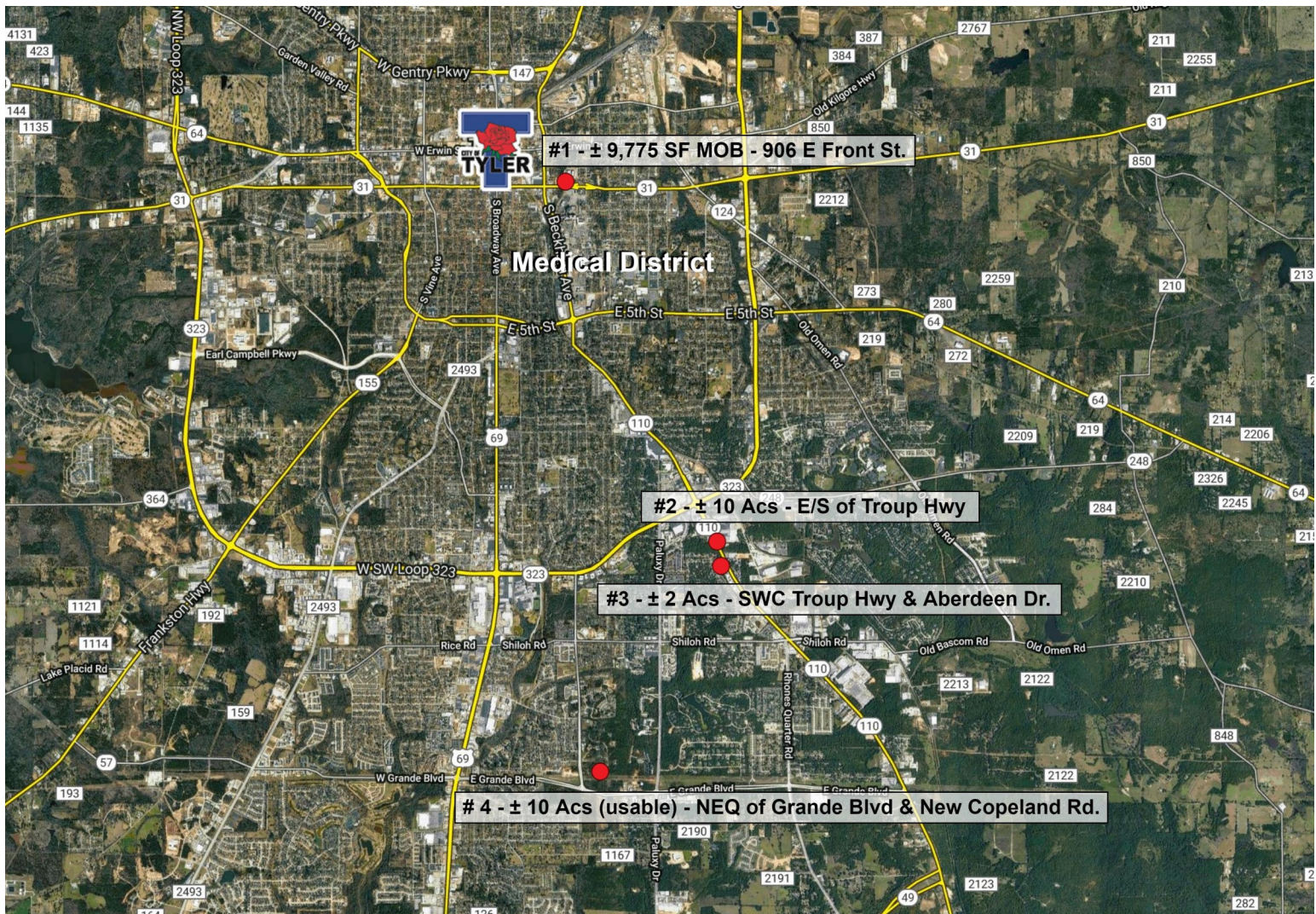


#	Address	Size	Description	Comments	Pricing
1	906 E Front St	9,775 SF	Medical office for lease or sale	At north entrance to Tyler's Medical District. Competitively priced. Existing finish is good.	\$749,000
2	3924 Troup Hwy	±10 Acres	2 pad sites and interior land	Next/last in line for restaurant pad sites along east side of Troup moving south from Loop 323.	\$3.45mm
3	2325 Aberdeen Dr	±2 Acres	Retail site	SWC of Troup Hwy & Aberdeen Dr, across from Property #2. Family Dollar south adjacent. Has excellent visibility at corner.	\$650,000
4	6142 (& 6122) New Copeland Rd	±10 Acres (usable)	Medical/Professional office land	New, nice medical and professional office corridor.	\$795,000



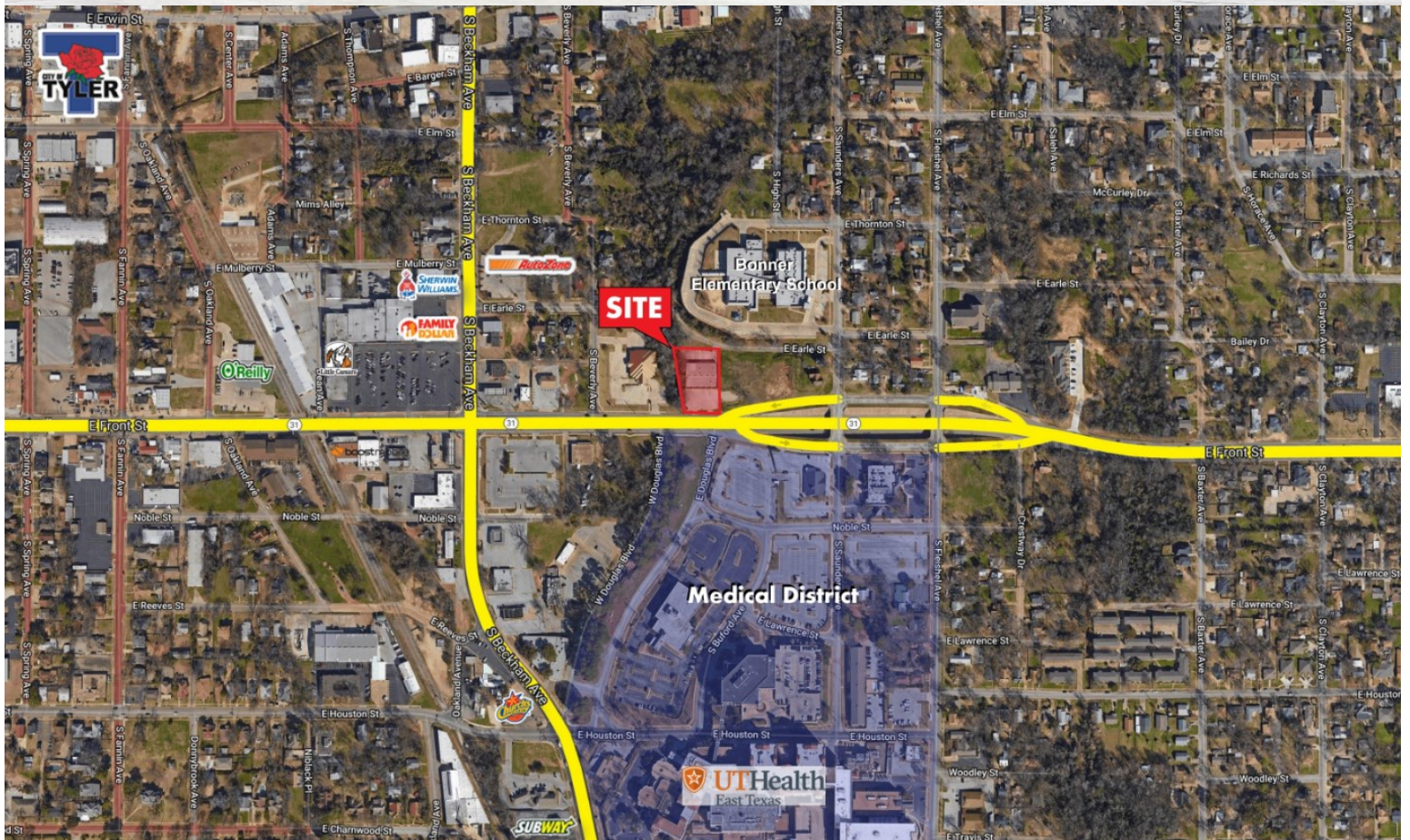
## CONTACT

Broker for more information

**WILLIAM SANDERS**

p 972.386.1453 e wsanders@henrysmiller.com

#	Address	Size	Description	Comments	Pricing
1	906 E Front St	9,775 SF	Medical office for lease or sale	At north entrance to Tyler's medical District. Competitively priced. Existing finish is good. Has monument sign on Front St (±18,000 VPD). Directly opposite hospital.	\$749,000 (\$76.62 PSF) or \$11.00 PSF NNN



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#	Address	Size	Description	Comments	Pricing
2	3924 Troup Hwy	±10 Acres	2 pad sites and interior land	Next/last in line for restaurant pad sites along east side of Troup moving south from Loop 323.	\$20.00 PSF for frontage/pad site(s). \$5.00 PSF for interior. Prefer to sell altogether.



Demos	1 Mi	3 Mi	5 Mi
Est. Population	10,989	58,905	100,376
Est HH	4,637	24,140	39,154
Avg HH Income	\$65,549	\$74,346	\$69,715
Total Businesses	747	3,939	6,617
Total Employees	9,339	55,407	83,178
Traffic	1 Mi		
Int. Troup Hwy & 323 - North	26,000		
<b>Int. Troup Hwy &amp; 323 - South (at # 2)</b>	<b>30,000</b>		
Int. Troup Hwy & 323 - East	37,000		
Int. Troup Hwy & 323 - West	37,000		



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#	Address	Size	Description	Comments	Pricing
3	2325 Aberdeen Dr	~2 Acres	Retail site	SWC of Troup Hwy & Aberdeen Dr, across from Property # 2. Family Dollar south adjacent. Has excellent visibility at corner. CAD 2.560 acres but say ~2 acres for usable.	2 Acres x \$7.50 PSF= \$650,000



**Demos**      1 Mi      3 Mi      5 Mi

Est. Population	10,989	58,905	100,376
Est HH	4,637	24,140	39,154
Avg HH Income	\$65,549	\$74,346	\$69,715
Total Businesses	747	3,939	6,617
Total Employees	9,339	55,407	83,178

**Traffic**      1 Mi

Int. Troup Hwy & 323 - North	26,000
Int. Troup Hwy & 323 - South (at # 3)	30,000
Int. Troup Hwy & 323 - East	37,000
Int. Troup Hwy & 323 - West	37,000



## CONTACT

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#	Address	Size	Description	Comments	Pricing
4	6142 (& 6122) New Copeland Rd	±10 Acres (usable)	Medical/ Professional office land	New, nice medical and professional office corridor. South portion can be used for drive/parking. Total 17.961 acres.	\$795,000 or ±\$1.85 PSF on usable



Development opposite Copeland from Subject

