



Canyon Economic Development Corporation

Canyon Economic Development Corporation  
1604 4th Ave., Ste. 21  
Canyon, Texas 79015  
PHONE: 806.656.6835

**SOUTHEAST CORNER OF I27 AND 4TH AVENUE**

 **± 25.00 ACRES**



**Contact**

**Evelyn Ecker**  
806.656.6835

**Location**

I-27 and 4th Avenue  
Canyon, TX 79015

# Available Space

25.00 Acres

# Traffic Counts

Interstate 27 – 9,436 AADT

4th Avenue – 4,063 AADT

# Property Description

- Located at the SEC of Interstate 27 and 4th Avenue, a few miles from Palo Duro Canyon
- Frontage along well traveled Interstate 27

# Demographics

VARIABLE	COMMUNITY	RETAIL TRADE AREA
2016 Population	14,426	66,544
Average HH Income	\$63,066	\$67,230
Median Age	28.3	33.4

(Retail Trade Area is the geographic area from which retailers derive approximately 80-85% of their business. Based on 2015 data.)