



7127 Hwy 6

Hitchcock, TX 77563

(832)-685-2739

FARID CHATUR

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Contact us for more information



FOR SALE





PROPERTY OVERVIEW

Unique Investment Opportunity at 7127 Hwy 6, Hitchcock, TX 77563. This property is currently leased to a convenience store tenant, generating a reliable monthly rental income of \$3,000. This investment opportunity offers a turnkey solution for investors looking for steady cash flow in a prime location.



PROPERTY
HIGHLIGHTS

HIGHLIGHTS

- Building size 2,280 SF
- Land Acres 0.37 AC
- Land SF 16,117
- Current rental income \$3,000 per month. - C-store Tenant.
- Investment opportunity.

DEMOGRAPHICS

	1 MILE	3 MILES
POPULATION	3 493	24.450
HOUSEHOLDS	1.315	9.195
MEDIAN AGE	35.80	38.60
MEDIAN HH INCOME	\$34.836	\$55 828
DAYTIME EMPLOYEES	609	4317
POPULATION GROWTH '22 - '27	↑ 5.73%	↑ 6.98%
HOUSEHOLD GROWTH '22 - '27	↑ 5.93%	↑ 7.10%





TRAFFIC COUNTS

COLLECTION ST	CROSS ST	TRAFFIC VOL	LAST MEA	DISTANCE
STATE HWY 6	DREW ST E	9.780	2022	0.10 MI
AVE F	SPILLER ST N	336	2022	0.22 MI
CALDWELL ST	RENAUD ST N	249	2022	0.27 MI
SUNSET	N RAILROAD AVE NE	1.484	2022	0.35 MI
SUNSET	RENAUD ST N	641	2022	0.36 MI
OVERTON ST	AVE FE	88	2022	0.40 MI
TX 45:RM 620	PECANWOOD ST E	9.070	2020	0.49 MI
STATE HWY 6	PECANWOOD ST E	10.013	2022	0.52 MI
MAIN STREET	BULLDOG LN S	3.623	2020	0.56 MI
MAIN ST	BULLDOG LN S	4.459	2022	0.56 MI

AERIAL VIEW



In the box



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**Going Above and Beyond To Find Your
Next Property**

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