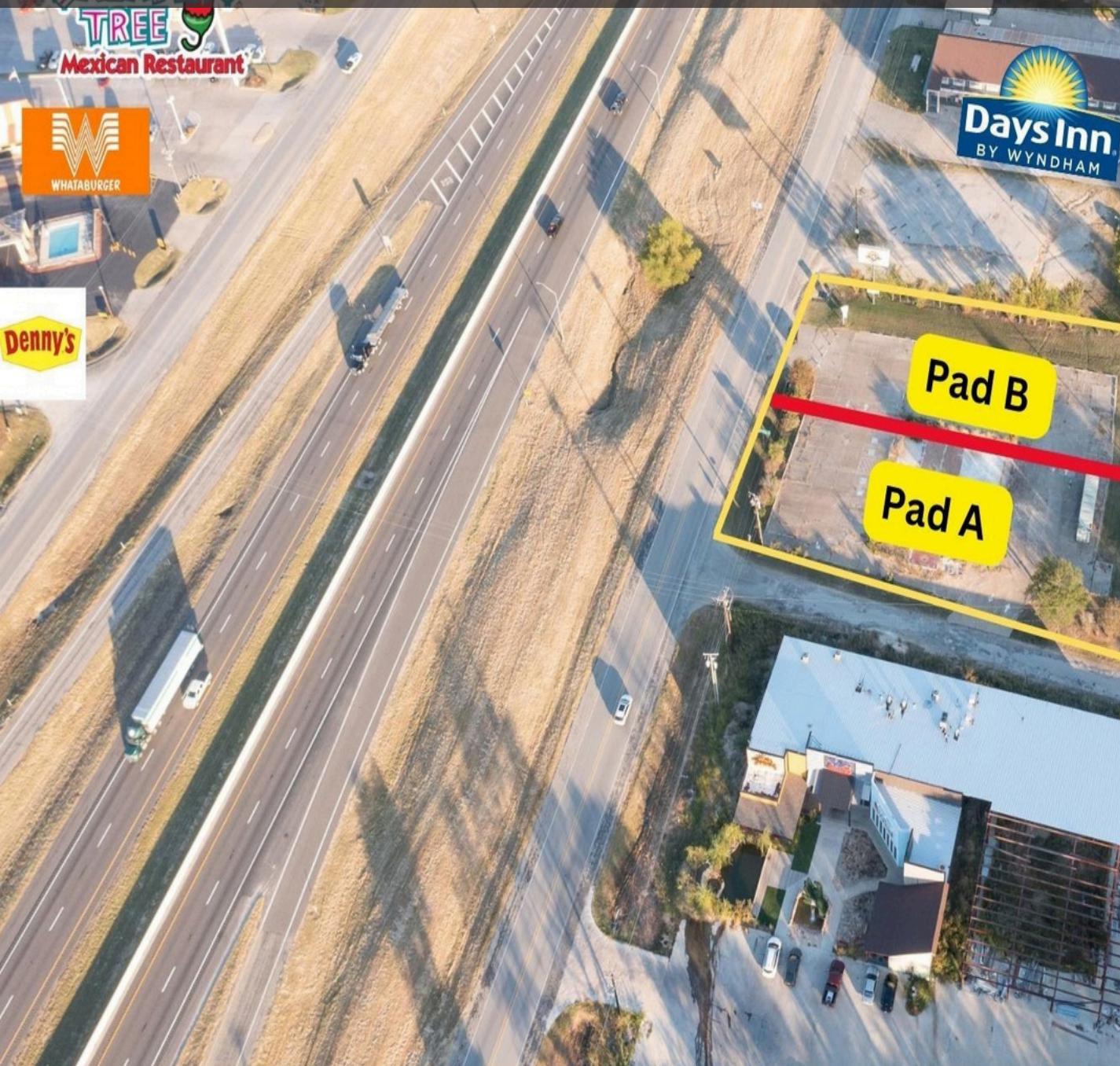




Retail Pad Sites I-20 Canton



OFFERING MEMORANDUM

Prepared by:

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17379 I-20 S Access Rd
Canton, TX 75103



Retail Pad Sites I-20 Canton

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features

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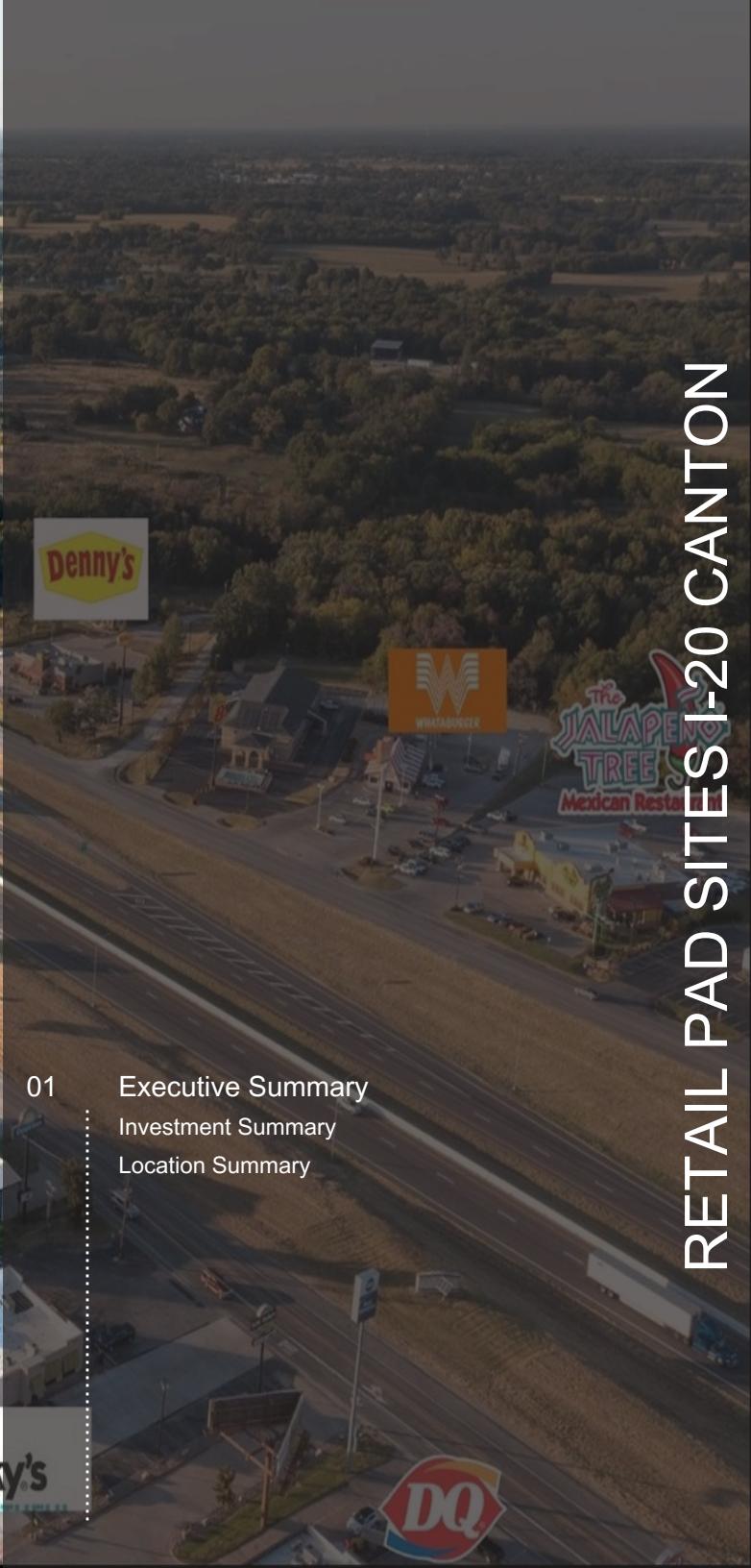
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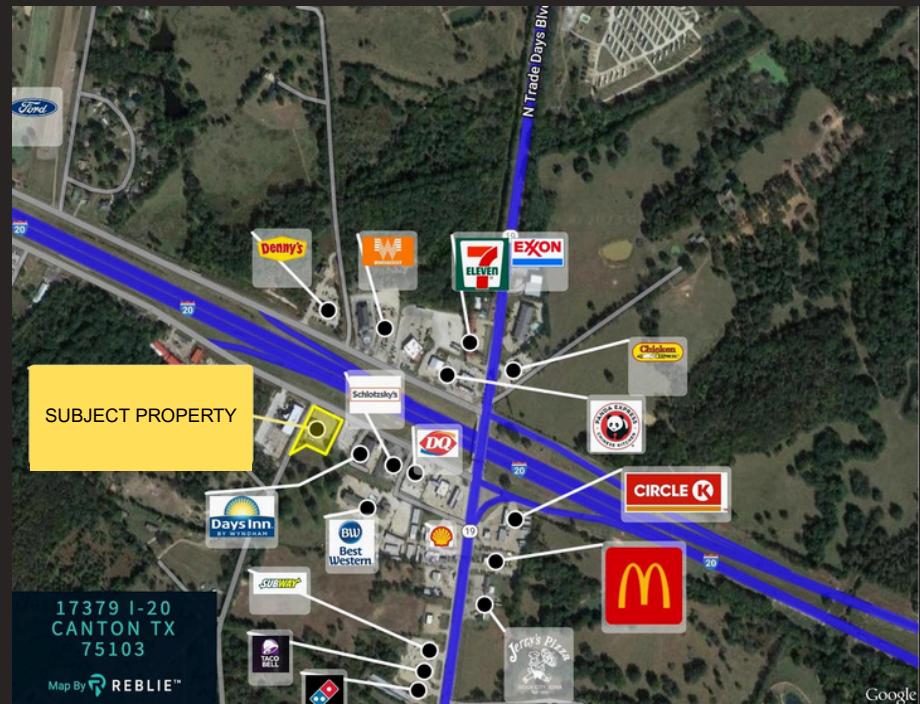
01

Executive Summary
Investment Summary
Location Summary



OFFERING SUMMARY

ADDRESS	17379 I-20 S Access Rd Canton TX 75103
COUNTY	Van Zandt
PRICE	\$550,000
PRICE PSF	\$20.20
LAND SF	27,225 SF
LAND ACRES	0.625
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	B-2 Commercial
# OF PARCELS	2
DEMOGRAPHICS	1 MILE 3 MILE 5 MILE
2023 Population	447 5,252 10,381
2023 Median HH Income	\$56,877 \$59,003 \$60,781
2023 Average HH Income	\$85,652 \$87,582 \$89,872



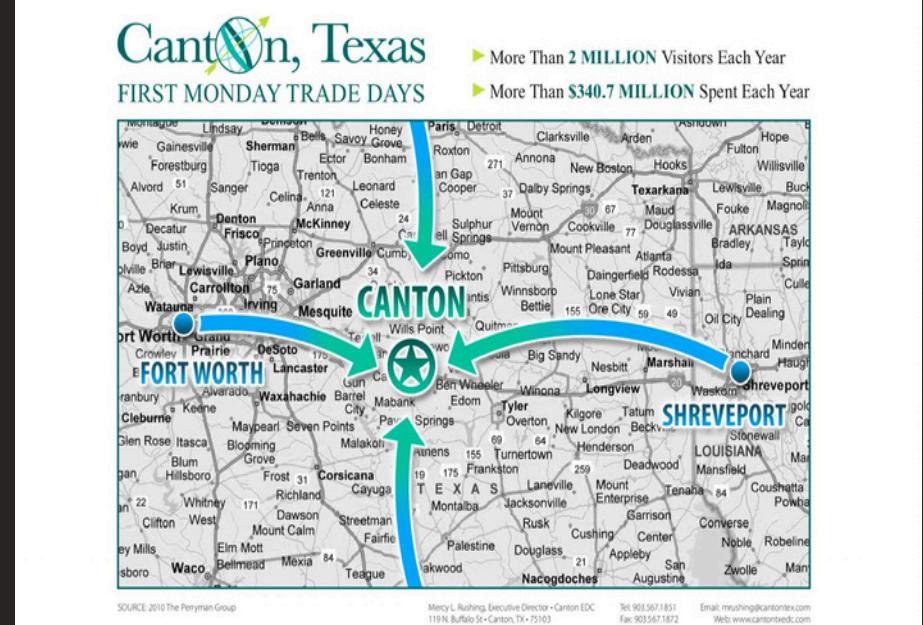
- Pad A Price \$550,000 106' frontage x 238'
- Pad B Price \$550,000 106' frontage x 238'
- (see site plan for further detail)
- Purchase both Pad Sites A & B (1.25 acres, 212' x 238') for \$1,000,000
- Impressive average daily traffic of 44,000 vehicles
- Comprehensive utilities readily available on-site
- Prime location surrounded by well-known national retailers, including:

Dairy Queen
Schlotzky's
Denny's
Whataburger
Panda Express
7-Eleven
Jalapeño Tree

Canton / Van Zandt County

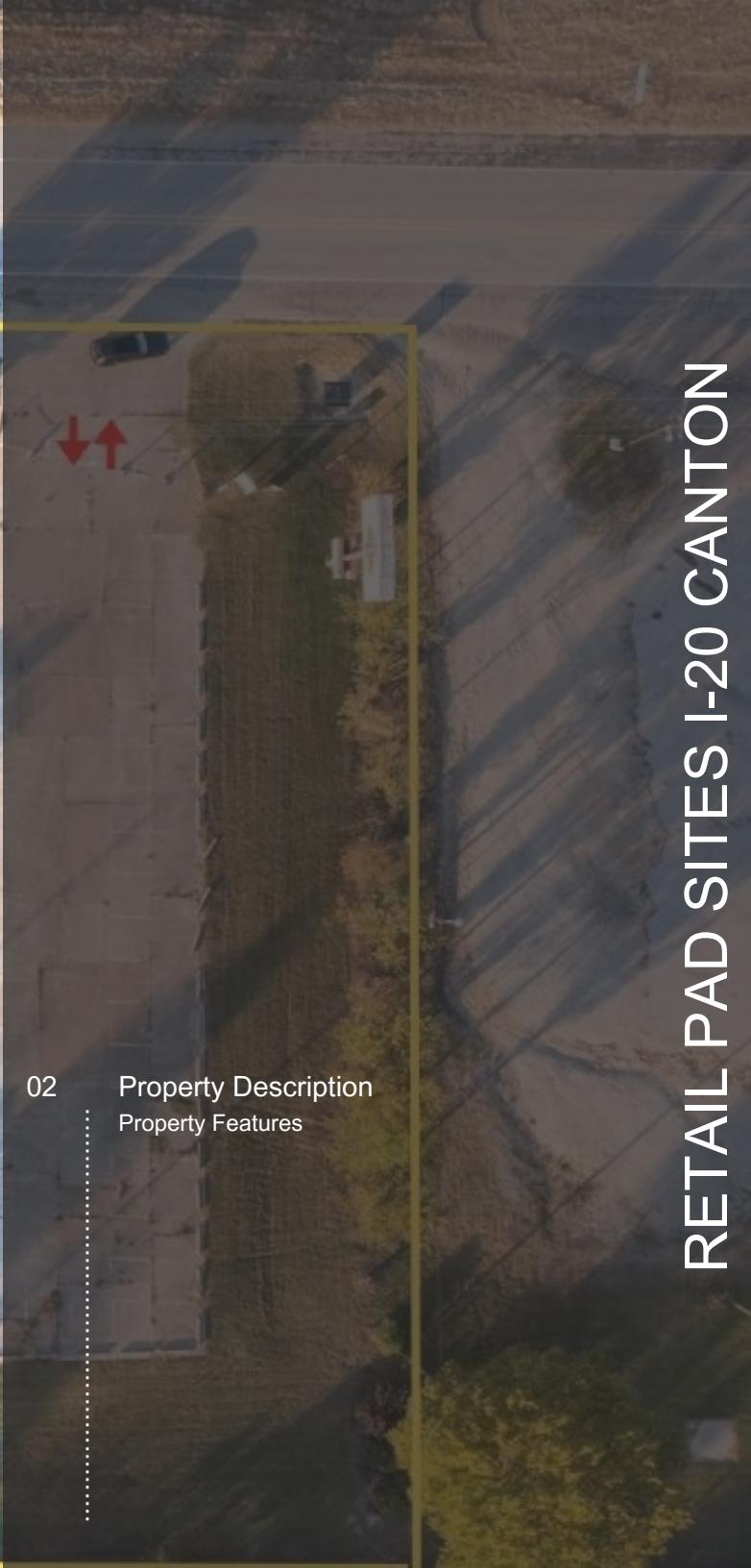
- Canton stands as the bustling retail center for Van Zandt County, home to over 55,000 residents and host to the state's premier tourist attraction—First Monday Trade Days. Nestled in the I-20 Corridor, just an hour east of Dallas, Canton seamlessly blends small-town charm with the conveniences of a big city. Its revitalized downtown, the heartbeat of a vibrant community, boasts an outstanding school district. With abundant outdoor recreation opportunities, including lakes, trails, golf courses, and entertainment options, Canton is an ideal and delightful place to call home.
- Canton, renowned for its iconic First Monday Trade Days, experiences a remarkable surge in popularity during this event, propelling the city's population to a staggering 200,000 to 400,000 residents. This makes Canton the 7th largest city in Texas over the First Monday weekend and solidifies its position as the world's largest flea market. Drawing visitors from Oklahoma, Shreveport, Dallas, and Fort Worth, this four-day extravaganza at the beginning of every month spans a vast 450-acre park, boasting over 7,000 vendor spaces. With a staggering influx of more than 2 million visitors annually, this event generates an impressive economic impact, with over \$340 million spent by enthusiastic shoppers.

Regional Map



Locator Map



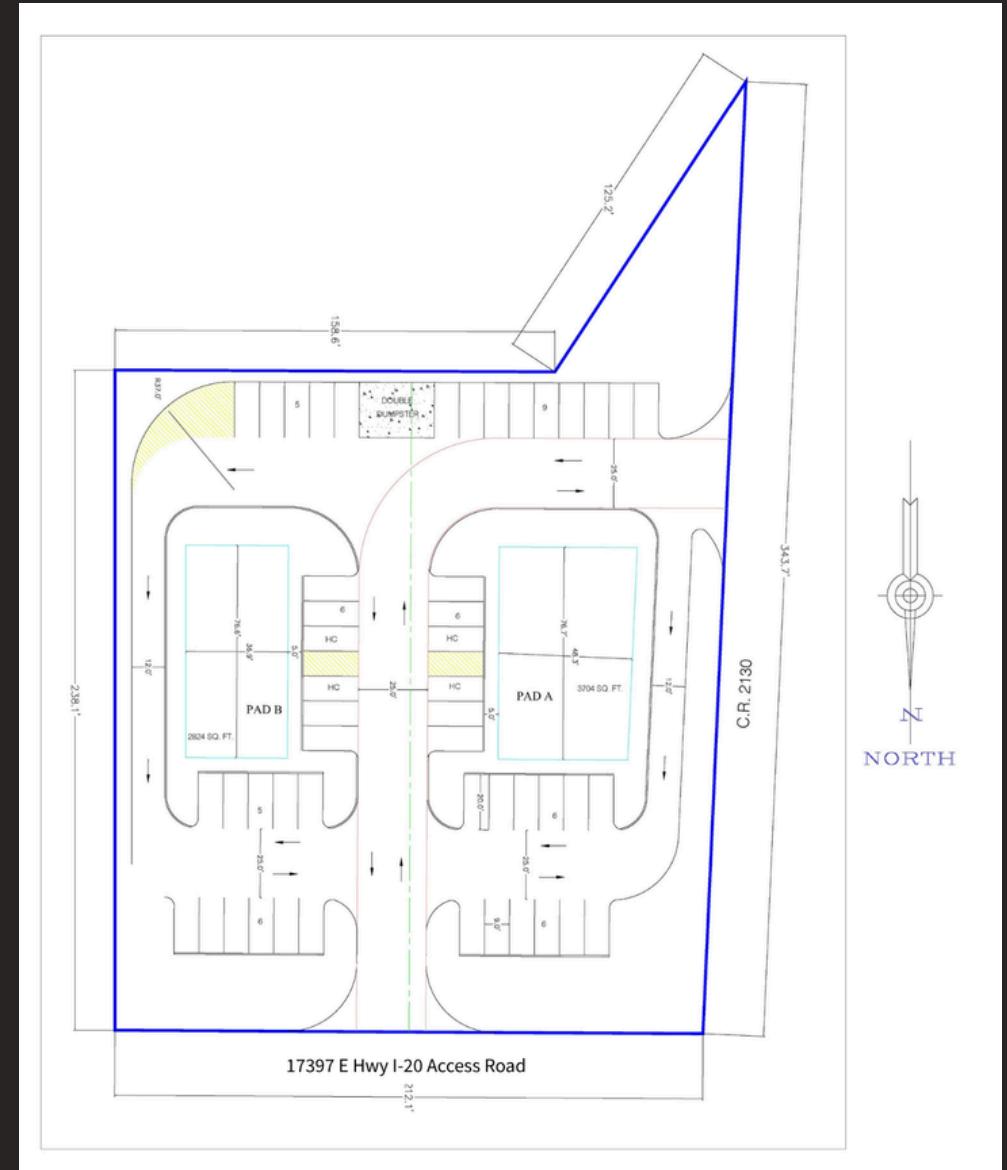


02

Property Description
Property Features

PROPERTY FEATURES

LAND SF	27,225
LAND ACRES	0.625
# OF PARCELS	1
ZONING TYPE	B-2 Commercial
TOPOGRAPHY	Level
LOCATION CLASS	A
LOT DIMENSION	106' x 238'
TRAFFIC COUNTS	41,938




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