

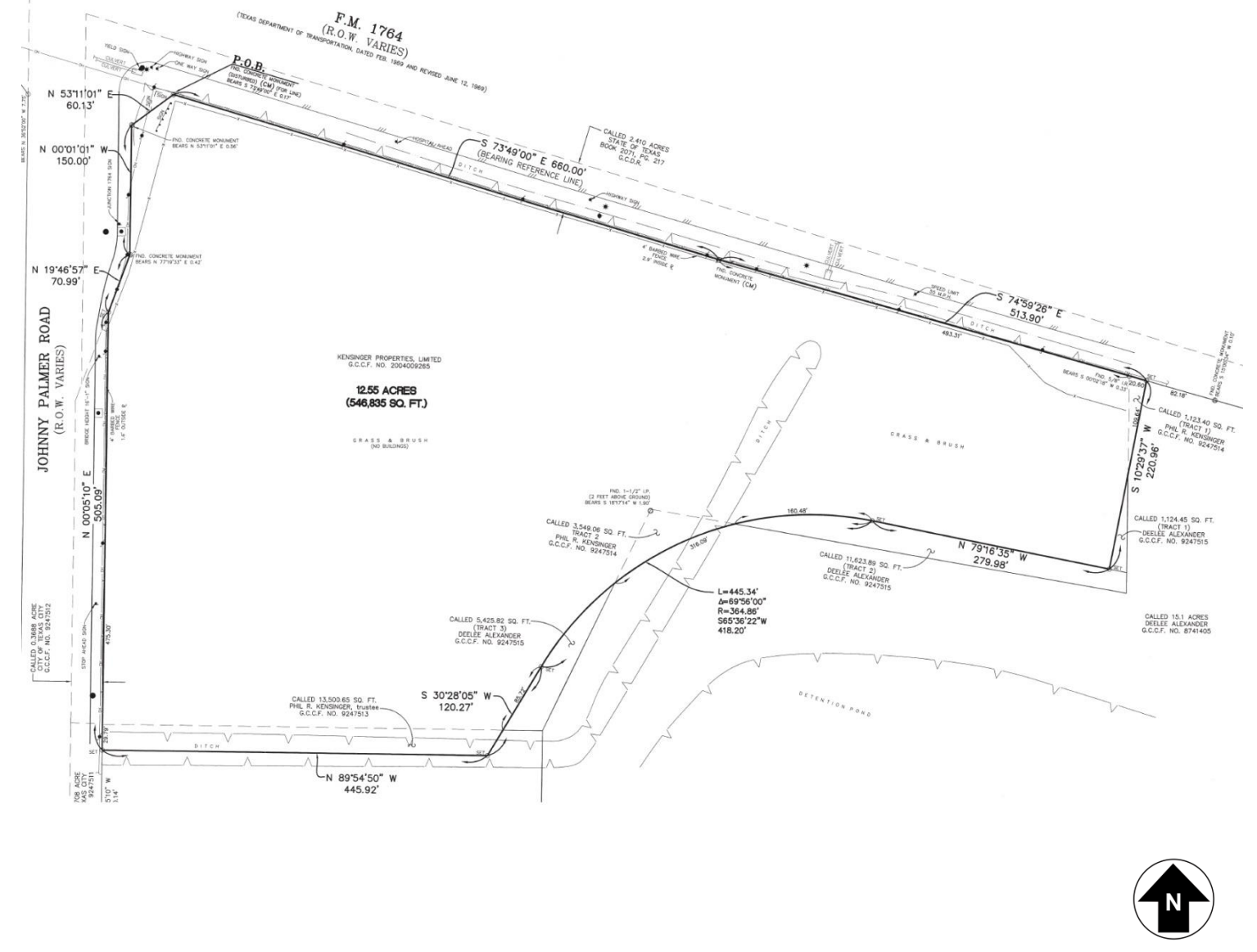
Retail Development Opportunity

Land For Sale ±12.5 Acres

Near Mall of Mainland | Texas City, Texas



Site Plan



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Property Overview

The available tract of land is located at the SEC of FM 1764 and Century Blvd. in Texas City, across FM 1764 from Mall of the Mainland. With UTMB locating at the signalized intersection, the site provides an excellent opportunity for a retail or medical/office development. The property has 1,200 feet of frontage along FM 1764 and 700 feet along Century Blvd. providing excellent visibility from both roads.

- Size:** ±12.5 Acres
- Key Map:** 736 B
- Area Retailers:** Macy's, Palais Royal, Sears
- Asking Price:** \$6.50 PSF

2014 Estimated Demographics	1 Mile	3 Miles	5 Miles
Population	3,112	19,396	59,903
Average Household Income	\$59,312	\$59,446	\$60,667
Median Age	35.1	37.8	37.4

Traffic Counts	Vehicles Per Day
Century Boulevard north of FM 1764	6,710*
Century Boulevard south of FM 1764	7,280*
FM 1764 west of Century Boulevard	22,400
FM 1764 east of Century Boulevard	28,200

2013 average daily traffic counts except (*) that are 2011 24-hour traffic counts

