



NORTH SAN ANGELO RETAIL LAND

2762 N Bryant Blvd | San Angelo, TX 76903

LAND



QUICK FACTS



PURCHASE PRICE

CALL BROKER



TOTAL ACREAGE

0.863 AC



ZONING

COMMERCIAL



TRAFFIC COUNT

+31,000 VPD
(AT INTERSECTION)

CBCWORLDWIDE.COM

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TRADE AREA & INFORMATION



LOCATION

Located along N Bryant Boulevard south of W 29th Street in San Angelo, TX.

DESCRIPTION

This prime commercial property is positioned on a high-traffic corridor for retail, office, or medical use. The site adjoins established retailers including Walmart, AutoZone, O'Reilly Auto Parts, and Wendy's, with a new Chick-fil-A opened nearby. Educational institutions include Lake View High School, Lincoln Middle School, and Holiman Elementary School. The adjacent Lake View neighborhood hosts new construction homes. Proximity to Riverside Golf Course and San Angelo Ball Parks provides recreational access. Utilities are accessible on-site.

OPTIONS

0.863 AC Acres - Call Broker for Pricing



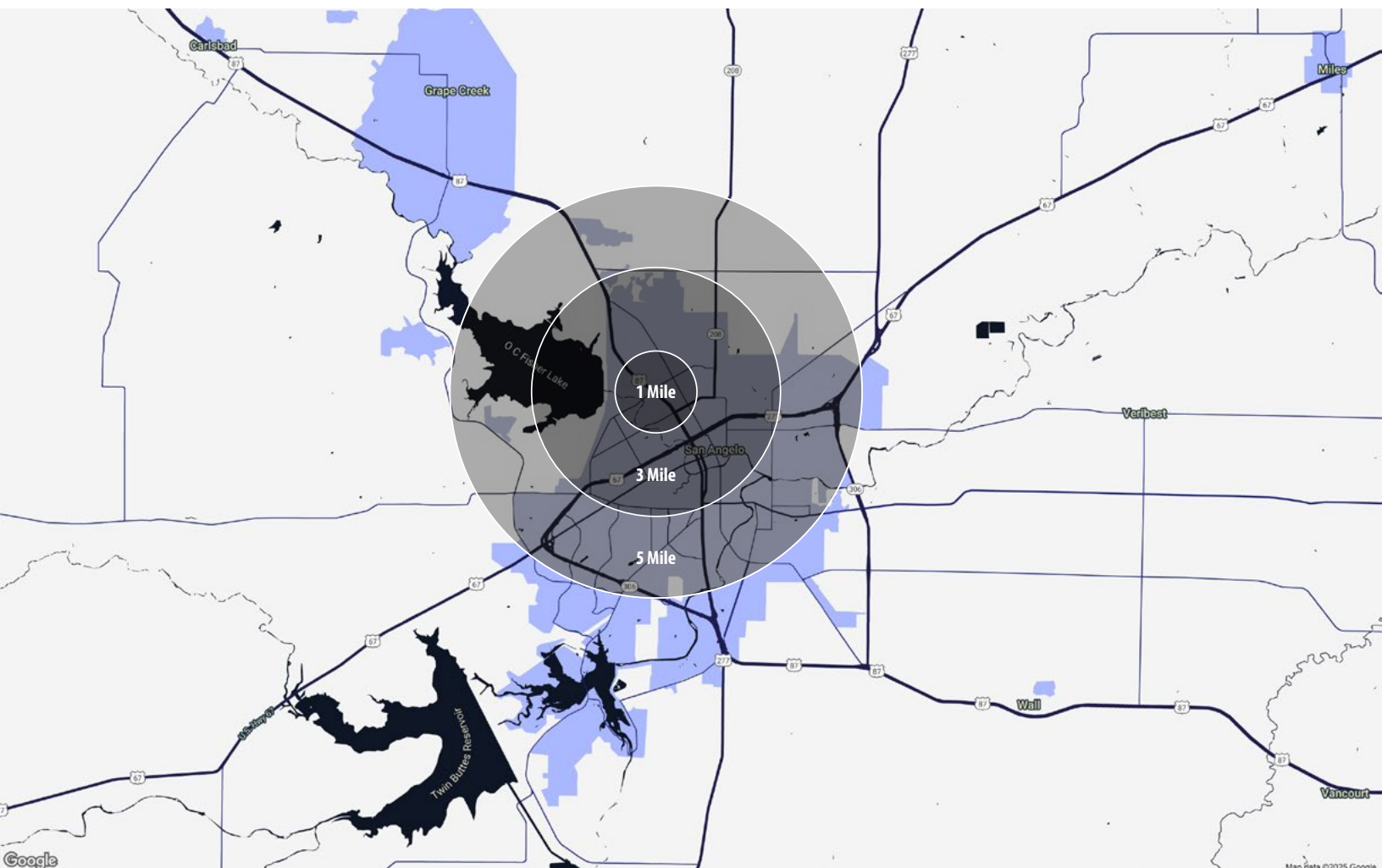
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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,525	42,621	83,226
MEDIAN AGE	37	39	38
MEDIAN AGE (MALE)	36	38	37
MEDIAN AGE (FEMALE)	39	40	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,536	16,625	32,190
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$57,972	\$65,683	\$71,816
AVERAGE HOUSE VALUE	\$139,973	\$199,022	\$220,130

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