

Multi-Family Site

SITE

14,508 AADT '21

8,617 AADT '21

N 45th St

17,316 AADT '21

3,793 AADT '21



JOSE ANTONIO NAVARRO ELEMENTARY

FOR GROUND LEASE OR BUILD-TO-SUIT

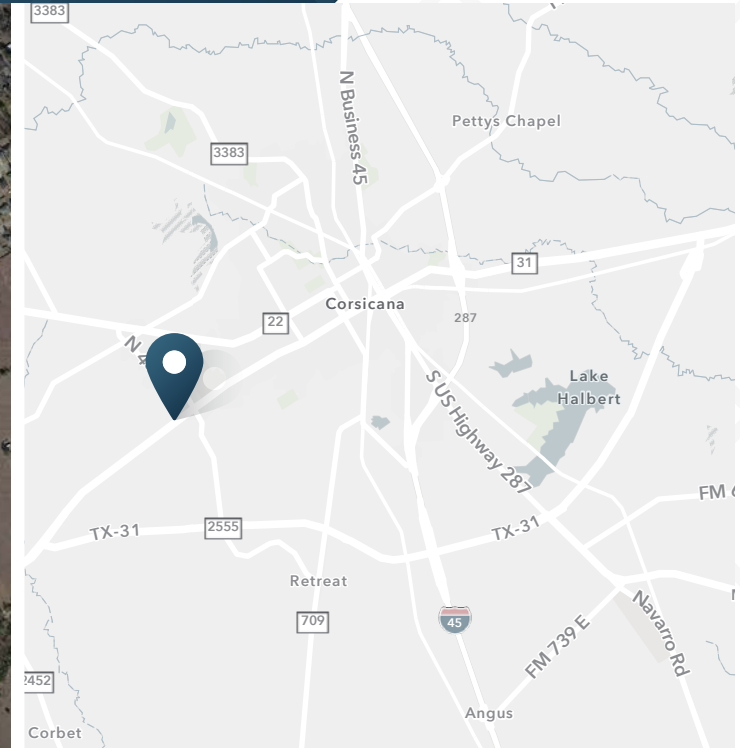
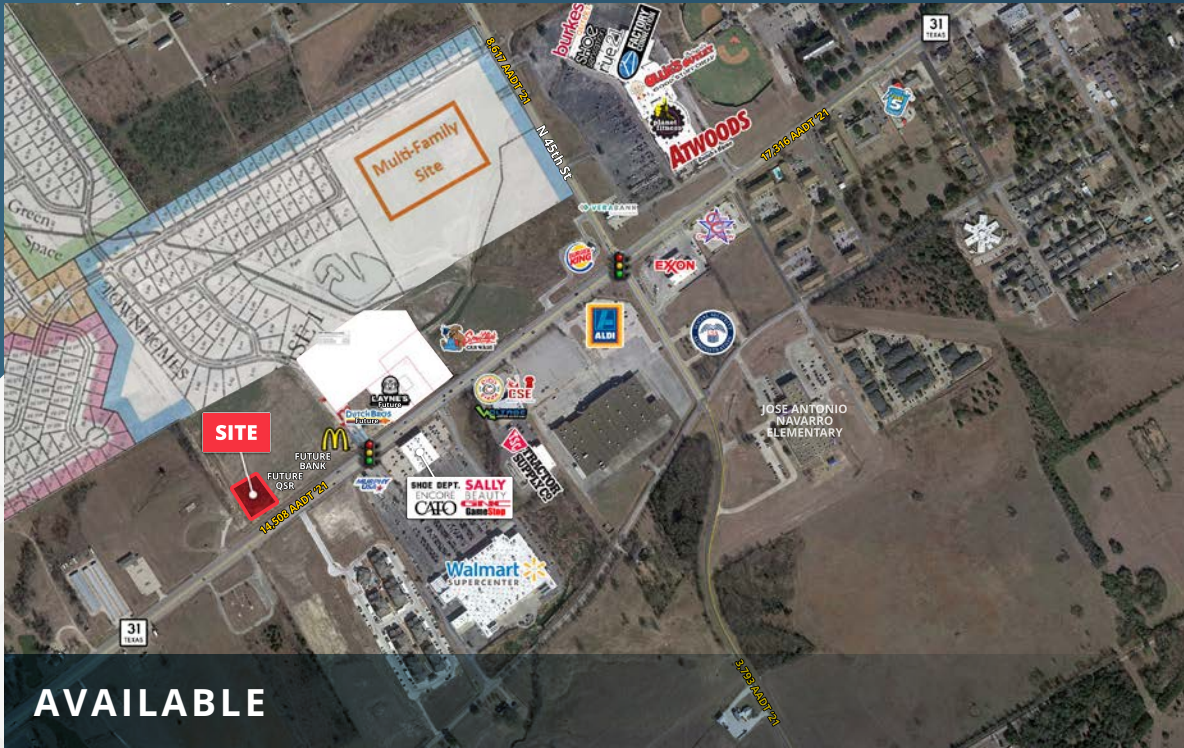
Pad Site Available

NWQ TX-31 & N. 45th St | Corsicana, TX



Pad Site Available

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AVAILABLE

1.07± AC

Available

C - Commercial District Zoning

Contact Broker

Rate

ABOUT THE PROPERTY

- Well located pad along State Highway 31 in the fast growing west side of Corsicana directly across SH 31 to WalMart Supercenter (ranked in top 10% in state of Texas), and adjacent to a strong lineup of national future retailers including McDonald's, Dutch Bros, Layne's Chicken, Burger King, and other national users working.
- Directly in front of proposed 280± AC of mixed-use development with multifamily and single family residential complexes.
- Only 1.2 miles from Corsicana High School and the Stuart J Beebe Athletic Complex.

JOIN THESE RETAILERS



TRAFFIC COUNTS

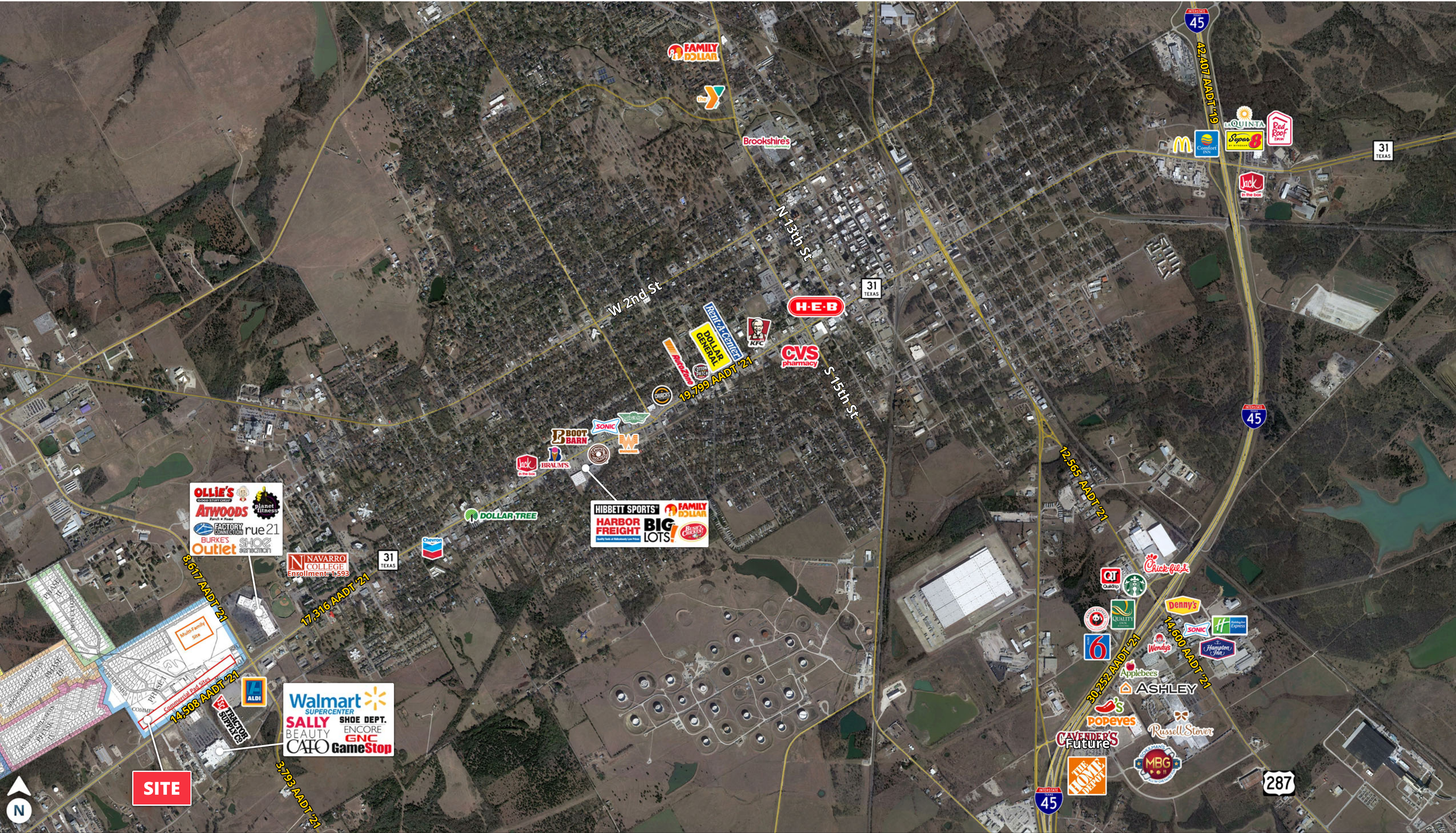
TX-31

N 45th St

Source:TxDOT

17,316 AADT'21

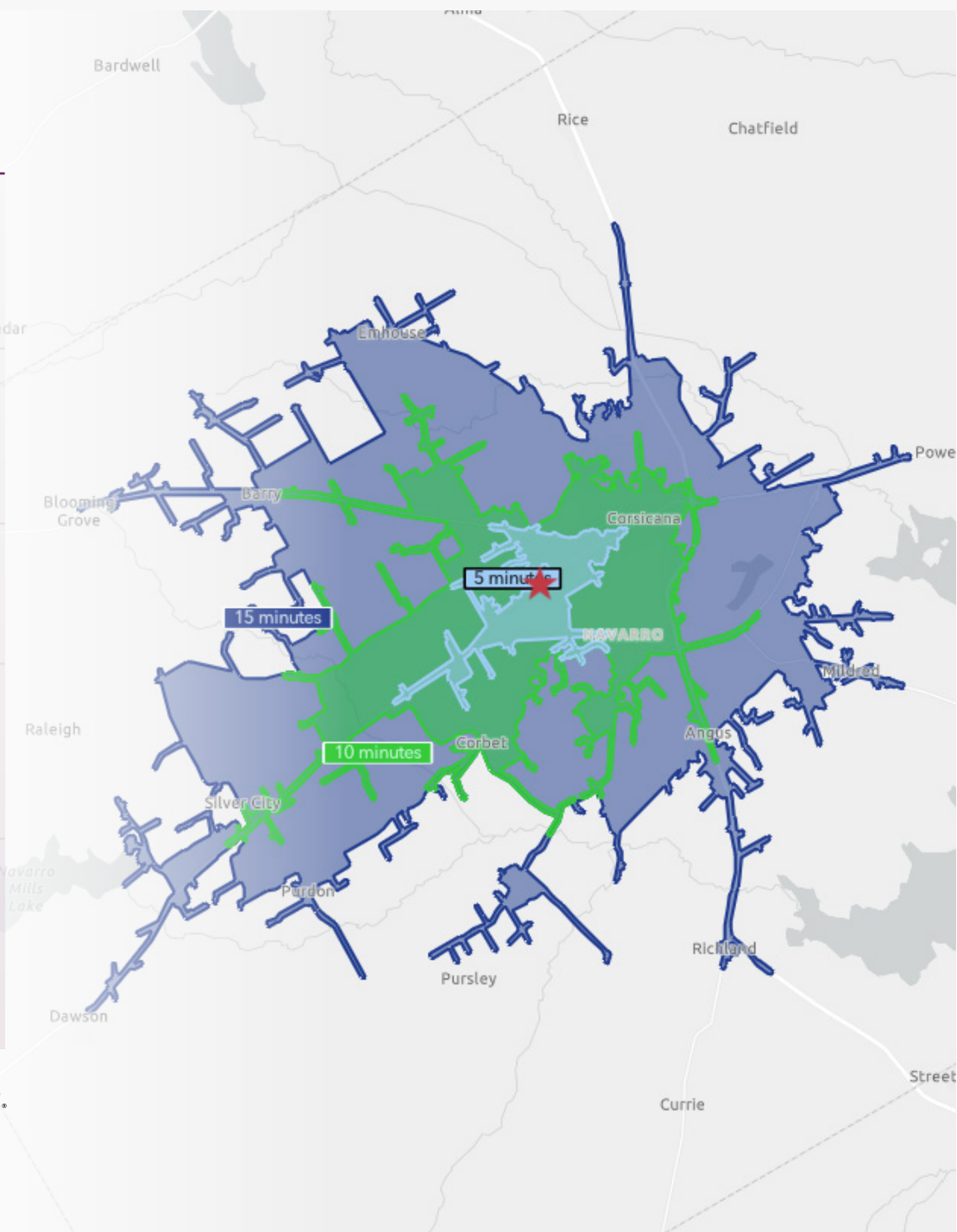
8,617 AADT'21





DEMOGRAPHIC HIGHLIGHTS

Population	5 minutes	10 minutes	15 minutes
2023 Estimated Population	7,317	22,356	31,940
2028 Projected Population	7,351	22,308	32,008
Projected Annual Growth Rate 2023 to 2028	0.09%	-0.04%	0.04%
Daytime Population			
2023 Daytime Population	8,844	26,795	36,305
Workers	4,907	14,082	18,036
Residents	3,937	12,713	18,269
Income			
2023 Est. Average Household Income	\$64,854	\$71,382	\$74,760
2023 Est. Median Household Income	\$46,053	\$47,951	\$50,407
Households & Growth			
2023 Estimated Households	2,317	7,697	11,162
2028 Estimated Households	2,354	7,742	11,271
Projected Annual Growth Rate 2023 to 2028	0.32%	0.12%	0.19%
Race & Ethnicity			
2023 Est. White	43%	44%	48%
2023 Est. Black or African American	16%	18%	17%
2023 Est. Asian or Pacific Islander	6%	4%	3%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	18%	17%	16%
2023 Est. Hispanic	39%	37%	34%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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