



HEREFORD RETAIL SITE OPPORTUNITY

227 N 25 Mile Ave, Hereford, TX 79045
Retail Property For Sale

RETAIL



QUICK FACTS



PRICE

Call Broker for
Pricing



TOTAL ACREAGE

0.49 Acres



ZONING

Commercial

CBCCAPITALADVISORS.COM

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Trade Area & Information



PROPERTY DESCRIPTION

Excellent opportunity to acquire a highly visible commercial property on U.S. Highway 385 (N. 25 Mile Avenue) in Hereford, TX. Positioned along one of the city's primary commercial corridors, this property offers exceptional frontage, easy access, and strong daily traffic exposure. Located near the intersection of Grand Avenue and directly across from Sonic Drive-In, the site is surrounded by established businesses and residential neighborhoods, providing a built-in customer base. Whether for an owner-user, investor, or redevelopment project, this property offers outstanding potential in a well-established commercial location.

OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Lot Size:	0.49 Acres
Building Size:	629 SF

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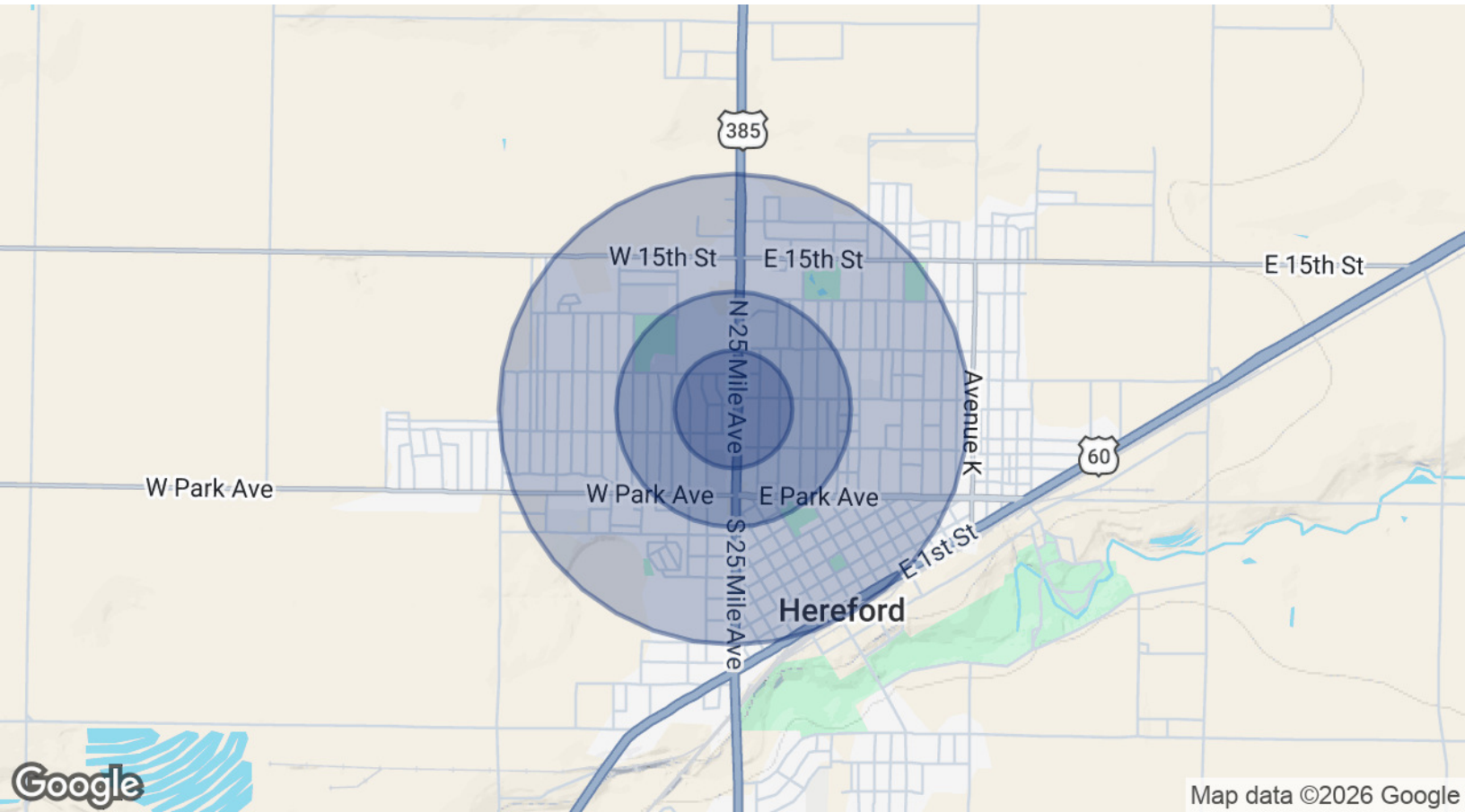
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Demographics



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	460	2,479	8,697
Average Age	49.2	35.5	32.6
Average Age (Male)	47.2	29.9	27.3
Average Age (Female)	51.7	37.9	34.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	209	956	3,065
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$67,945	\$63,892	\$67,121
Average House Value	\$196,934	\$166,899	\$136,275

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