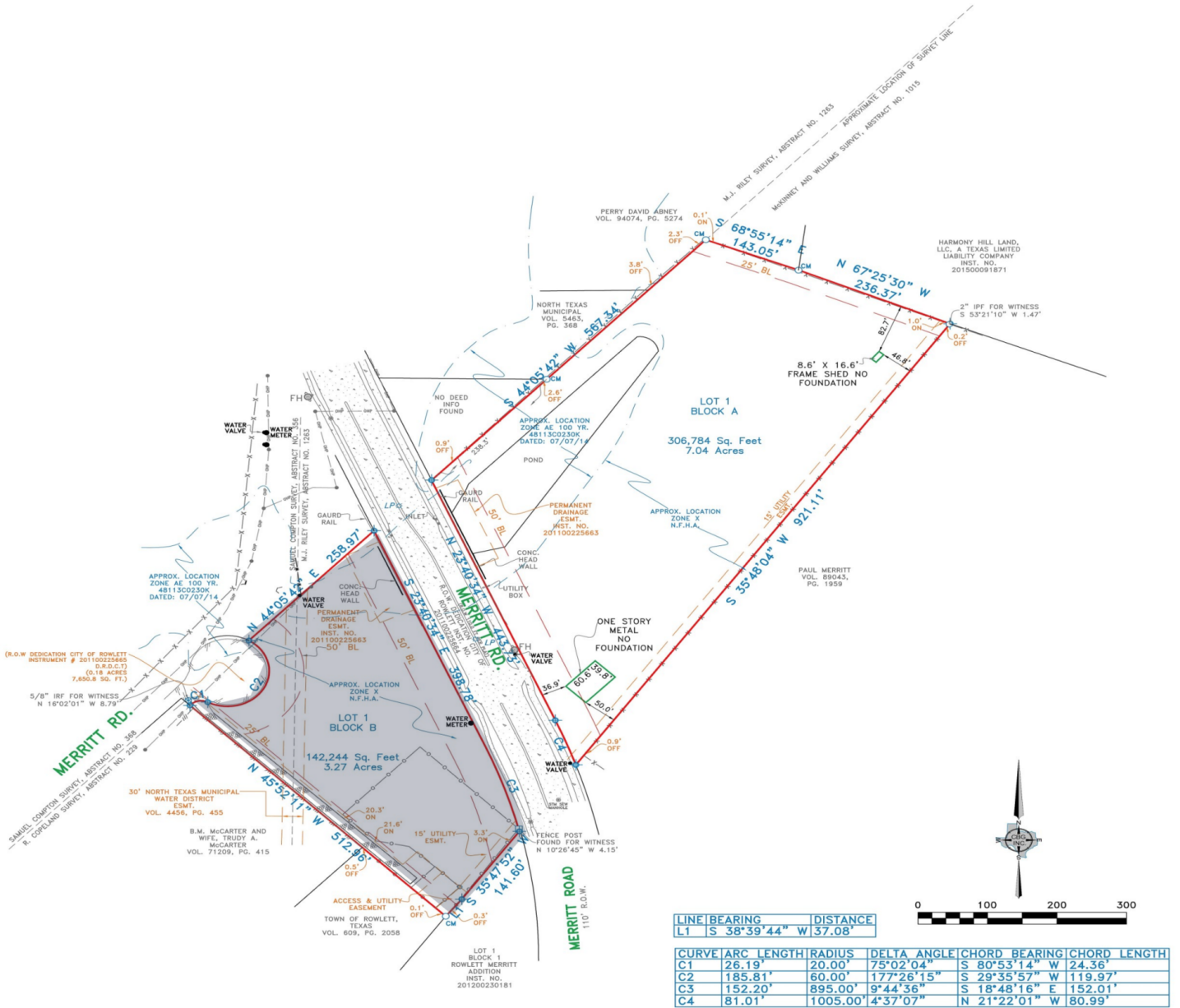
1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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SITE PLAN



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RETAILER MAP



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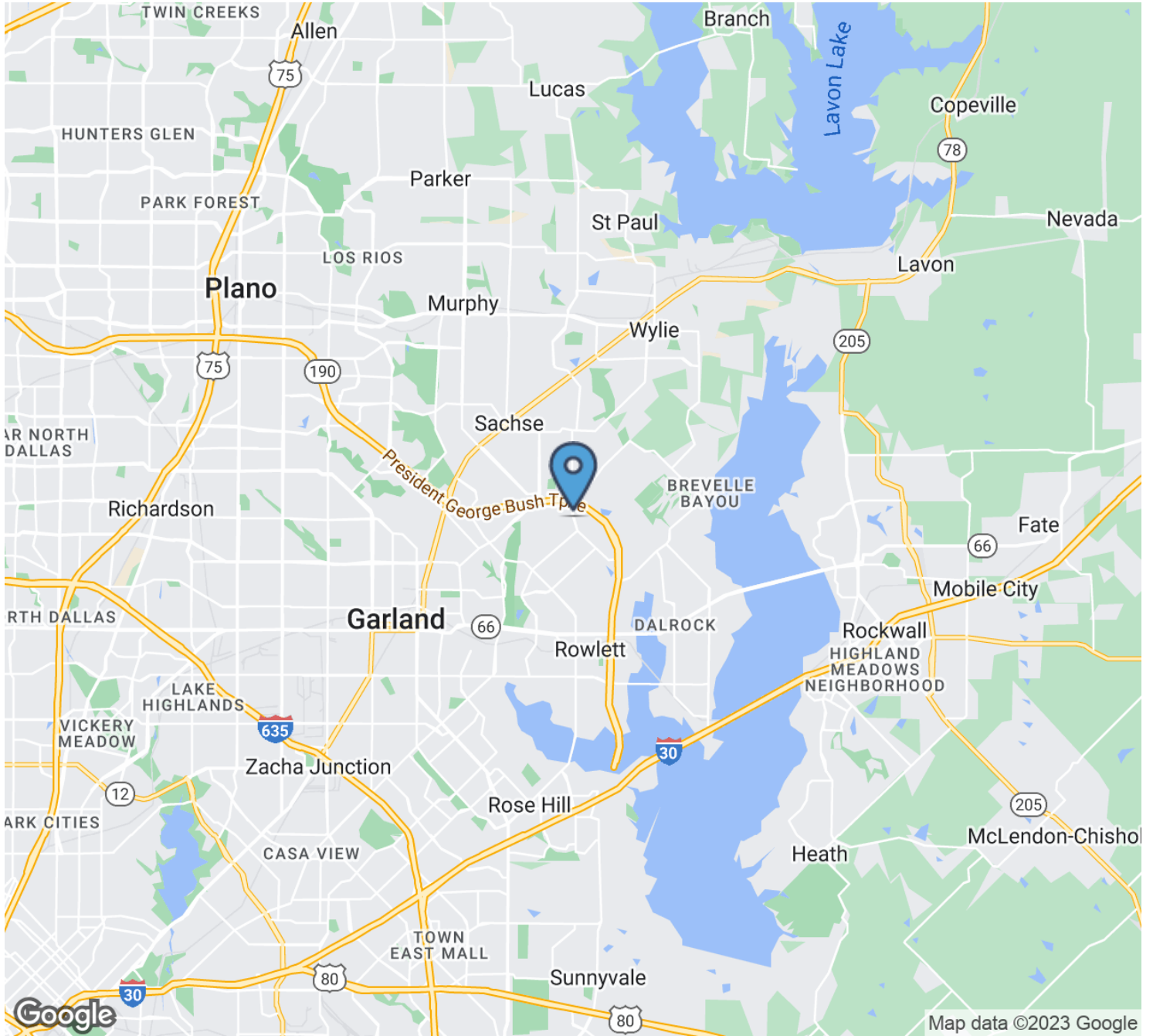
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LOCATION MAP



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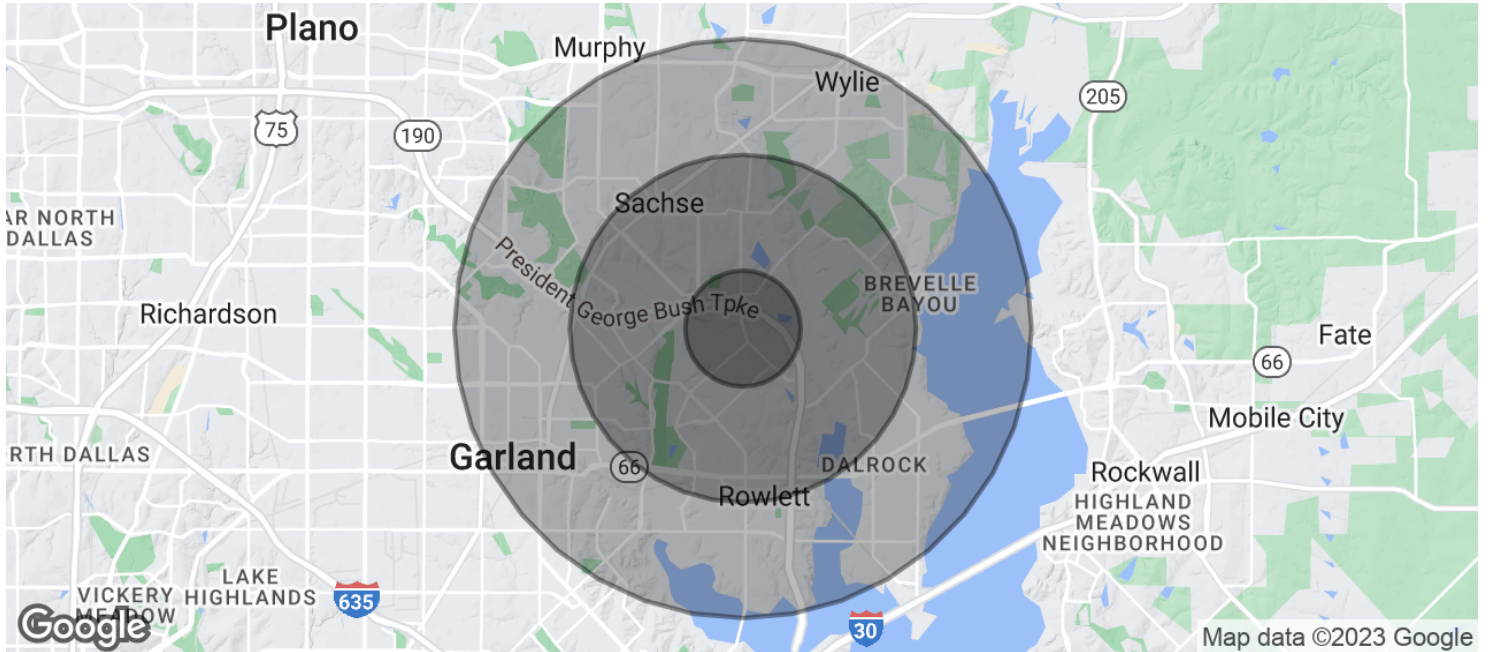
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,912	55,118	166,859
Average age	33.9	33.1	34.3
Average age (Male)	32.5	32.0	33.4
Average age (Female)	34.1	33.6	34.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,902	17,228	53,324
# of persons per HH	3.1	3.2	3.1
Average HH income	\$92,802	\$87,657	\$86,220
Average house value		\$194,978	\$182,396

* Demographic data derived from 2020 ACS - US Census

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BROKER CONTACTS



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