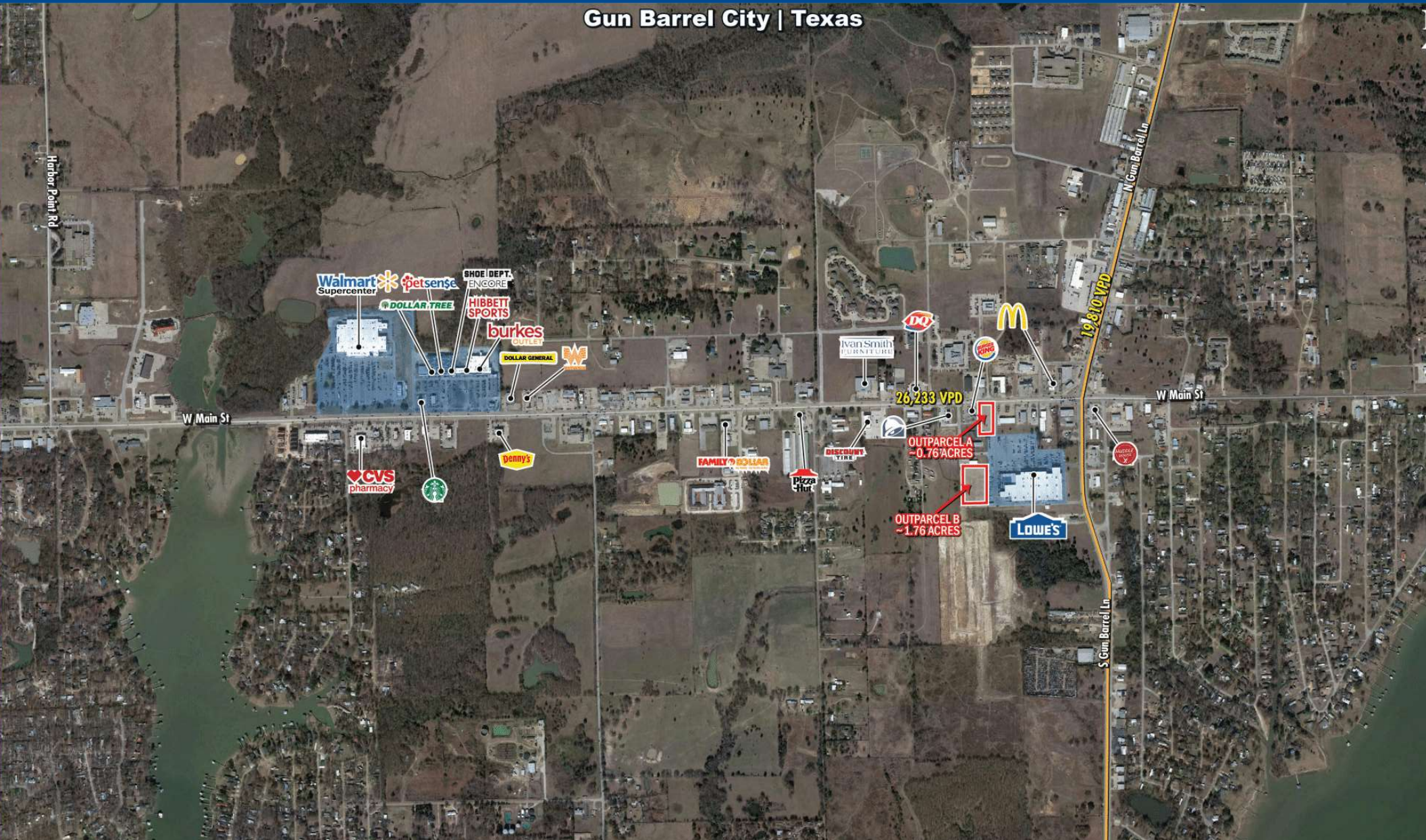


Gun Barrel City | Texas



**2.52 ACRES**  
FOR SALE

**SALES CONTACT**  
CHRISTOPHER M. GIBBONS  
214.572.8408  
CGibbons@theretailconnection.net

**MANAGING BROKER**  
TED GILDEA  
617.369.5914  
tgildea@atlanticretail.com

## PROJECT HIGHLIGHTS

- 2 Lowe's Outparcels available (1.76 AC & 0.76 AC)
- Located in the heart of Gun Barrel City near Walmart, Discount Tire, Huddle House & McDonald's
- Great visibility and access from W Main Street & Gun Barrel Lane
- Strong traffic counts (24,366 ADT) on W Main Street

## DEMOGRAPHICS



### TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
5,282	8,655	12,074



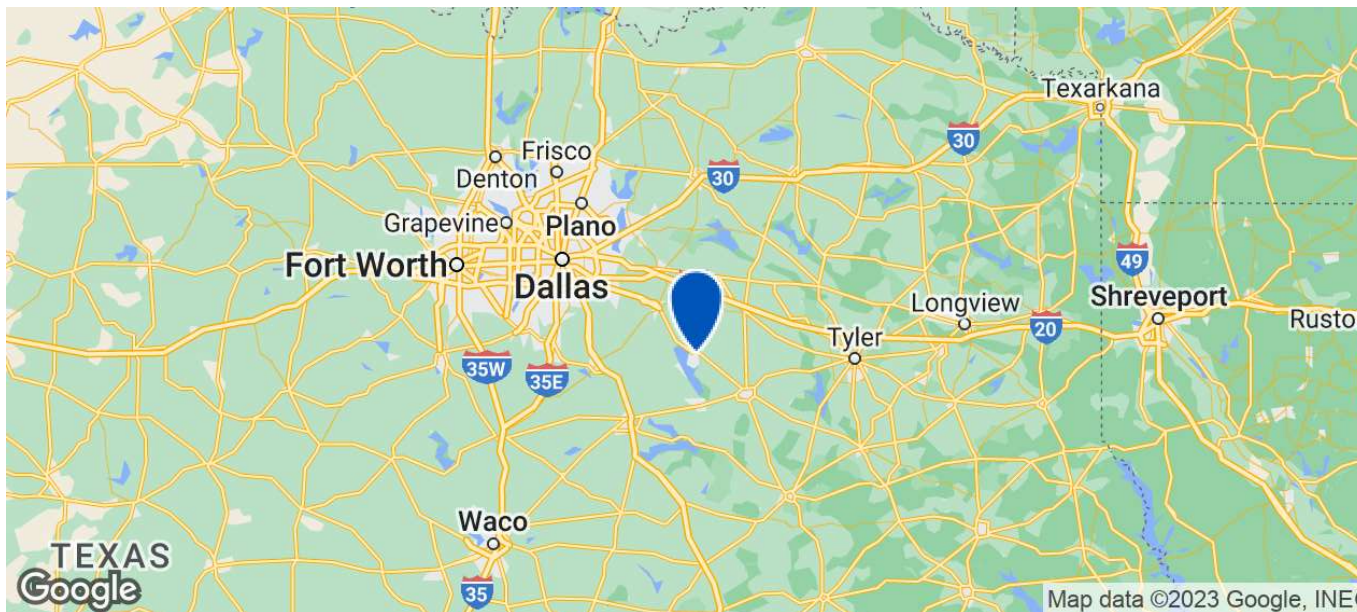
### TOTAL POPULATION

3 MILES	5 MILES	7 MILES
13,145	21,250	29,792



### AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$76,824	\$76,581	\$77,251



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