



Details

Approximately 1.87 acres just north of the intersection of Highway 59 & TX Hwy 43 (Louise St.)

Highway 59 a proposed corridor for future I-69

Former motel has been demolished, and the site has been cleared for development.

Ideal location for self-storage, a gas station, retail, freestanding office, a clinic, etc.

\$3.50 PSF or \$277,019.82

Demographics

	<u>Atlanta, Texas</u>	<u>Cass County</u>
Est. Population	5,675	30,331
Avg. HH Income	\$32,936	\$34,741
Total Housing Units	2,596	4,216
Median Home Value (O/O)	\$81,412	\$75,100

Traffic Counts



14,071 VPD (TxDOT)

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