

# For Sale

**±130 acres available**

Highway 3 and Century Boulevard  
Texas City, Texas

## Property overview

Available	±130 acres
Location	Located at the Southeast corner of Highway 3 and Century Boulevard in Texas City, Texas
Use	Perfect location for retail, industrial and/or residential
Property info	The available property is made up of approximately 130 acres and is located at the Southeast corner of Hwy 3 and Century Boulevard in Texas City. The property has available frontage on Century Boulevard and Highway 3 offering access and visibility from traffic in every direction.
Pricing	Retail tracts - \$6.00-\$12.00 PSF Industrial tracts - \$2.00-\$4.00 PSF Residential tract - \$25,000-\$40,000 per acre

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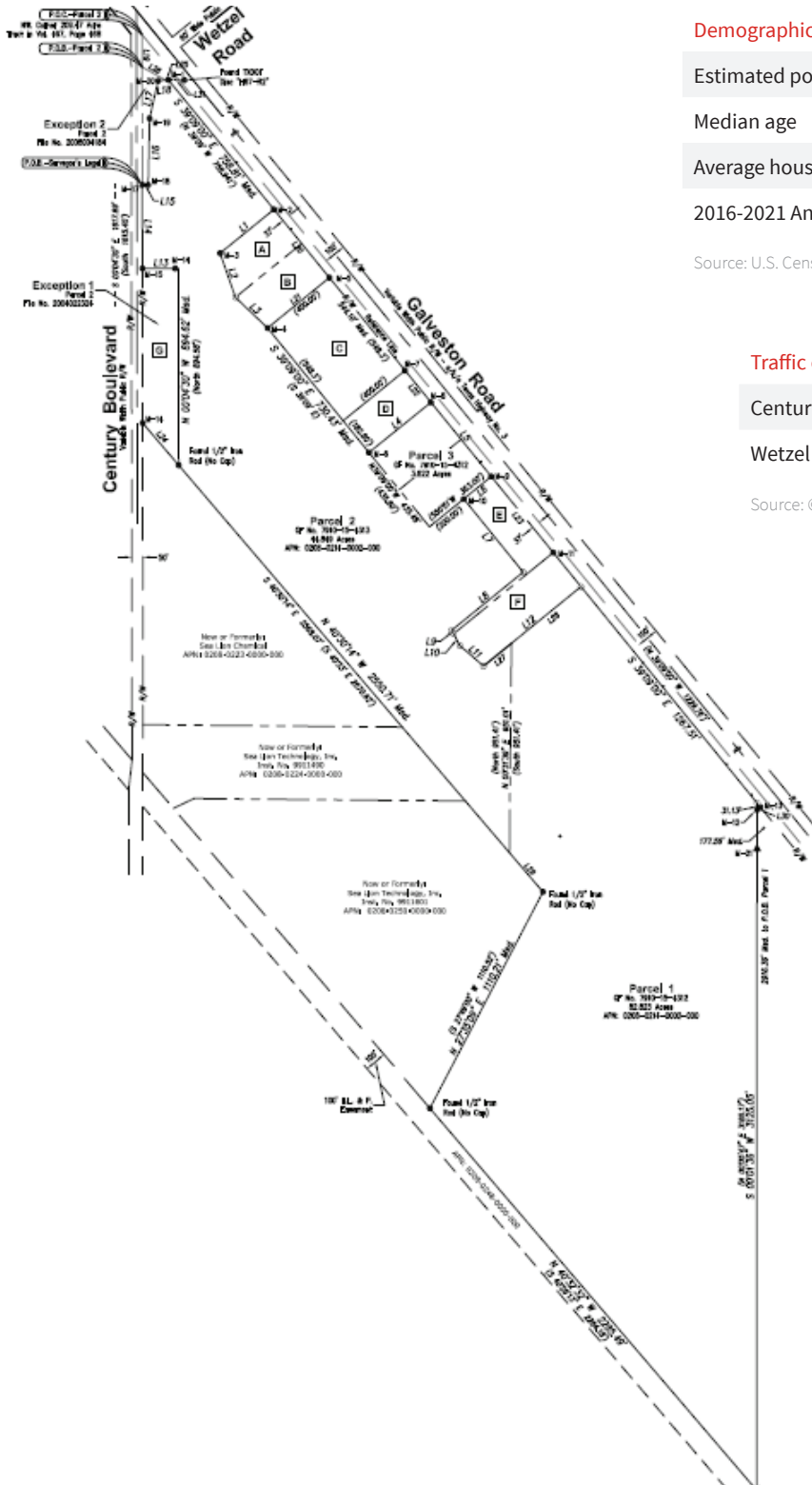
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### Demographics

	1-mile	3-miles	5-miles
Estimated population	197	15,459	65,187
Median age	34.2	35.8	35.9
Average household income	\$70,219	\$71,992	\$57,085
2016-2021 Annual population growth	2.23%	1.45%	1.83%

Source: U.S. Census Bureau

### Traffic counts

	VPD
Century Boulevard, west of Highway 3	1,820
Wetzel Road, east of Highway 3	1,350

Source: © 2017 Kalibrate Technologies

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