

CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



18,202
2022 POPULATION
3 MILE RADIUS



12,280
2022 DAYTIME POPULATION
3 MILE RADIUS



\$64,695
2022 AVERAGE INCOME
3 MILE RADIUS



14,885 VPD
STATE HWY 31

FOR LEASE

Call for pricing

AVAILABLE SPACE

End-cap 2,265 SF
Inline space 1,227 SF
2nd Gen Nail Salon

PROPERTY HIGHLIGHTS

- The property is located along the south line of W. 7th Street (State Highway 31), approximately 4.5 miles west of Interstate Highway 45. This places the property in Navarro County in the far west portion of the City of Corsicana, an outlying tertiary market south of the Dallas-Fort Worth MSA.
- Excellent visibility and easy access with frontage on Highway 31 / W 7th St

TRAFFIC COUNT

State Hwy 31 West: 14,855 VPD
N 45th St: 10,208 VPD
(TXDOT 2019)

AREA TRAFFIC GENERATORS



Colin Cannon
ccannon@resolutre.com
214.367.6404

Connor Coughlin
ccoughlin@resolutre.com
214.367.6404

www.resolutre.com

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Corsicana Marketplace

SWQ OF HIGHWAY 31 AND 45TH ST
3811 W. HIGHWAY 31
CORSICANA, TX 75110



Colin Cannon
ccannon@resolutre.com
214.367.6404

Connor Coughlin
ccoughlin@resolutre.com
214.367.6404

www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Corsicana Marketplace

SWQ OF HIGHWAY 31 AND 45TH ST
3811 W. HIGHWAY 31
CORSICANA, TX 75110



Colin Cannon
ccannon@resolutre.com
214.367.6404

Connor Coughlin
ccoughlin@resolutre.com
214.367.6404

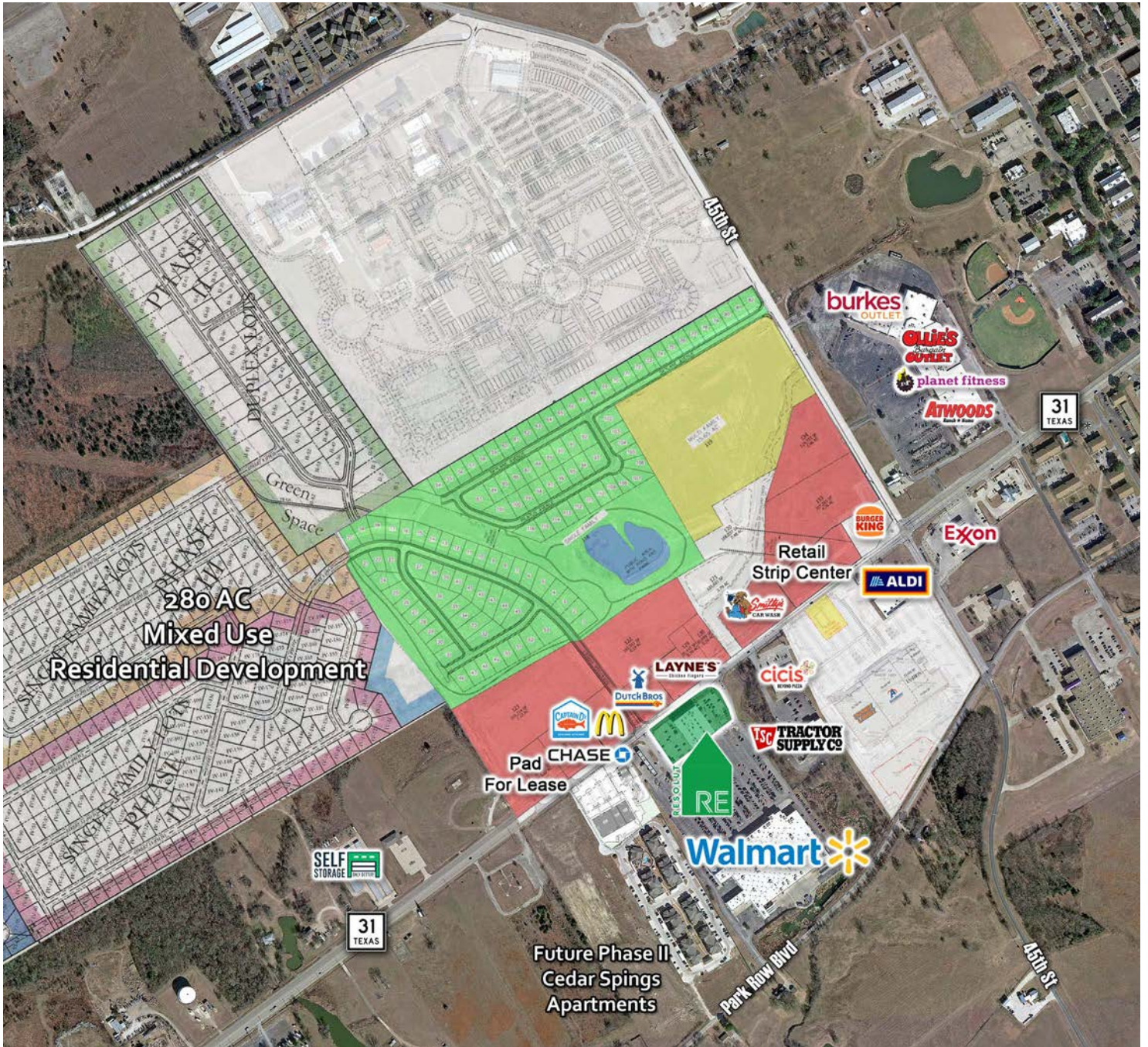
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Corsicana Marketplace

SWQ OF HIGHWAY 31 AND 45TH ST
3811 W. HIGHWAY 31
CORSICANA, TX 75110



Colin Cannon
ccannon@resolutre.com
214.367.6404

Connor Coughlin
ccoughlin@resolutre.com
214.367.6404

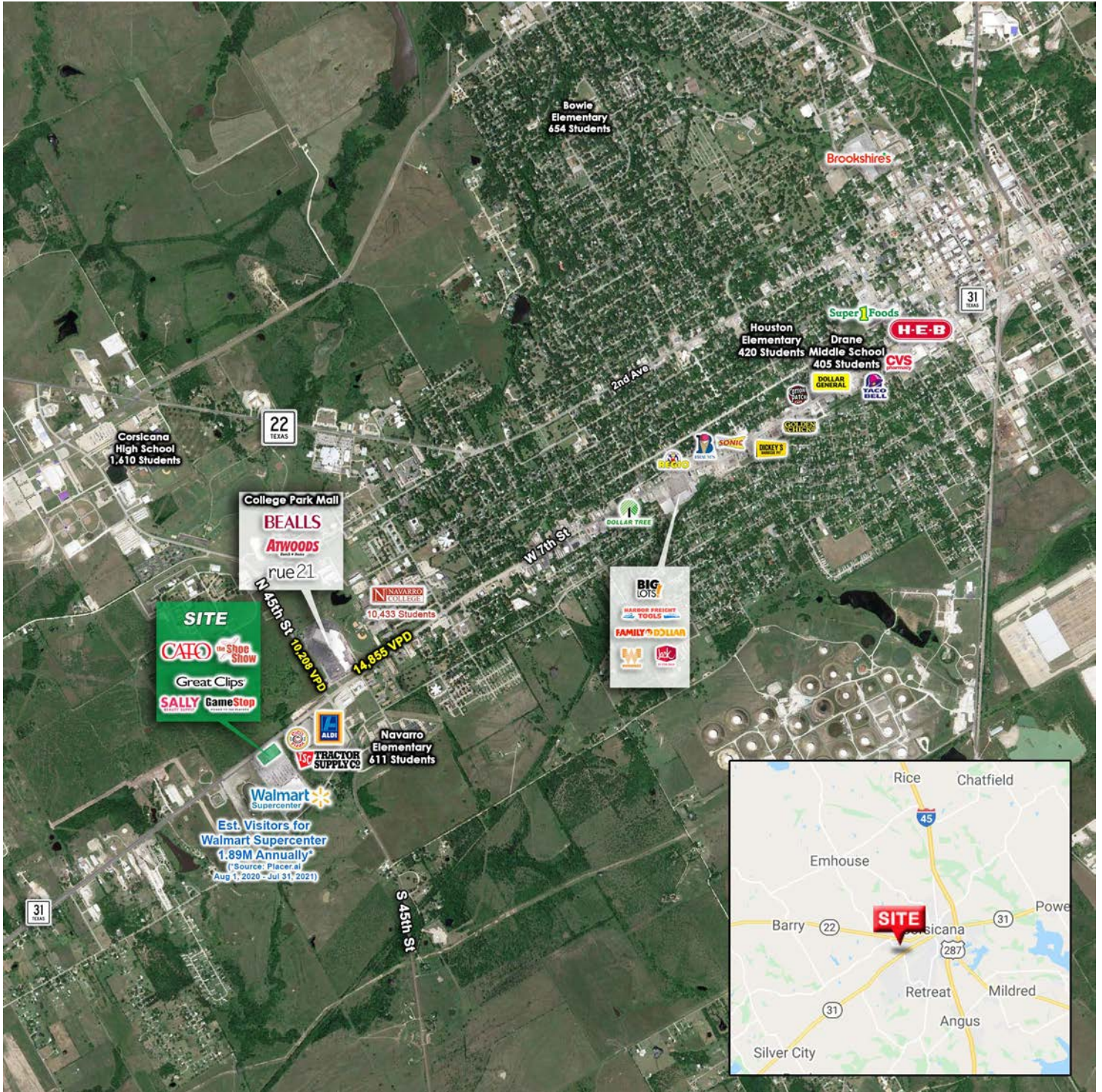
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Corsicana Marketplace

SWQ OF HIGHWAY 31 AND 45TH ST
3811 W. HIGHWAY 31
CORSICANA, TX 75110



Colin Cannon
ccannon@resolutre.com
214.367.6404

Connor Coughlin
ccoughlin@resolutre.com
214.367.6404

www.resolutre.com

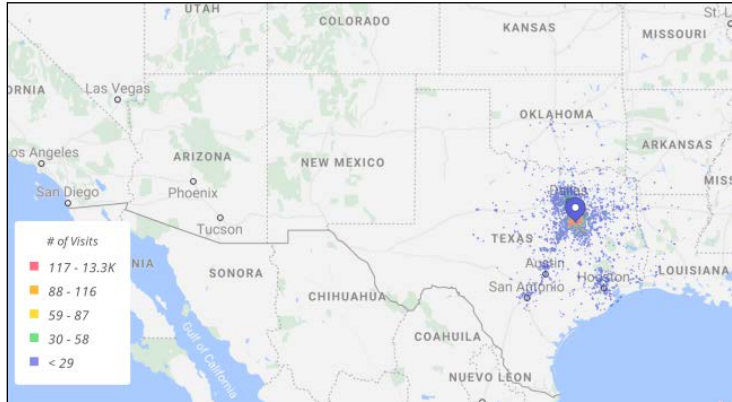


The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

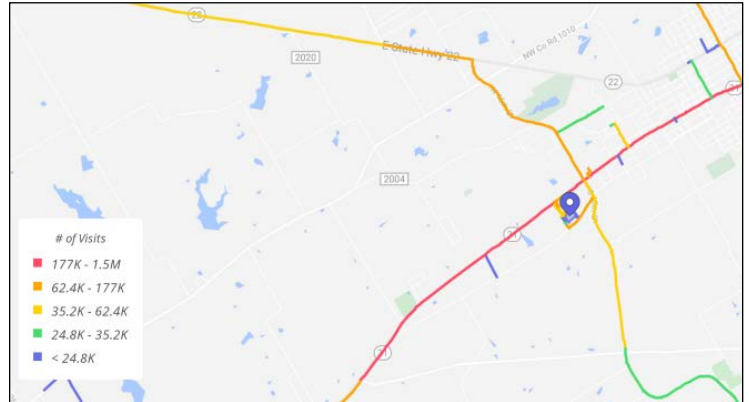
Metrics

	Est. # of Customers	Est. # of Visits	Est. # of Visits / sq ft	Avg. Visits / Customer
Walmart / W State Highway 31	182.3K	1.89M	10.12	10.35

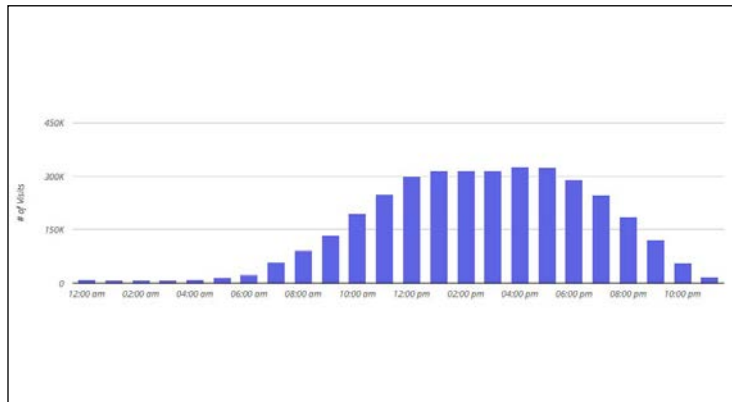
Walmart Supercenter - Trade Area - Home Location



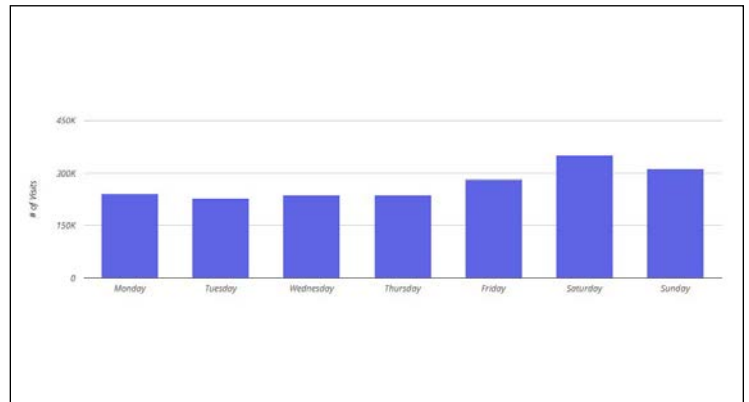
Walmart Supercenter - Customer Journey Routes - Prior Location



Walmart Supercenter - Hourly Visits



Walmart Supercenter - Daily Visits



Aug 1, 2020 - Jul 31, 2021
Data provided by Placer Labs Inc. (www.placer.ai)



Colin Cannon
ccannon@resolutre.com
214.367.6404

Connor Coughlin
ccoughlin@resolutre.com
214.367.6404

www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



Information About Brokerage Services

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

11-2-2015



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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Designated Broker of Firm	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date