

# FOR SALE OR LEASE

**±18,288 s.f. building on ±4.05 acres**

1020 FM 517 Road West | Dickinson, TX 77539

**Chris Bergmann Jr.**

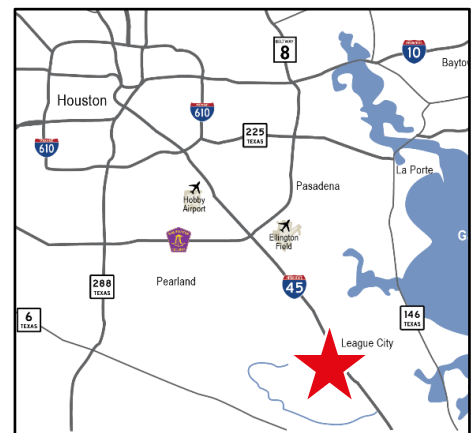
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## Property overview

Available	±18,288 s.f. building on ±4.05 acres of land
Location	SWQ of the four-way lighted intersection of FM 517 and FM 646. Less than 1.25 miles west of I-45 South.
Property Info	Former Sears Parts and Repair Center FM 517 frontage 2nd generation freestanding box in good condition Located near a highly trafficked intersection
Price	Contact broker for price





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Demographics	1-mile	3-miles	5-miles	Traffic Counts	VPD
Estimated population	9,337	33,167	107,108	FM 646 Rd, north of FM 517	13,492
Median age	34.5	36.5	35.8	FM 646 Rd, south of FM 517	9,000
Average household income	\$105,603	\$106,663	\$107,495	FM 517 W, east of Bay Sky Drive	22,089
2019-2024 annual population growth	2.50%	2.29%	1.93%	FM 517 W, west of Bay Sky Drive	11,900

Source: ESRI

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