

# FOR SALE OR LEASE



## Asking Price

- \$199,900 1.55 acres
- \$269,900 2.44 acres
- \$309,900 3.75 acres
- \$579,900 7.74 acres

## Zoning

- Highway Commercial Development

## Total Acreage

- 7.74

## Property Description

- 7.74 acres on Garcon Point Road north of Interstate 10.
- Parcel is adjacent to Circle K.
- Property can be subdivided, call agent for details.
- Ideal for retail, restaurant, hospitality or multifamily development.
- 30,000+ traffic count on I-10 & Garcon Pt. Rd.



For more information:

Fred Gunther, CCIM

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	515	5,960	23,514
2010 Population	778	7,235	27,405
2016 Population	815	7,585	28,535
2021 Population	853	7,967	29,851
2000-2010 Annual Rate	4.21%	1.96%	1.54%
2010-2016 Annual Rate	0.75%	0.76%	0.65%
2016-2021 Annual Rate	0.92%	0.99%	0.91%
2016 Male Population	49.3%	49.4%	49.4%
2016 Female Population	50.6%	50.6%	50.6%
2016 Median Age	40.5	41.0	39.8

In the identified area, the current year population is 28,535. In 2010, the Census count in the area was 27,405. The rate of change since 2010 was 0.65% annually. The five-year projection for the population in the area is 29,851 representing a change of 0.91% annually from 2016 to 2021. Currently, the population is 49.4% male and 50.6% female.

#### Median Age

The median age in this area is 40.5, compared to U.S. median age of 38.0.

#### Race and Ethnicity

2016 White Alone	82.6%	83.6%	83.4%
2016 Black Alone	9.8%	8.9%	8.4%
2016 American Indian/Alaska Native Alone	0.9%	1.0%	0.9%
2016 Asian Alone	1.5%	1.6%	1.9%
2016 Pacific Islander Alone	0.0%	0.1%	0.2%
2016 Other Race	0.9%	0.8%	1.2%
2016 Two or More Races	4.4%	4.0%	4.0%
2016 Hispanic Origin (Any Race)	4.3%	4.3%	4.9%

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.3 in the identified area, compared to 63.5 for the U.S. as a whole.

#### Households

2000 Households	212	2,328	9,035
2010 Households	314	2,857	10,843
2016 Total Households	329	2,995	11,295
2021 Total Households	346	3,147	11,820
2000-2010 Annual Rate	4.01%	2.07%	1.84%
2010-2016 Annual Rate	0.75%	0.76%	0.66%
2016-2021 Annual Rate	1.01%	1.00%	0.91%
2016 Average Household Size	2.47	2.52	2.50

The household count in this area has changed from 10,843 in 2010 to 11,295 in the current year, a change of 0.66% annually. The five-year projection of households is 11,820, a change of 0.91% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2010. The number of families in the current year is 7,776 in the specified area.



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<b>Median Household Income</b>			
2016 Median Household Income	\$51,380	\$49,616	\$48,345
2021 Median Household Income	\$59,194	\$56,607	\$54,168
2016-2021 Annual Rate	2.87%	2.67%	2.30%
<b>Average Household Income</b>			
2016 Average Household Income	\$66,099	\$61,569	\$59,404
2021 Average Household Income	\$75,235	\$69,435	\$66,136
2016-2021 Annual Rate	2.62%	2.43%	2.17%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$25,576	\$24,363	\$23,664
2021 Per Capita Income	\$29,215	\$27,463	\$26,295
2016-2021 Annual Rate	2.70%	2.42%	2.13%

**Households by Income**

Current median household income is \$48,345 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$54,168 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$59,404 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$66,136 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$23,664 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,295 in five years, compared to \$32,025 for all U.S. households

**Housing**

2000 Total Housing Units	238	2,590	10,097
2000 Owner Occupied Housing Units	170	1,865	6,776
2000 Renter Occupied Housing Units	43	463	2,258
2000 Vacant Housing Units	25	262	1,063
2010 Total Housing Units	351	3,224	12,178
2010 Owner Occupied Housing Units	241	2,205	7,874
2010 Renter Occupied Housing Units	73	652	2,969
2010 Vacant Housing Units	37	367	1,335
2016 Total Housing Units	367	3,385	12,684
2016 Owner Occupied Housing Units	240	2,196	7,749
2016 Renter Occupied Housing Units	89	798	3,545
2016 Vacant Housing Units	38	390	1,389
2021 Total Housing Units	385	3,552	13,253
2021 Owner Occupied Housing Units	252	2,299	8,048
2021 Renter Occupied Housing Units	94	848	3,772
2021 Vacant Housing Units	39	405	1,433

Currently, 61.1% of the 12,684 housing units in the area are owner occupied; 27.9%, renter occupied; and 11.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 12,178 housing units in the area - 64.7% owner occupied, 24.4% renter occupied, and 11.0% vacant. The annual rate of change in housing units since 2010 is 1.83%. Median home value in the area is \$125,803, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.36% annually to \$155,718.



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