



HEREFORD RETAIL SITE OPPORTUNITY

407 S 25 Mile Ave, Hereford, TX 79045
Land For Sale

LAND



QUICK FACTS



PRICE

Call Broker for
Pricing



TOTAL ACREAGE

0.43 Acres



ZONING

Commercial

CBCCAPITALADVISORS.COM

DANIEL CHASTAIN
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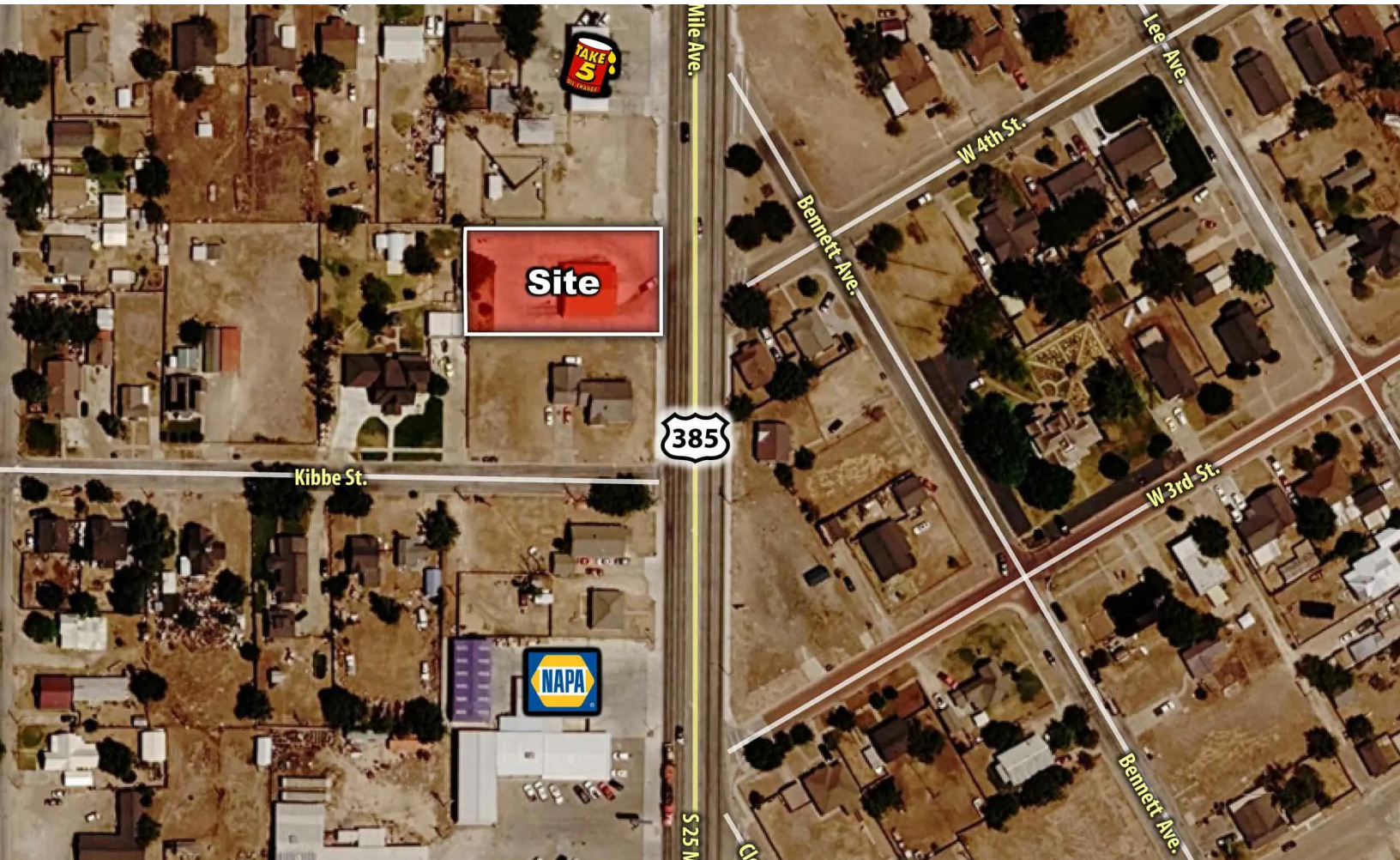
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Trade Area & Information



PROPERTY DESCRIPTION

Excellent commercial opportunity on highly visible U.S. Highway 385 (S 25 Mile Avenue) in Hereford, TX. This well-positioned property offers outstanding frontage, easy access, and strong exposure along one of the city's primary commercial corridors. Surrounded by established businesses and residential neighborhoods, the site is well suited for retail, office, medical, restaurant, or service-related uses. A prime location with excellent redevelopment or owner-user potential.

OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Lot Size:	0.43 Acres

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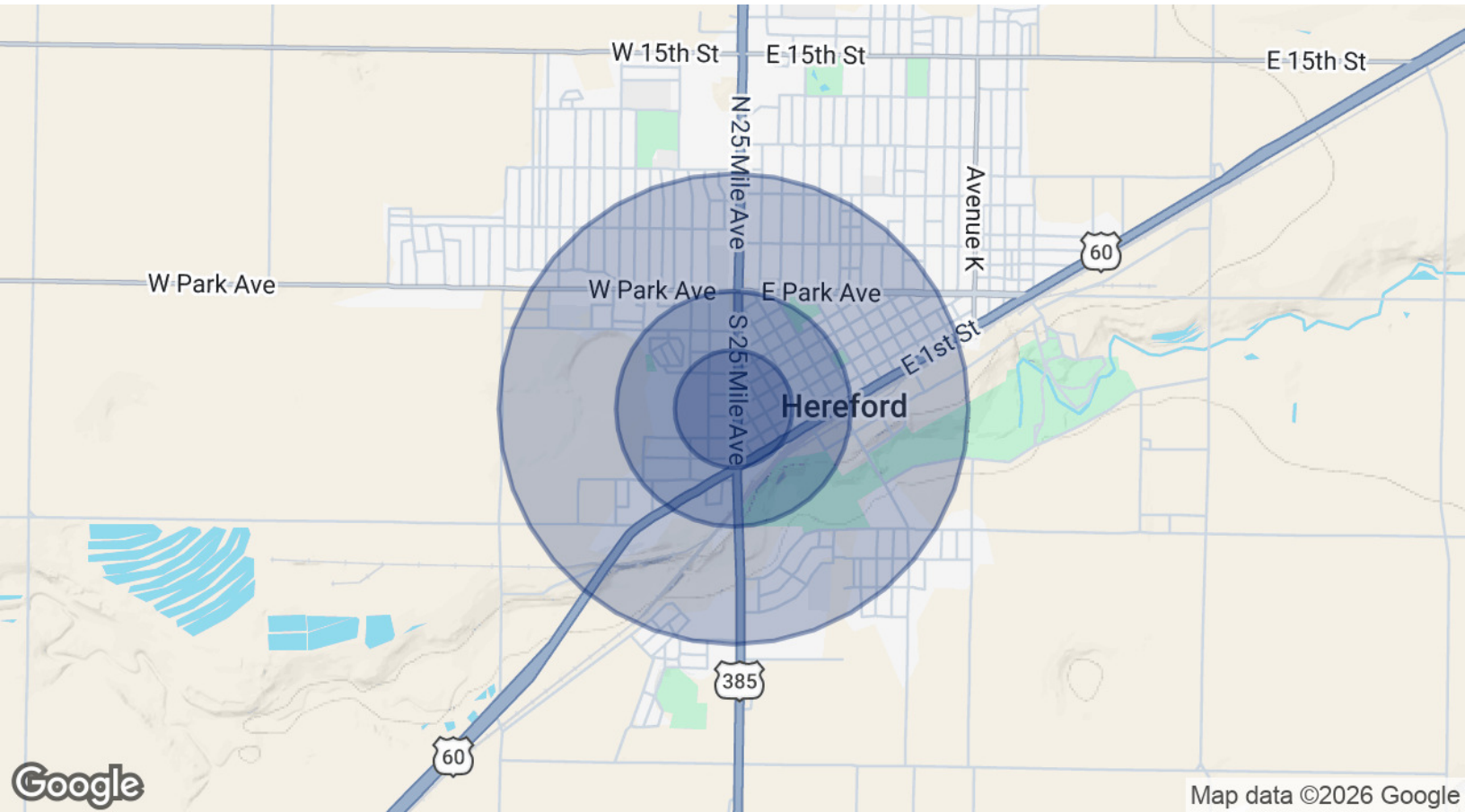
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Demographics



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	370	1,239	5,049
Average Age	33.4	32.5	33.9
Average Age (Male)	34.8	34.0	33.5
Average Age (Female)	29.5	28.3	32.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	123	399	1,713
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$56,222	\$57,912	\$65,124
Average House Value	\$81,892	\$87,730	\$143,121

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