

Joe Foster Company
Creative Real Estate Solutions

13± Acres
Local Retail
\$4.2 Million (\$7.50/SF)
Exclusive

NEC Belt Line & Tripp Road, Sunnyvale, TX



- **Prime Retail Corner** at NEC of Belt Line & Tripp Road
- **Traffic Count Belt Line Road: 35,000**
- **Several New Residential Subdivisions** Within One (1) Mile of Site
- **All Utilities To Site**

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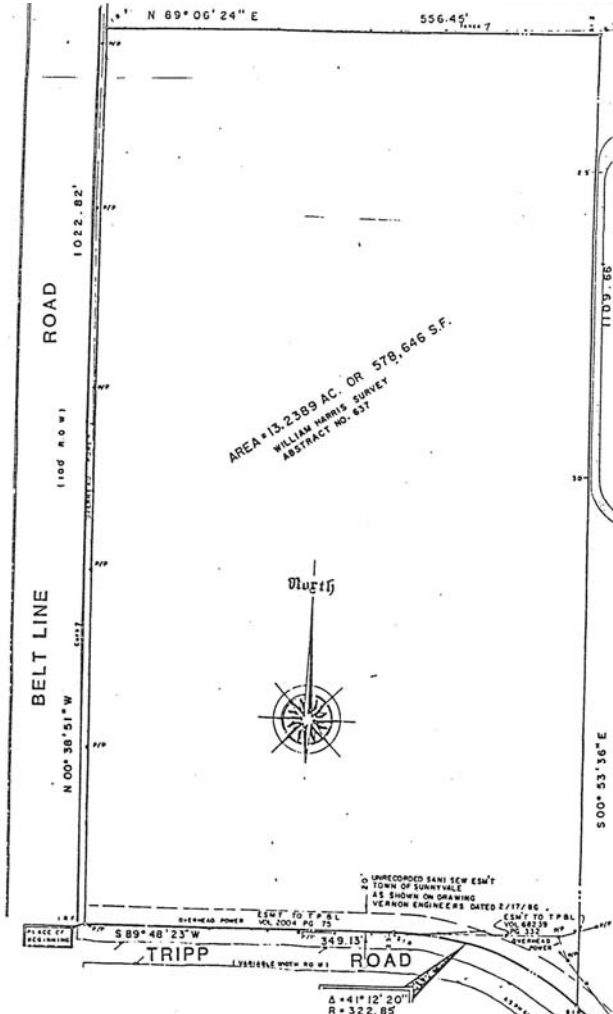
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Belt Line Road is a major six-lane divided thoroughfare, which runs north-south, connecting I-30 to the north and U.S. 80 to the south. Tripp Road is the south property line of Subject Tract. According to a master thoroughfare plan for Sunnyvale, Tripp Road may eventually be widened to a four lane divided thoroughfare in Sunnyvale. Tripp Road, from Belt Line Road west to Galloway, is currently being widened and improved by the City of Mesquite to four lanes.

Subject Tract has 1,020' of frontage on Belt Line Road and 581' of frontage on Tripp Road



Demographics

Population: 1 Mile = 8,460
3 Miles = 69,068
5 Miles = 222,347

Income: 1 Mile = 81,016
3 Miles = 66,781
5 Miles = 61,198

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