



121,478 VPD

FM 517 18,663 VPD

92' 120'  
 232' ± 1 ACRE  
 147' 311'  
 SITE

# BUILD-TO-SUIT OR GROUND LEASE

±1 acre available

Interstate 45 & FM 517

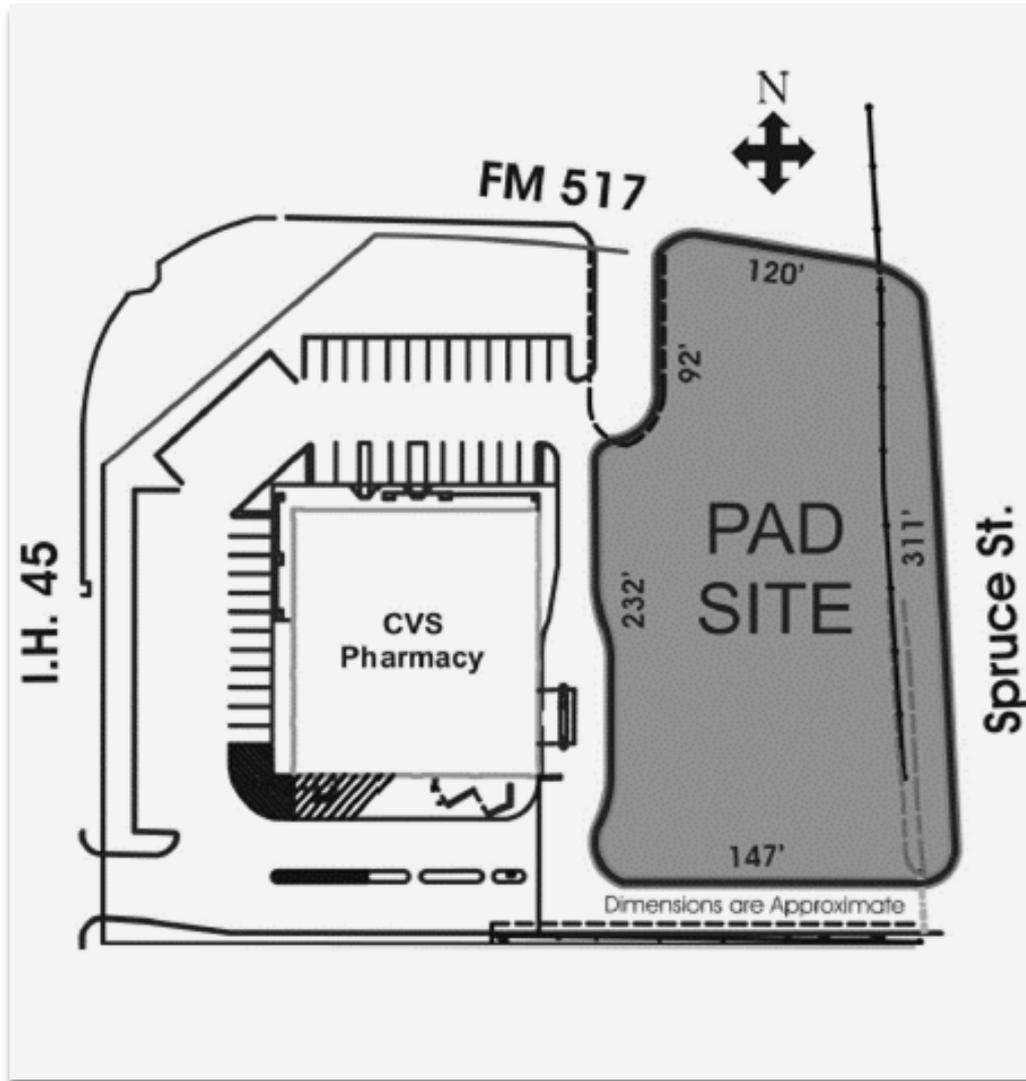
Dickinson, TX 77539

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# Interstate 45 & FM 517

100 FM 517 Road E. | Dickinson, Texas

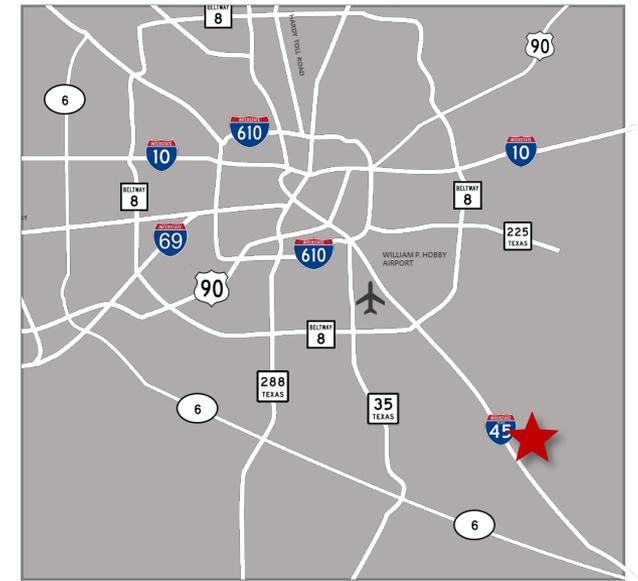


**Total Site:** ± 43,316 SF

- Located at high-traffic intersection alongside many national retailers
- Access from three streets: I-45 Frontage, FM 517, & Spruce St.
- More than 140,000 Vehicles per day
- Adjacent to high-volume CVS Pharmacy
- Over 110,000 people within five-mile radius

**Area Retailers:**

Kroger, CVS, Boot Barn, CVS, Whataburger, BBVA, Wendy's, Taco Bell, KFC, Starbucks, & More





## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
2019 Population	3,704	43,081	110,435
2010 Population	3,395	33,087	88,376
2024 Population Projection	4,012	47,736	121,762
2019 Est. Average Household Income	\$88,966	\$108,524	\$112,257
Total Businesses	262	1,360	3,144
Total Consumer Spending	\$35.59 M	\$461.18 M	\$1.2 B
Median Age	36.4	35.3	35.4
Households	1,386	15,259	39,100
Average Housing Unit Value	\$179,506	\$218,769	\$231,798

*Based on Loopnet.com Data*