

Features:

- High Growth Trade Area
- HEB Anchored Intersection
- Pads for sale or lease - Contact Broker for Pricing

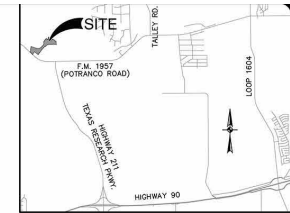
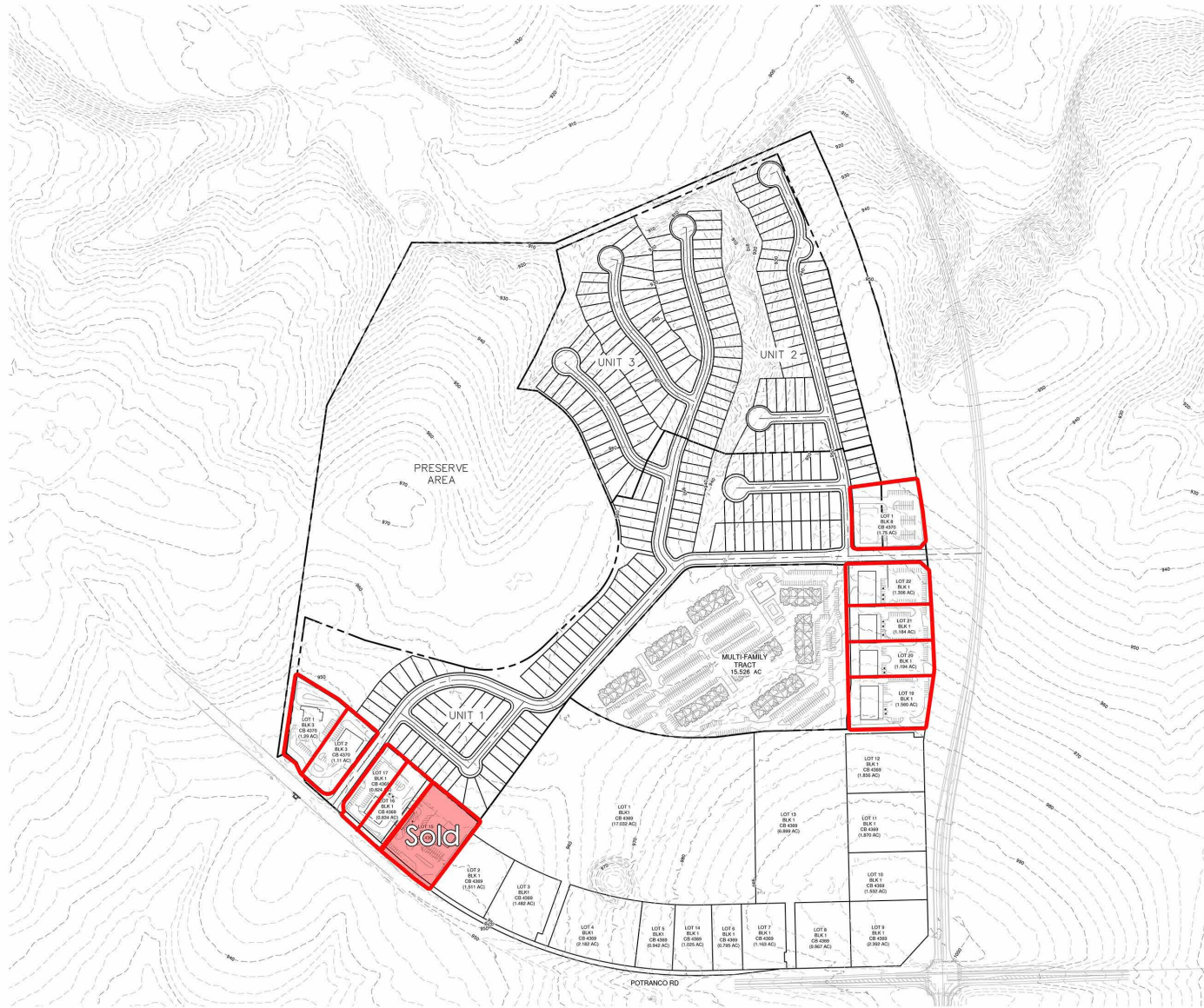
Traffic Counts

- Potranco East of SH 211: 18,933 VPD
- SH 211 South of Potranco: 16,156 VPD

Demographics	1 mile	3 mile	5 mile
Total Population	1,802	24,858	76,277
Total Households	588	7,955	24,517
Avg HH Income	\$87,158	\$86,513	\$81,916
Population Growth 2020-25	3.44%	2.97%	3.37%

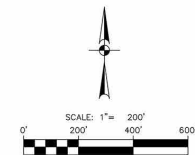
Pads Available For Sale or Lease

Site Plan



LOCATION MAP
NOT-TO-SCALE

OVERALL LAND USE SUMMARY				
UNIT	ACRES	LOT TYPE	LOT COUNT	DENSITY
UNIT 1 (DP)	26.04	40' LOT	135	4.42
(COM)	4.35	TRACTS	3	0.72
UNIT 2 (DP)	29.08	40' LOT	146	4.92
MULTI-FAMILY (MF)	15.53	UNIT	300	19.32
TRACT (COM)	3.24	TRACTS	4	0.78
POTRANCO (COM)	4.03	TRACTS	3	0.75
REDBIRD RANCH (COM)	41.85	TRACTS	14	0.34
PRESERVE AREA	46.59		1	0.02



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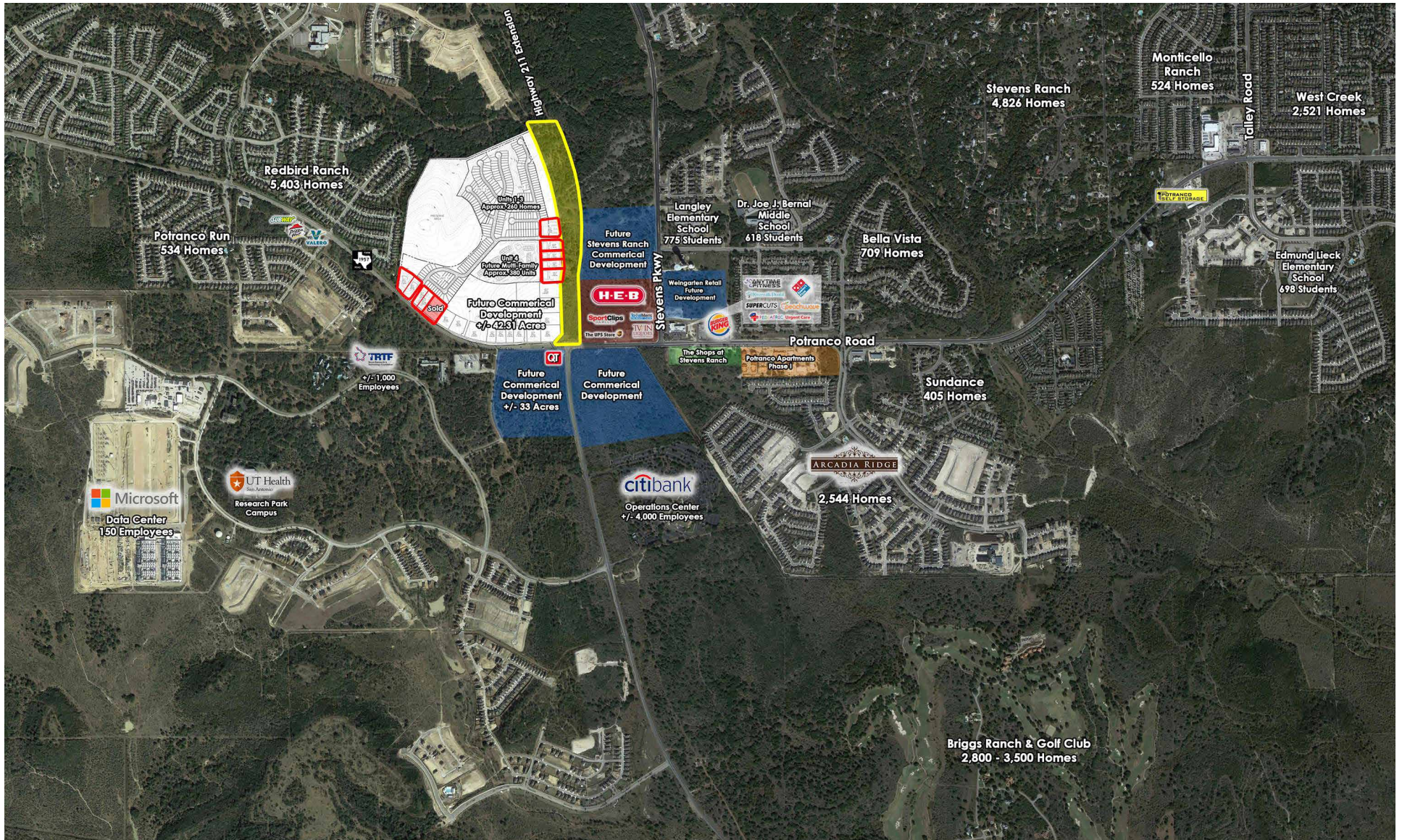
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PROPERTY GROUP INC

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Location Aerial



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