



## Medical/Dental/Office Building for Sale

411 N Yaupon Avenue | Livingston, Texas 77351



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## Property Highlights:

- Approximately 1,932 SF Freestanding Building
- Great for Dental/Medical Practice
- Second Generation Dental Office
- Highly Visible
- Easily Accessible
- Signage Available
- Call for Pricing

## Traffic Counts:

W Church St/Hwy 190: 23,264 VPD west of site  
W Church St/Hwy 190: 17,648 VPD east of site  
US 59: 24,157 VPD | N Houston St: 6,039 VPD  
(TXDOT 2018)

## Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	2,840	7,667	17,523
Total Households	1,058	2,791	5,166
Daytime Population	5,674	13,344	18,345
Avg Household Income	\$56,238	\$59,348	\$68,192



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