



INDEPENDENCE
COMMERCIAL REAL ESTATE

FOR SALE OR LEASE



FREESTANDING BUILDING AVAILABLE

1009 W. 2ND STREET | TAYLOR, TEXAS



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CONTACT:

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AVAILABLE

5,750 SF on 0.518 AC

- » 2,500 SF Office
- » 3,250 SF Warehouse

HIGHLIGHTS

- » Office includes 4 private offices, conference room, reception, and break room
- » Heated warehouse includes three grade-level roll-up doors
- » Built in 2019
- » Zoned P5: Urban Center
- » Asking Price: \$1,900,000 (\$25 PSF NNN)

TRAFFIC COUNTS

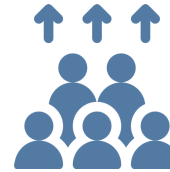
2nd St: 19,370 VPD ('24)
TX-95: 17,312 VPD ('24)

TRAFFIC GENERATORS



TOTAL POPULATION

1 MILE	6,250
3 MILE	17,277
5 MILE	18,559



2030 POPULATION

1 MILE	7,051
3 MILE	19,784
5 MILE	21,457



TOTAL HOUSEHOLDS

1 MILE	2,355
3 MILE	6,604
5 MILE	7,128



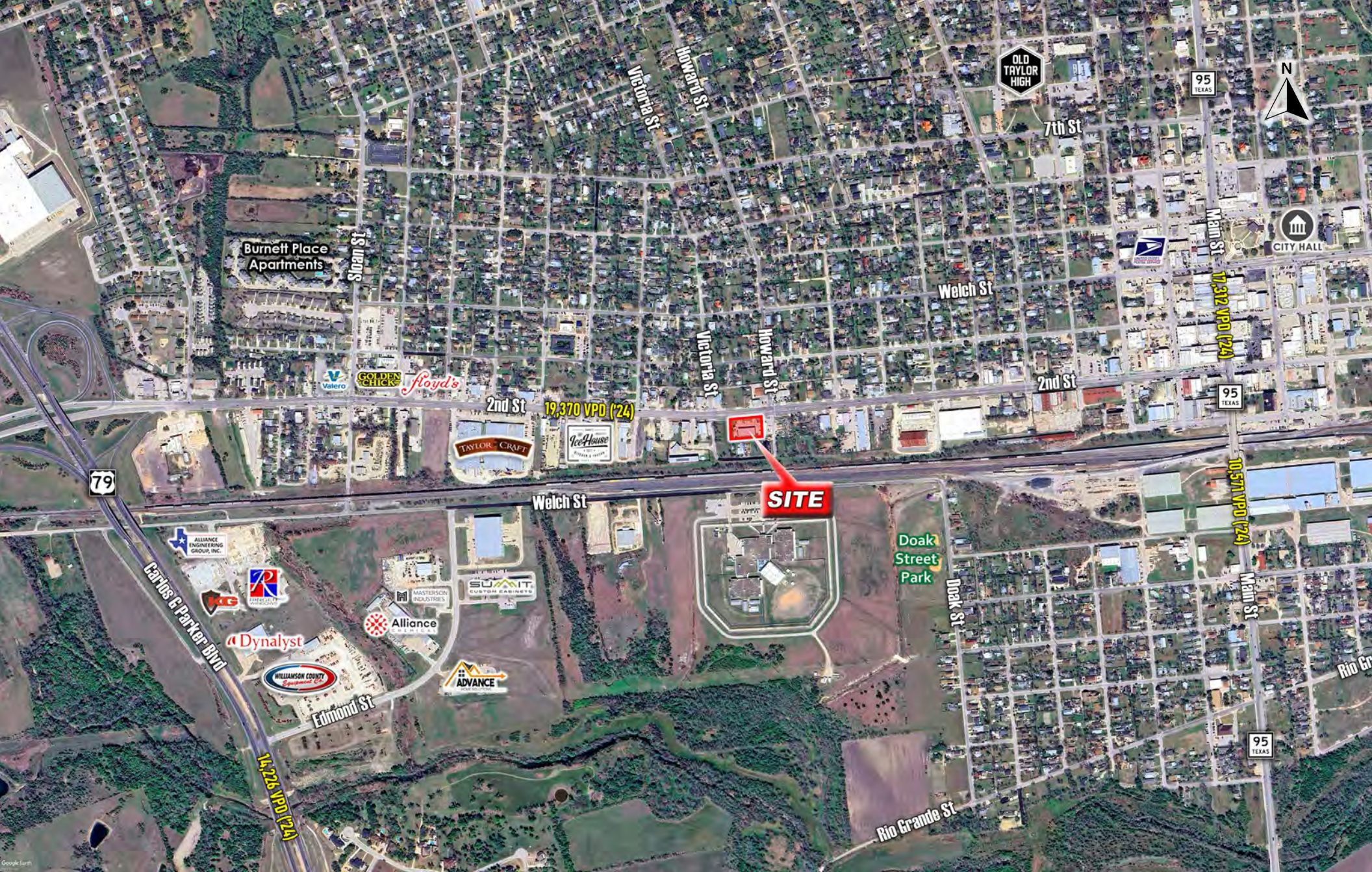
AVERAGE HH INCOME

1 MILE	\$78,953
3 MILE	\$93,438
5 MILE	\$94,986

1009 W 2ND STREET | PROPERTY OVERVIEW



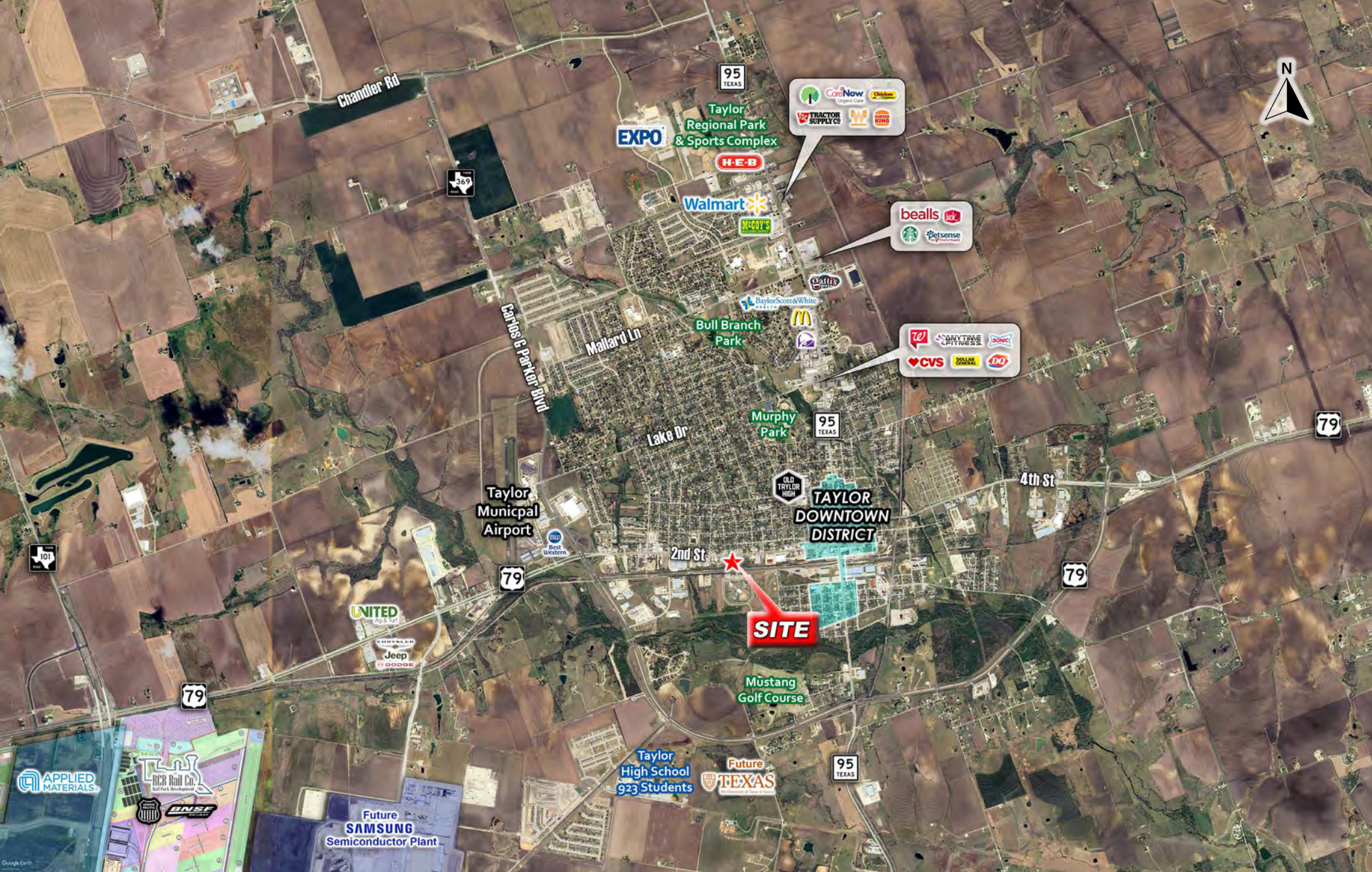
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1009 W 2ND STREET | SITE AERIAL



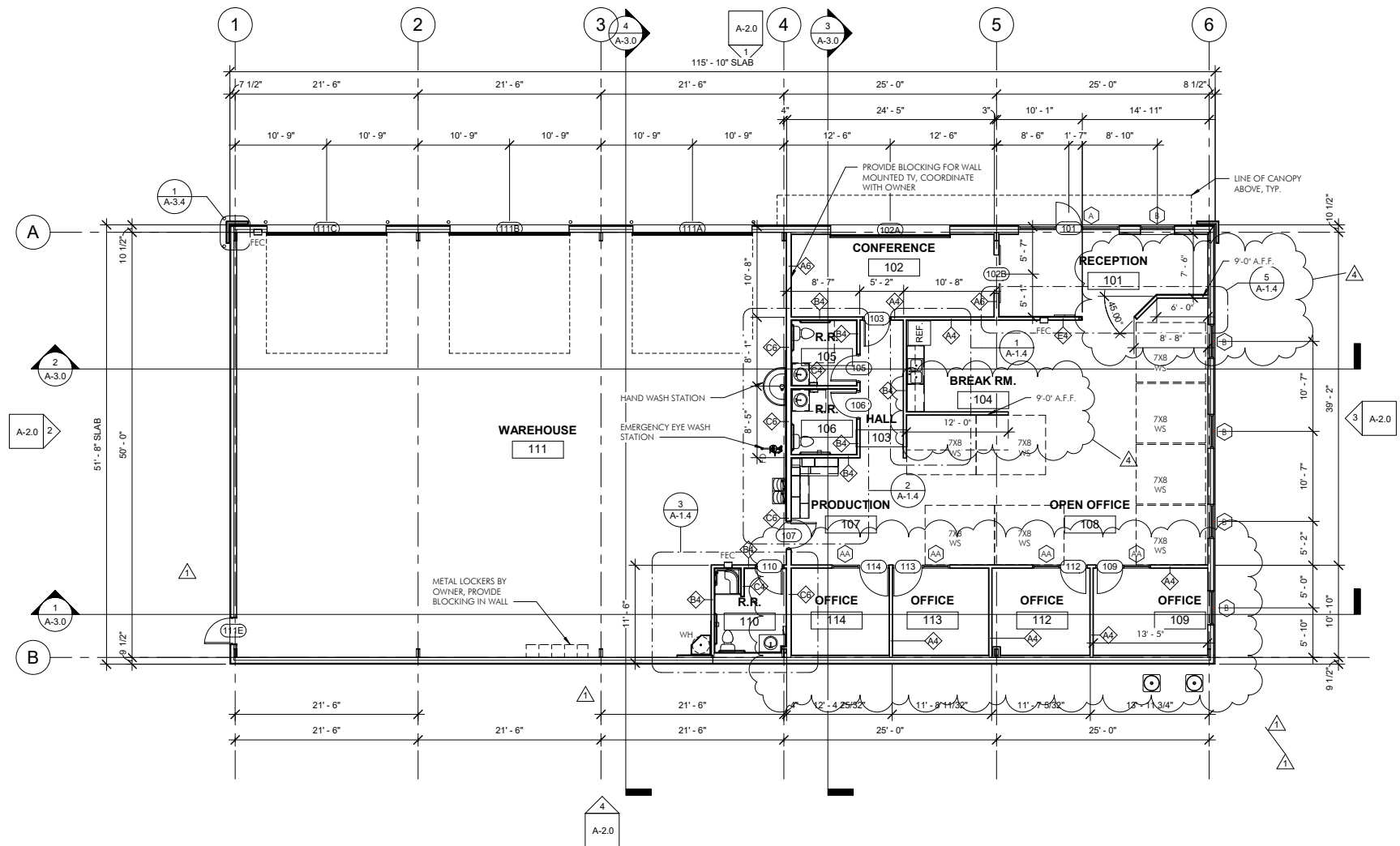
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1009 W 2ND STREET | WIDE AERIAL



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1009 W 2ND STREET | FLOOR PLAN



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1009 W 2ND STREET | EXTERIOR PHOTOS



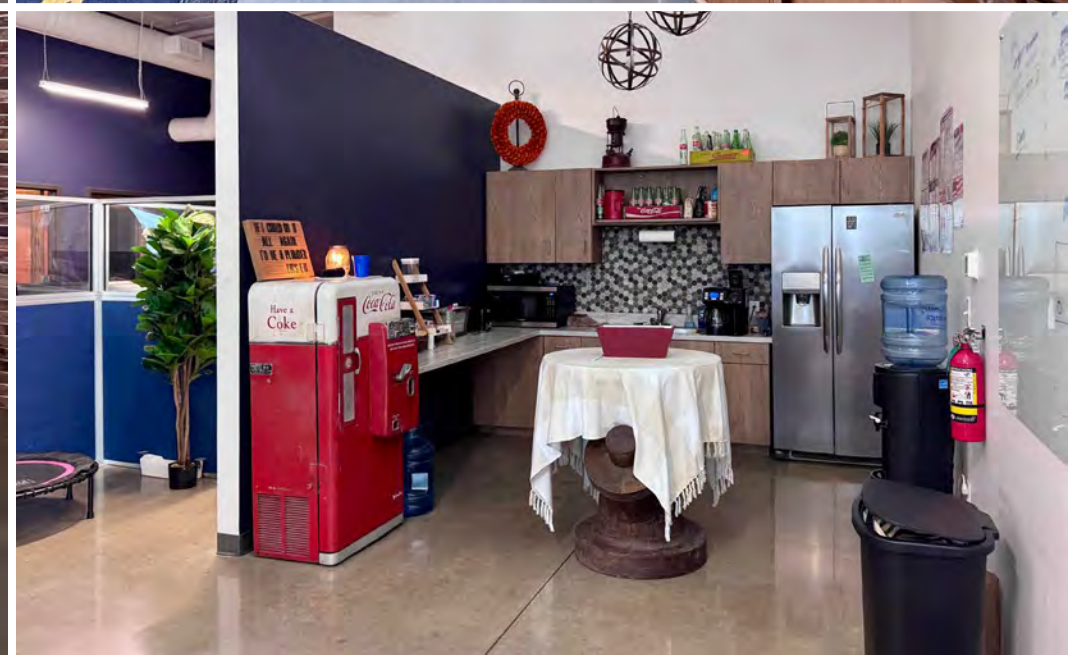
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1009 W 2ND STREET | EXTERIOR PHOTOS



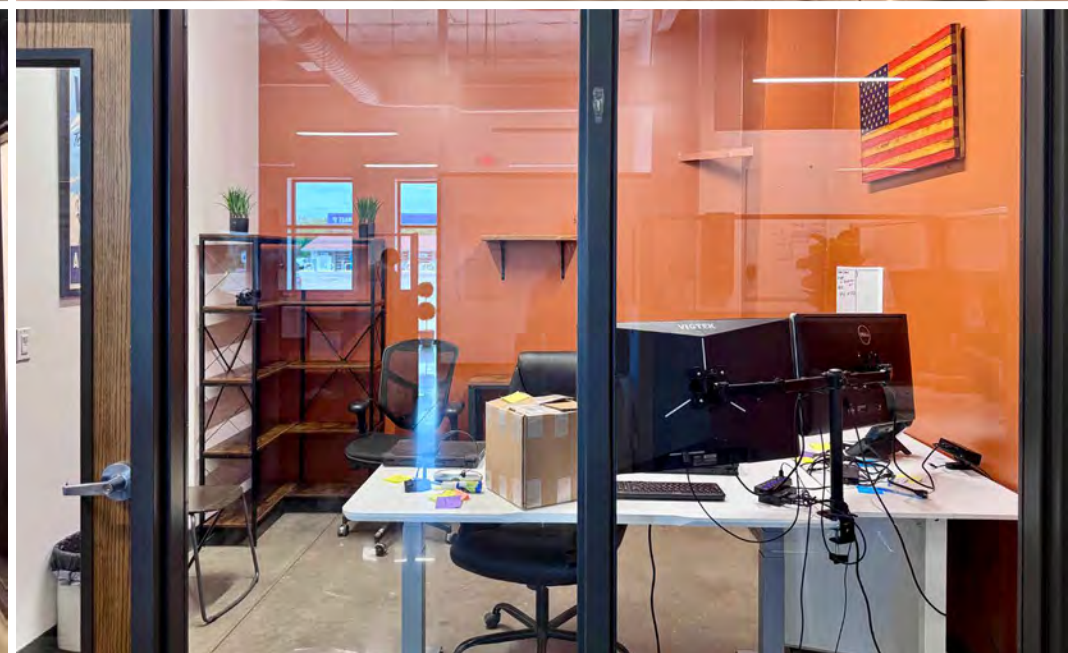
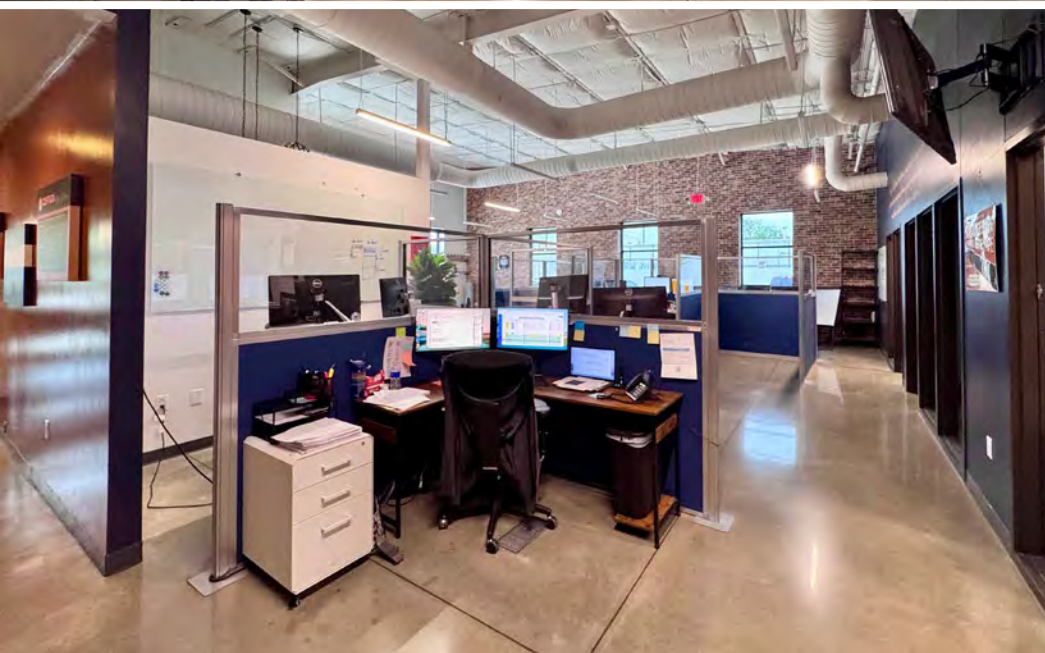
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1009 W 2ND STREET | INTERIOR PHOTOS



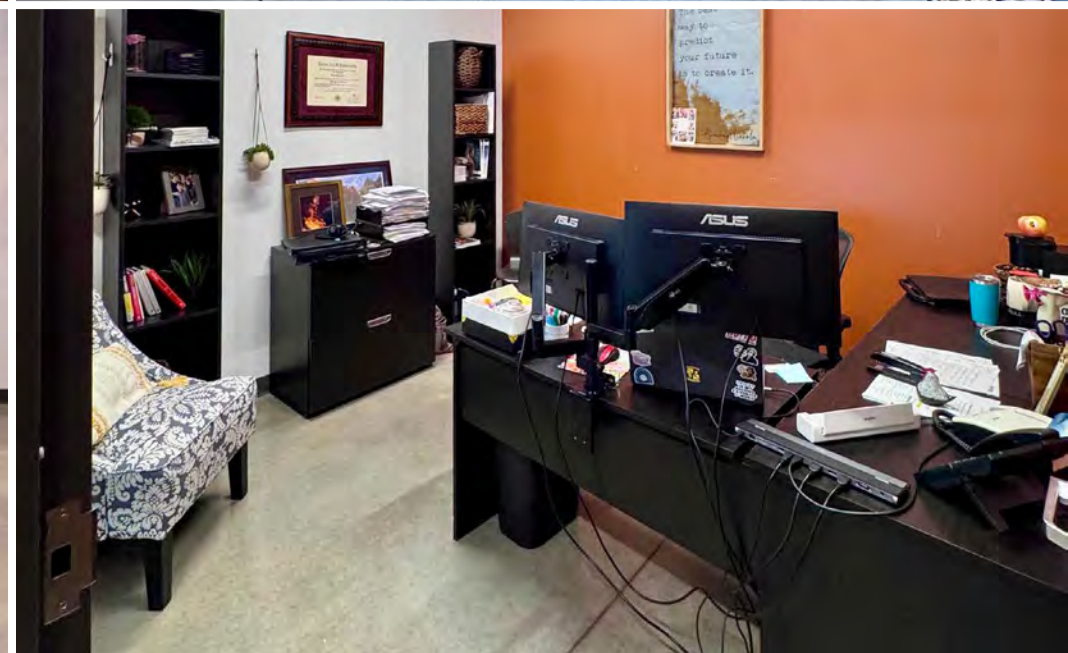
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