

## SUMMARY

## RETAIL COMPETITION

## SITE PLAN

## PHOTOS

## DEMOGRAPHICS



## FOR SALE

### PROPERTY OVERVIEW

Discover an exceptional retail redevelopment opportunity at this prime location. The site offers direct visibility to I-10 and is situated at a hard corner for a retail business, along with prominent signage opportunities. Adjacent site also available.

Please contact agents for more information

### PROPERTY HIGHLIGHTS

- Prime location on I-10 at LA 13
- Direct visibility to I-10
- Hard corner with signalized intersection
- Adjacent site also available
- Excellent exposure for retail business
- Contact agent for additional information

### OFFERING SUMMARY

Sale Price:	\$775,000
Lot Size:	31,000 SF   .71 Acres
Building Size:	1,000 SF

### TRAFFIC COUNT (ADT 2024)

- On Highway 13, north of site: 10,844



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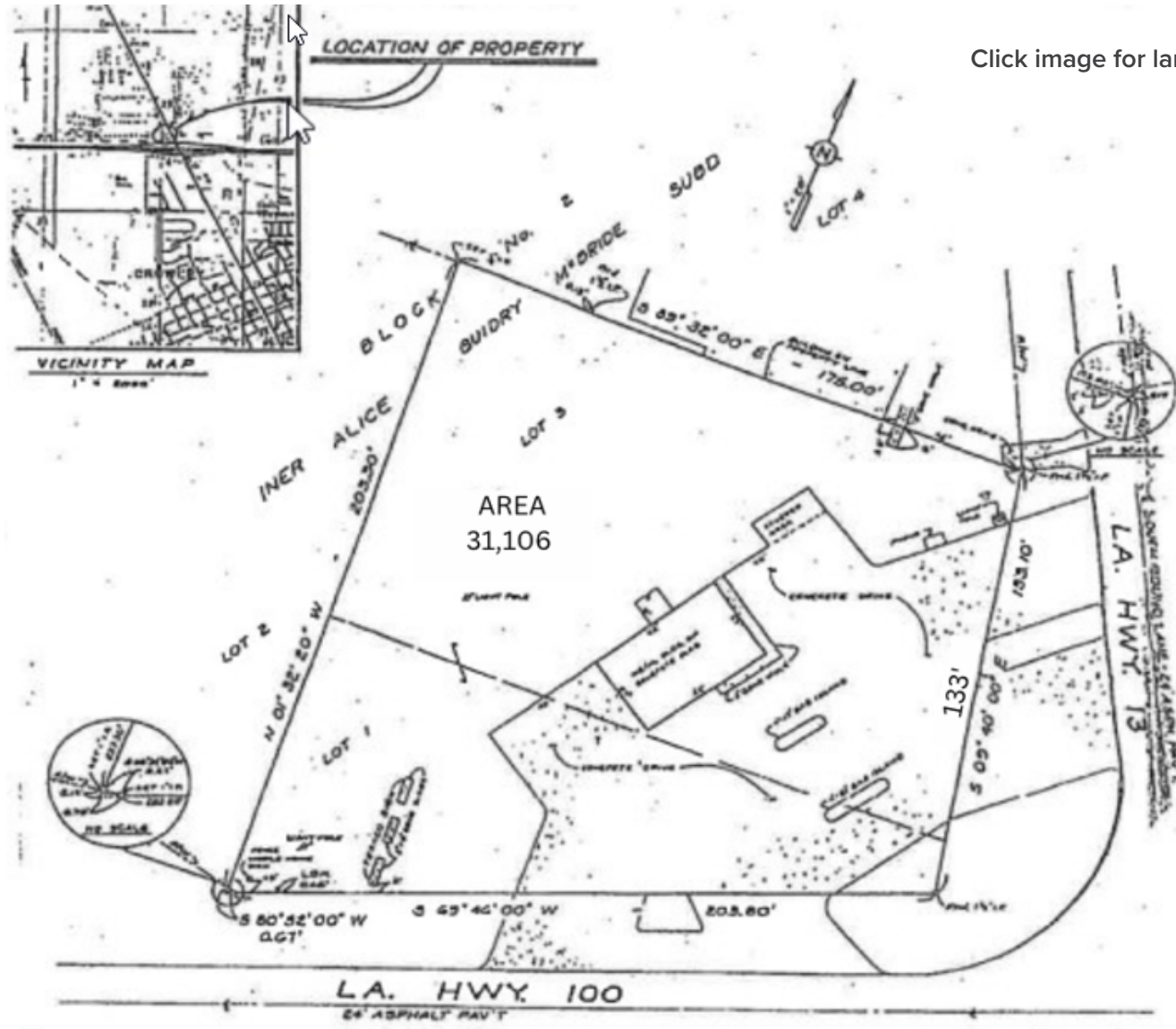
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**SITE**

31,000 SF



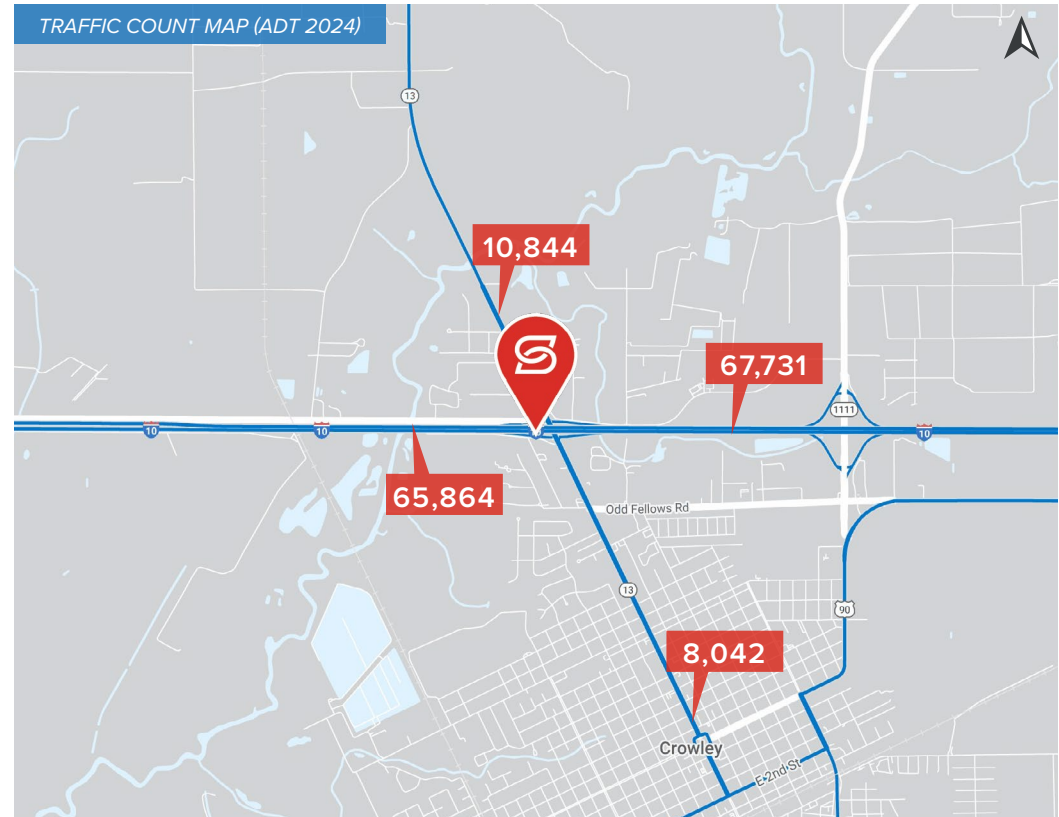
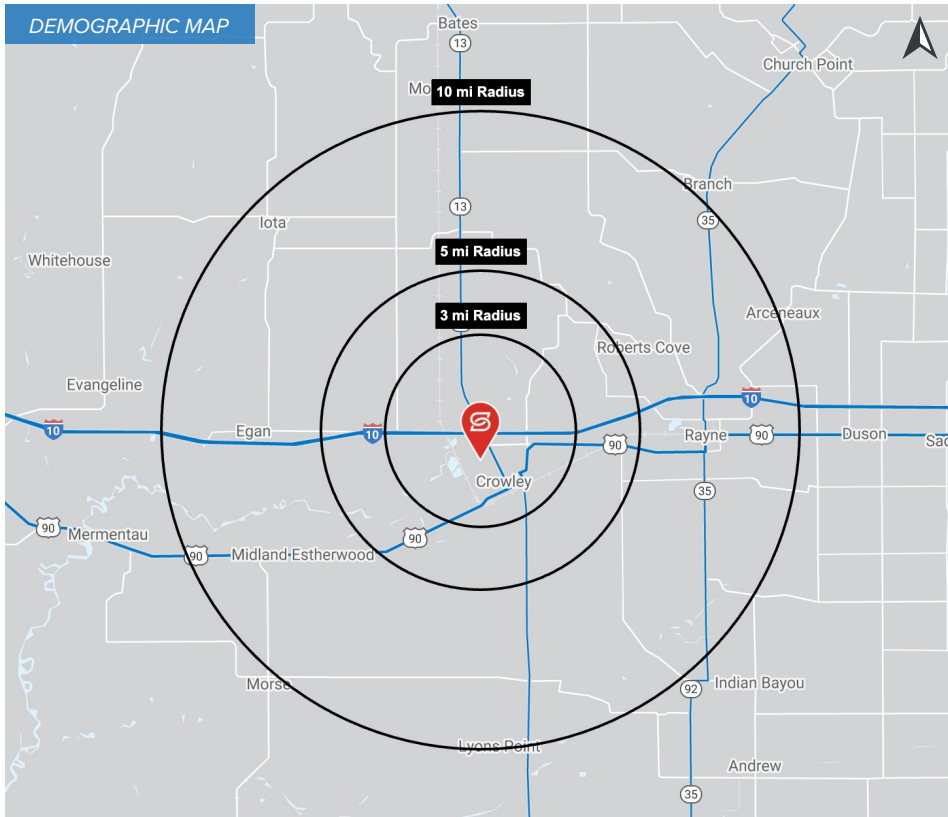
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## 2024 DEMOGRAPHICS

3 MILE

5 MILE

10 MILE



13,565

15,888

34,022

3 MILE

5 MILE

10 MILE



\$65,493

\$67,118

\$66,042

3 MILE

5 MILE

10 MILE



5,365

6,223

13,187