



# 1.72 ACRES - FOR SALE

W. Main St SE of Big Chief Dr.  
Gun Barrel City, TX



### DEMOGRAPHICS

	1 Mile	3 Miles
Estimated Population	3,682	10,618
Median HH Age	58	58
Total HH Income	\$125,345	\$300,572
Estimated Households	1,531	4,330

### TRAFFIC COUNTS

	VPD
Main Street	±15,000

*Gun Barrel City/ Cedar Creek lake is experiencing a steady growth in population with the boost of recognizable businesses such as Wal-Mart, Starbucks, AT&T, McDonalds, Lowe's and Pet Supply and more coming to the city.*

### SALES PRICE

\$375,000.00  
\$5.00 PSF

### LAND SIZE

±74,923 SF  
1.72 Acres

### FRONTAGE

245 FT

### PROPERTY OVERVIEW:

Cedar Creek Lake has a shoreline of approximately 220 miles. A large percentage of residents are 'weekenders' commuting from Texas areas such as DFW, Austin and Houston.

### HIGHLIGHTS:

- Fronting busy Main Street



## CONTACT

Broker for more information

**PETER KOSLEY, EVP** Retail Division

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# 1.72 ACRES - FOR LEASE

W. Main St. SE of Big Chief  
Mabank Junior High School  
Gun Barrel City, TX

4043

4006

Lakeview Elementary

Gun Barrel City Park



334



2300



2403

Seven Points



Brookshires

2402

334

274

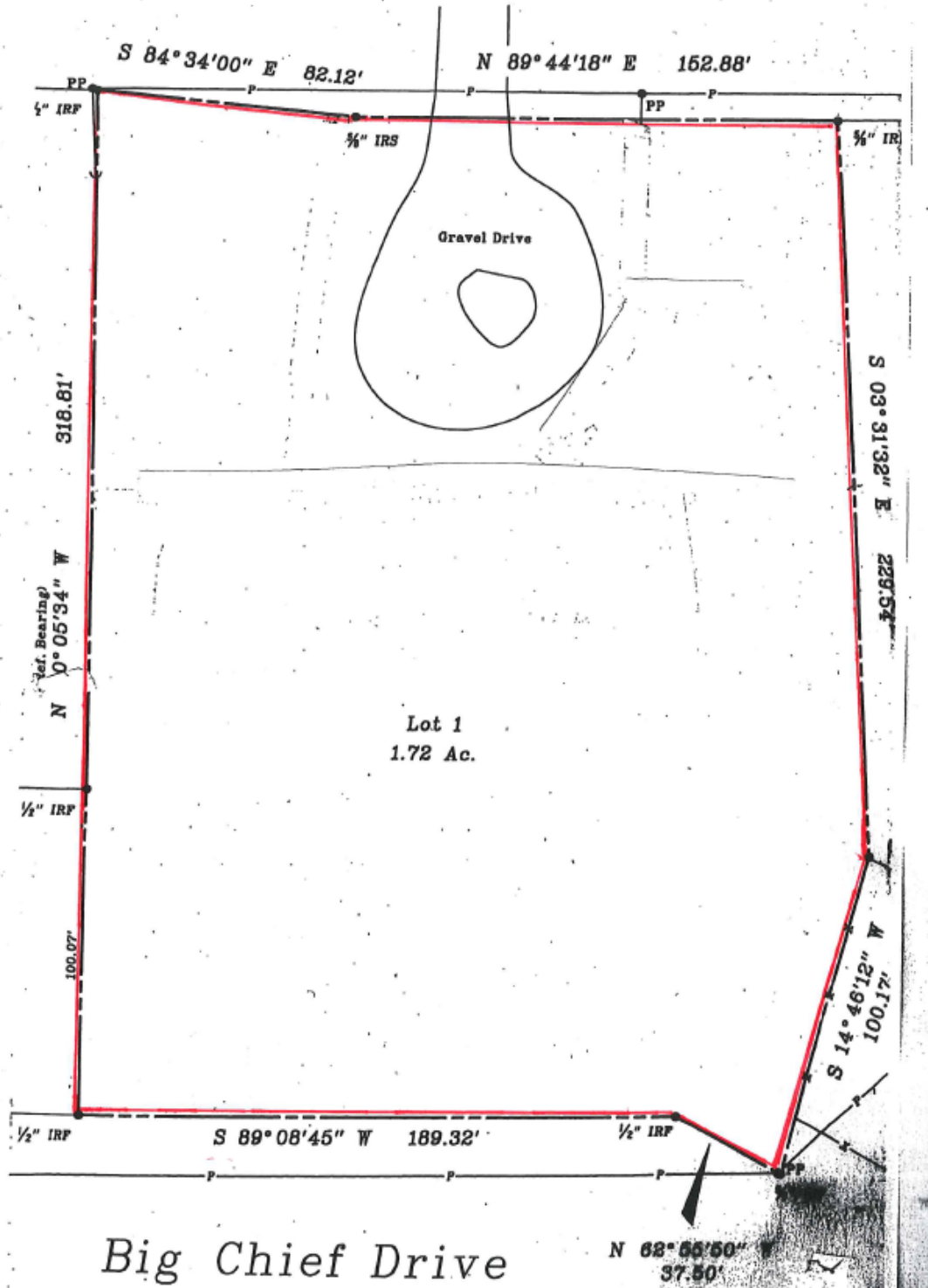
2405

2406

Cedar Creek Reservoir



# State Highway 334 (West Main Street)



Big Chief Drive