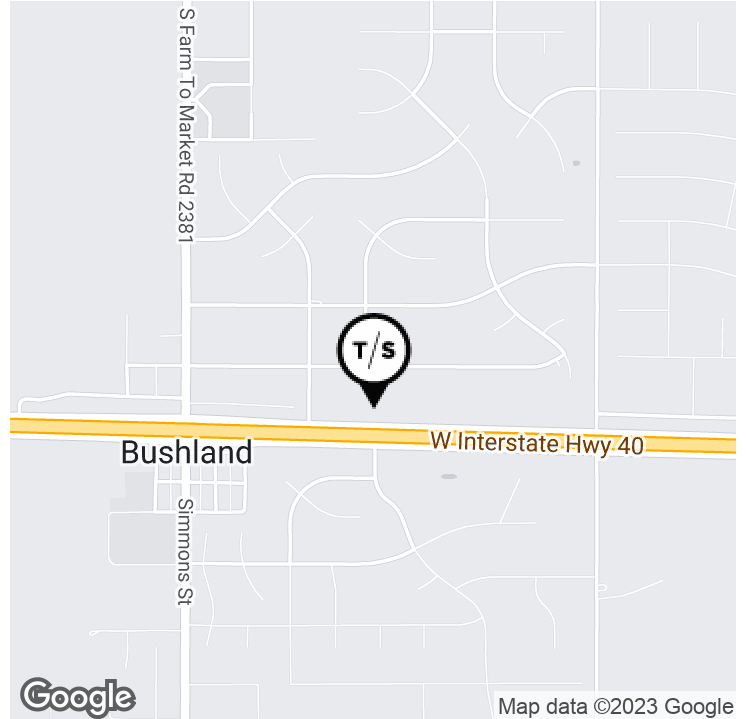


BUSHLAND STRIP CENTER

18500 I-40 W, Bushland, TX 79124

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,500 - 2,500 SF

Lease Rate: \$18.00 SF/yr (NNN)

Year Built: 2020

Building Size: 9,000 SF

PROPERTY OVERVIEW

Lease Rate: \$18/SF + NNN

TI Allowance: \$15/SF

Spaces can be individually separated to fit square footage needs.

PROPERTY HIGHLIGHTS

- Offers a premier site convenient to both area residents and interstate travelers
- Will build to suite

Presented By:



BRITTANY DOYLE, CCIM
806.206.0290
brittany@thomasonscott.com



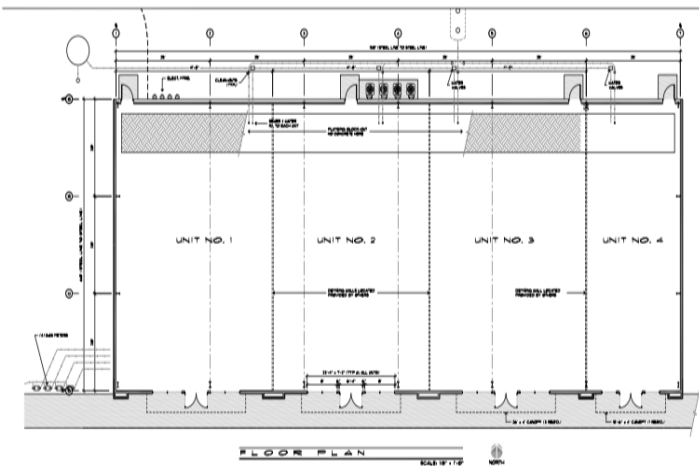
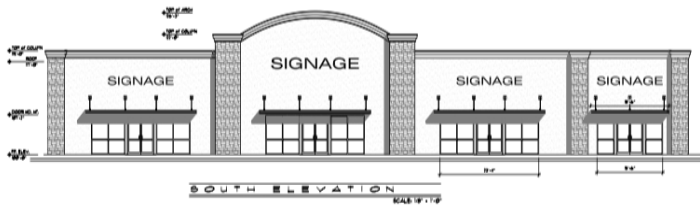
RICK THOMASON
806.584.6367
rick@thomasonscott.com

T/S
THOMASON
SCOTT

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ADDITIONAL PHOTOS



Presented By:



BRITTANY DOYLE, CCIM
806.206.0290
brittany@thomasonscott.com



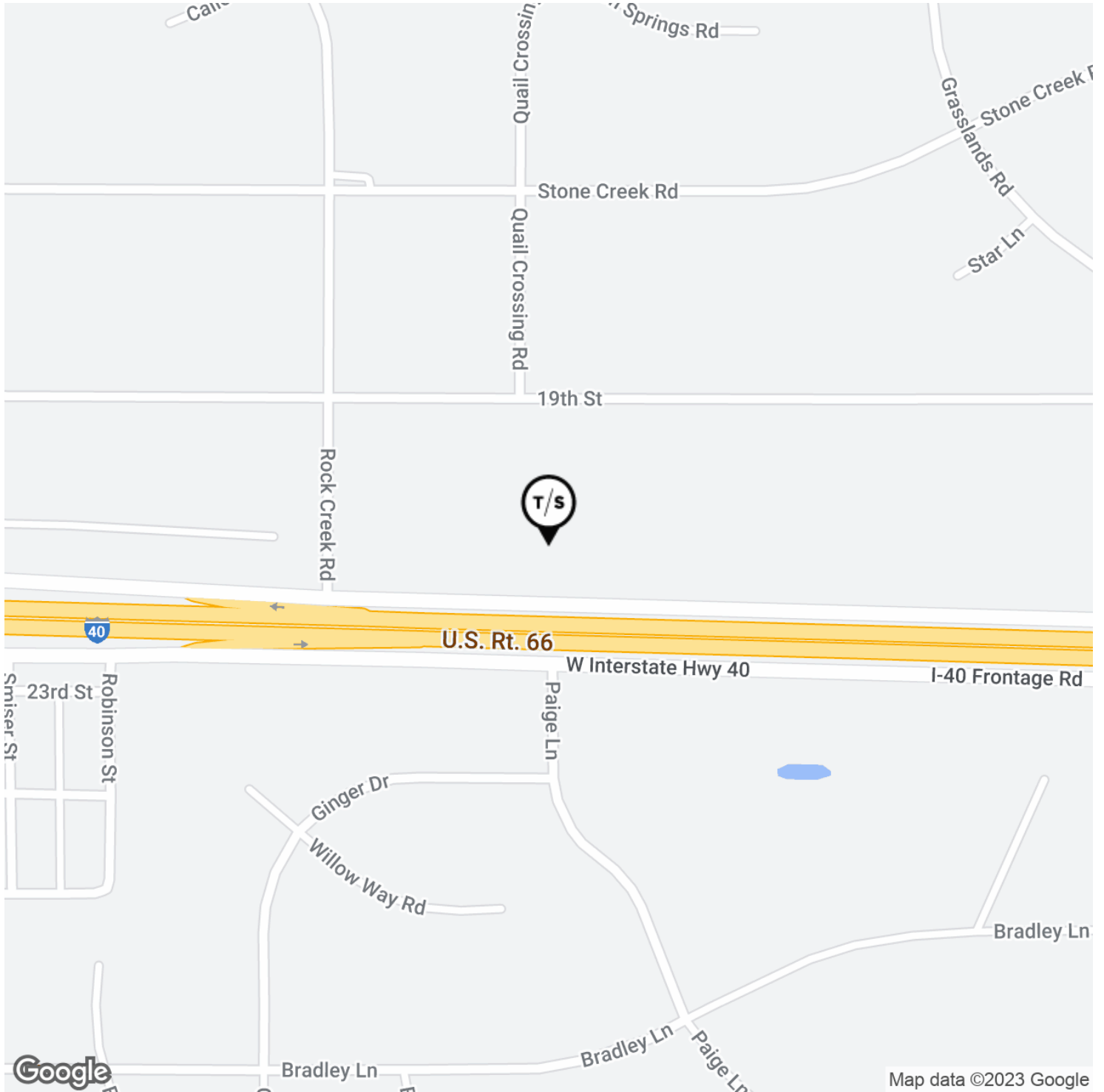
RICK THOMASON
806.584.6367
rick@thomasonscott.com

T/S
THOMASON
SCOTT

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LOCATION MAP



Presented By:



BRITTANY DOYLE, CCIM
806.206.0290
brittany@thomasonscott.com



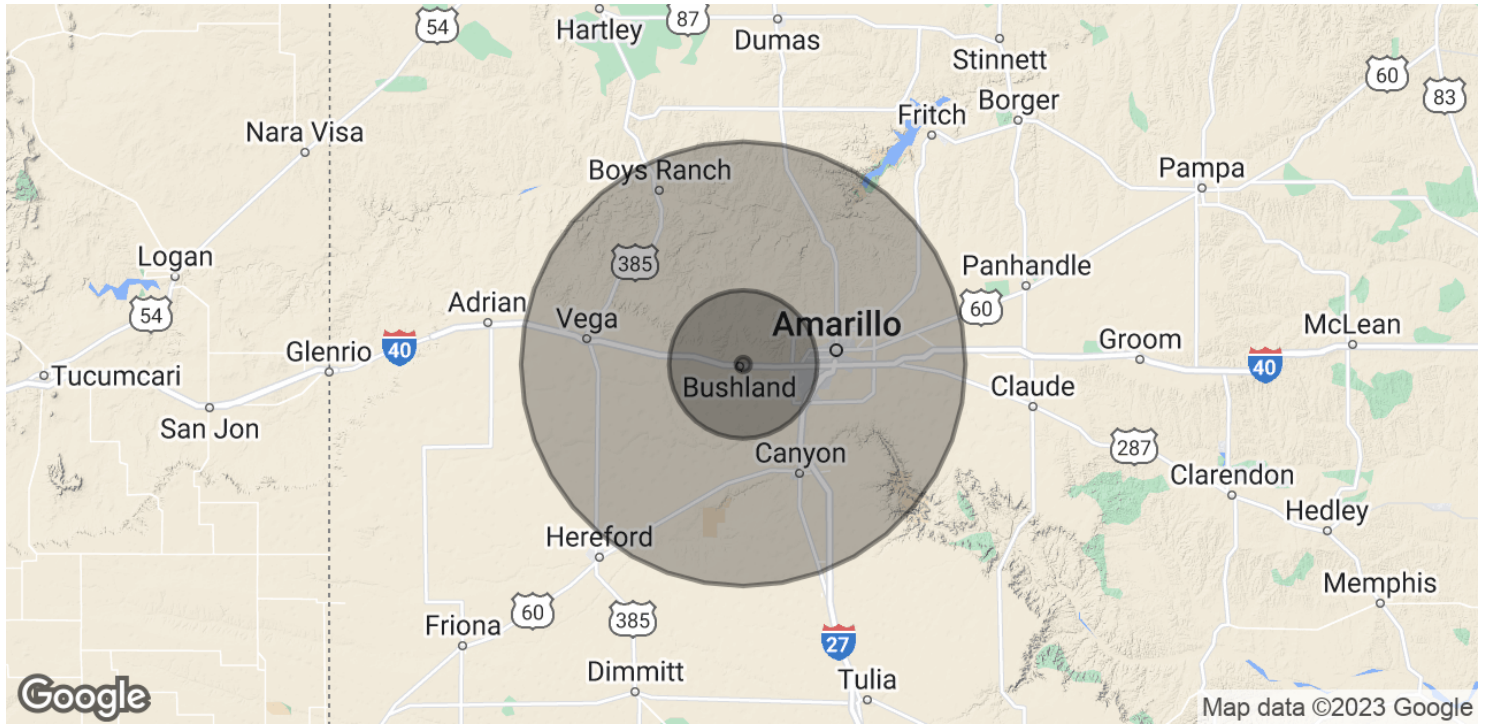
RICK THOMASON
806.584.6367
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T/S
THOMASON
SCOTT

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	43	25,521	287,244
Average age	40.8	39.2	34.5
Average age (Male)	40.8	38.0	33.7
Average age (Female)	41.4	40.2	35.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	15	10,308	106,623
# of persons per HH	2.9	2.5	2.7
Average HH income	\$95,754	\$97,153	\$61,816
Average house value	\$239,885	\$228,890	\$140,363

* Demographic data derived from 2020 ACS - US Census

Presented By:



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806.206.0290
brittany@thomasonscott.com



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rick@thomasonscott.com

T/S
THOMASON
SCOTT