

BUILDING FOR LEASE AND PAD FOR LEASE | SALE

CENTER, TX | 1305 TENAHA STREET



- Commercial retail building hosting Dollar Tree
- 16,790 SF available
- Located on Highway 97 and Highway 87 in the heart of Center, Texas

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE	10 MILE
2019 Population	1,405	7,016	9,244	15,389
2019 Daytime Population	5,602	11,687	12,625	16,153
2019 Total Households	483	2,507	3,296	5,609
2019 Median HH Income	\$32,476	\$43,287	\$47,242	\$52,941

TRAFFIC COUNTS:

Highway 96: 10,908 VPD
Highway 87: 8,182 VPD

AVAILABILITY:
16,790 SF

LEASE RATES:
PLEASE CALL FOR RATES

AREA RETAILERS:

WAL*MART®

HIBBETT
SPORTS

CVS
pharmacy

DOLLAR TREE

BEALLS

TRACTOR
SUPPLY CO

SONIC
America's
Drive-In

O'Reilly AUTO PARTS

FAMILY DOLLAR
my family, my family dollar.

TA.CO

CATO

DOLLAR GENERAL

AutoZone

WHATABURGER

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

KENDALL IBSEN

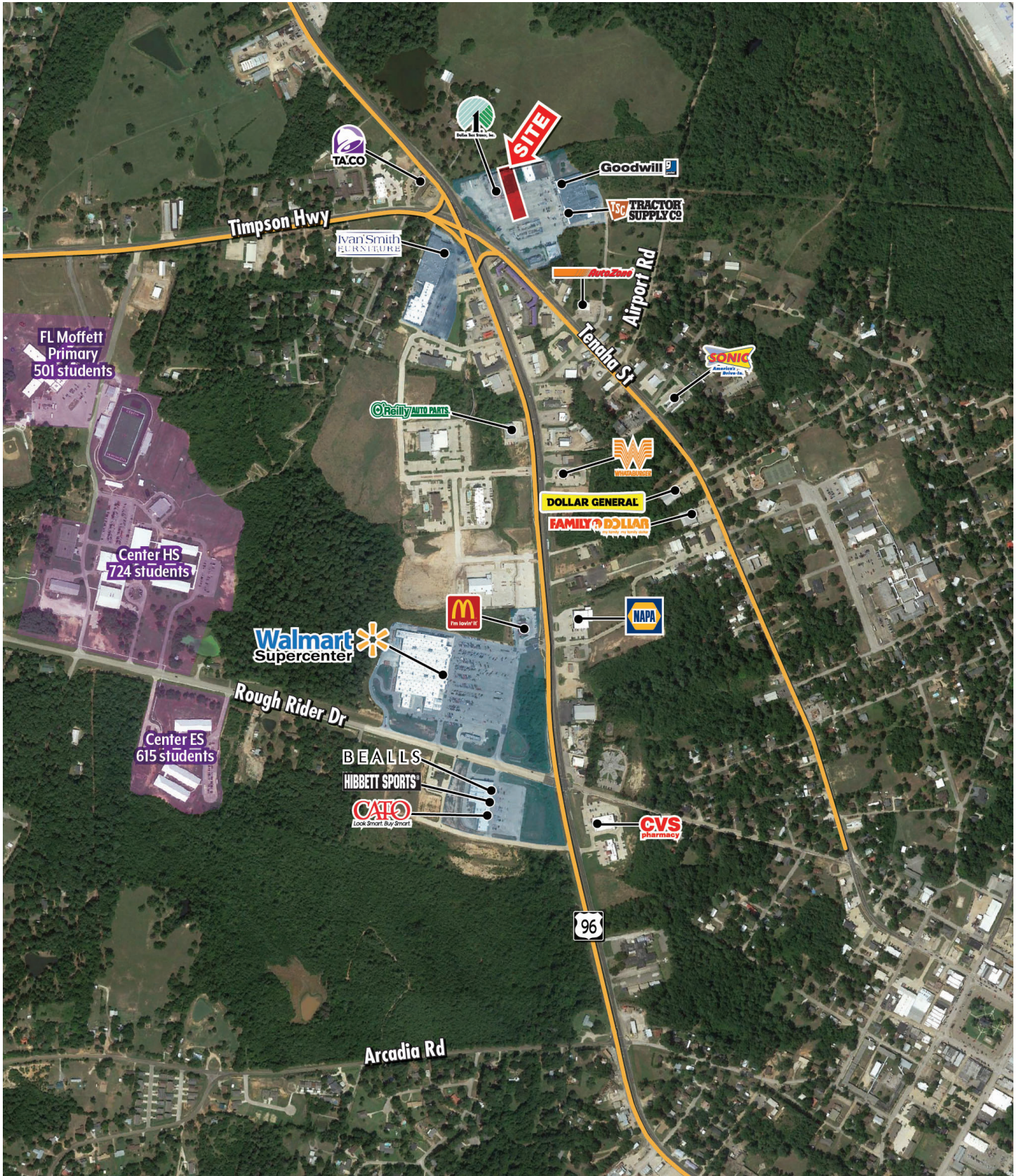
214.572.8465
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JIM WEIR

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jweir@theretailconnection.net

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THE **retail** CONNECTION

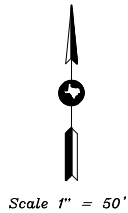
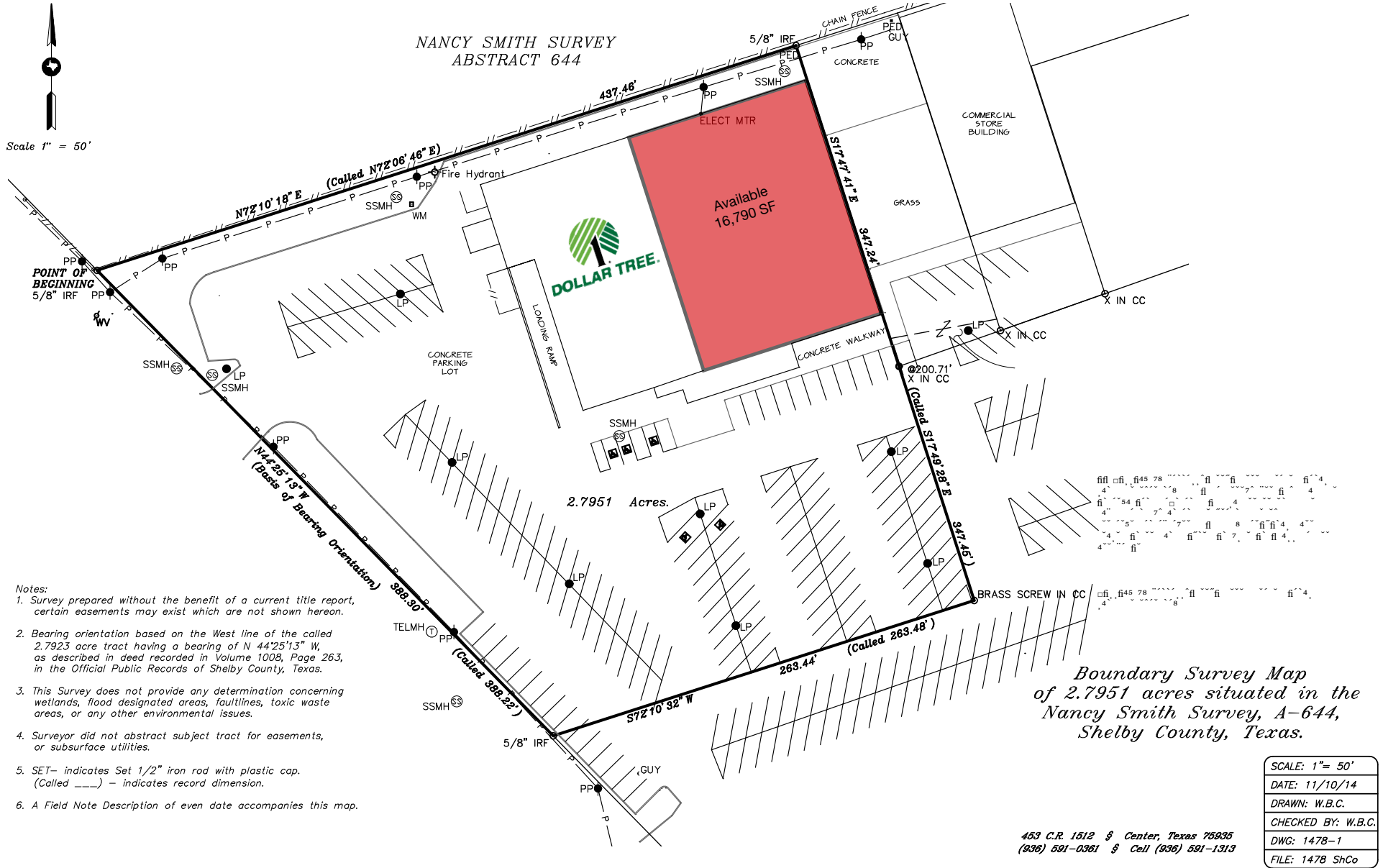
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- Notes:
1. Survey prepared without the benefit of a current title report, certain easements may exist which are not shown hereon.
 2. Bearing orientation based on the West line of the called 2.7923 acre tract having a bearing of N 44°25'13" W, as described in deed recorded in Volume 1008, Page 263, in the Official Public Records of Shelby County, Texas.
 3. This Survey does not provide any determination concerning wetlands, flood designated areas, faultlines, toxic waste areas, or any other environmental issues.
 4. Surveyor did not abstract subject tract for easements, or subsurface utilities.
 5. SET- indicates Set 1/2" iron rod with plastic cap. (Called ____) - indicates record dimension.
 6. A Field Note Description of even date accompanies this map.

*Boundary Survey Map
of 2.7951 acres situated in the
Nancy Smith Survey, A-644,
Shelby County, Texas.*

SCALE: 1"= 50'
DATE: 11/10/14
DRAWN: W.B.C.
CHECKED BY: W.B.C.
DWG: 1478-1
FILE: 1478 ShCo

453 C.R. 1512 § Center, Texas 75935
(936) 591-0361 § Cell (936) 591-1313



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