



# For Sale

**Call Broker For Price**

±29,550 SF Warehouse/Showroom on ±10.64 acres  
1705 I-45 East, Corsicana, TX 75109

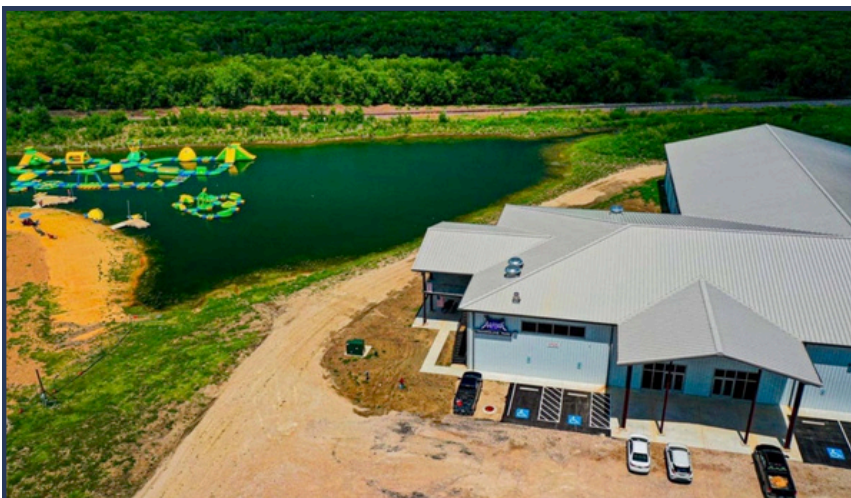
Justin Owen | 214-253-0797

Wesley Newton | 214-730-6253



## PROPERTY HIGHLIGHTS:

- Warehouse built in 2019 and 100% HVAC
- Located in an Opportunity Zone
- Visible from I-45 (102,046 VPD)
- Located near the southeast corner of I-45 & Hwy. 287
- Zoned Commercial which allows for a multitude of uses
- Power: 3 phase 277/480
- Clear Height: ±26'
- Open floor plan
- 2nd Floor Mezzanine that overlooks pond
- Richland Chambers Reservoir ±12 mi.





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## ±29,550 SF Warehouse / Showroom

PHOTOS

1705 I-45 E, Corsicana



Justin Owen | 214.253.0797 | [jowen@dominuscommercial.com](mailto:jowen@dominuscommercial.com)  
Wesley Newton | 214.730.6253 | [wnewton@dominuscommercial.com](mailto:wnewton@dominuscommercial.com)



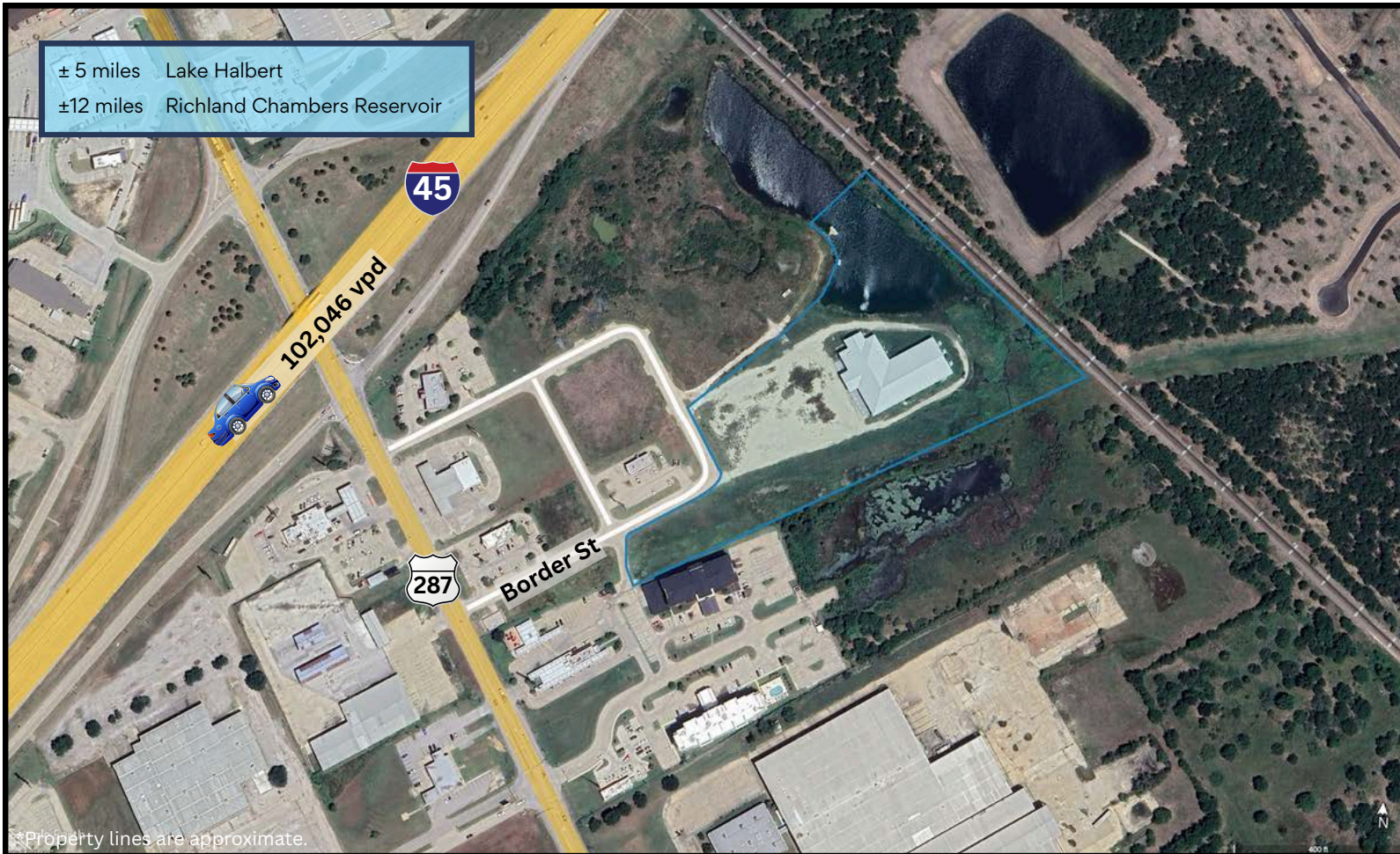
Dominus Commercial || 214.941.9500  
600 E Las Colinas Blvd, #130 || Irving, TX 75039



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## Within 0.5 miles

### Restuarants

Applebee's	Subway
Chick-fil-A	Taco Bell
Denny's	Wendy's
Schlotzsky's	Waffle House
Starbucks	

### Hotels

Hampton Inn & Suites  
Holiday Inn Express & Suites  
Quality Inn

### Gas Stations

Exxon  
Quick Trip  
Shell

## DEMOGRAPHICS (3 MILE RADIUS)



Population: 16,147



Median Age: 33.9



Average Household Income:  
\$60,229



Projected Annual Growth '24 - '29:  
2.2%

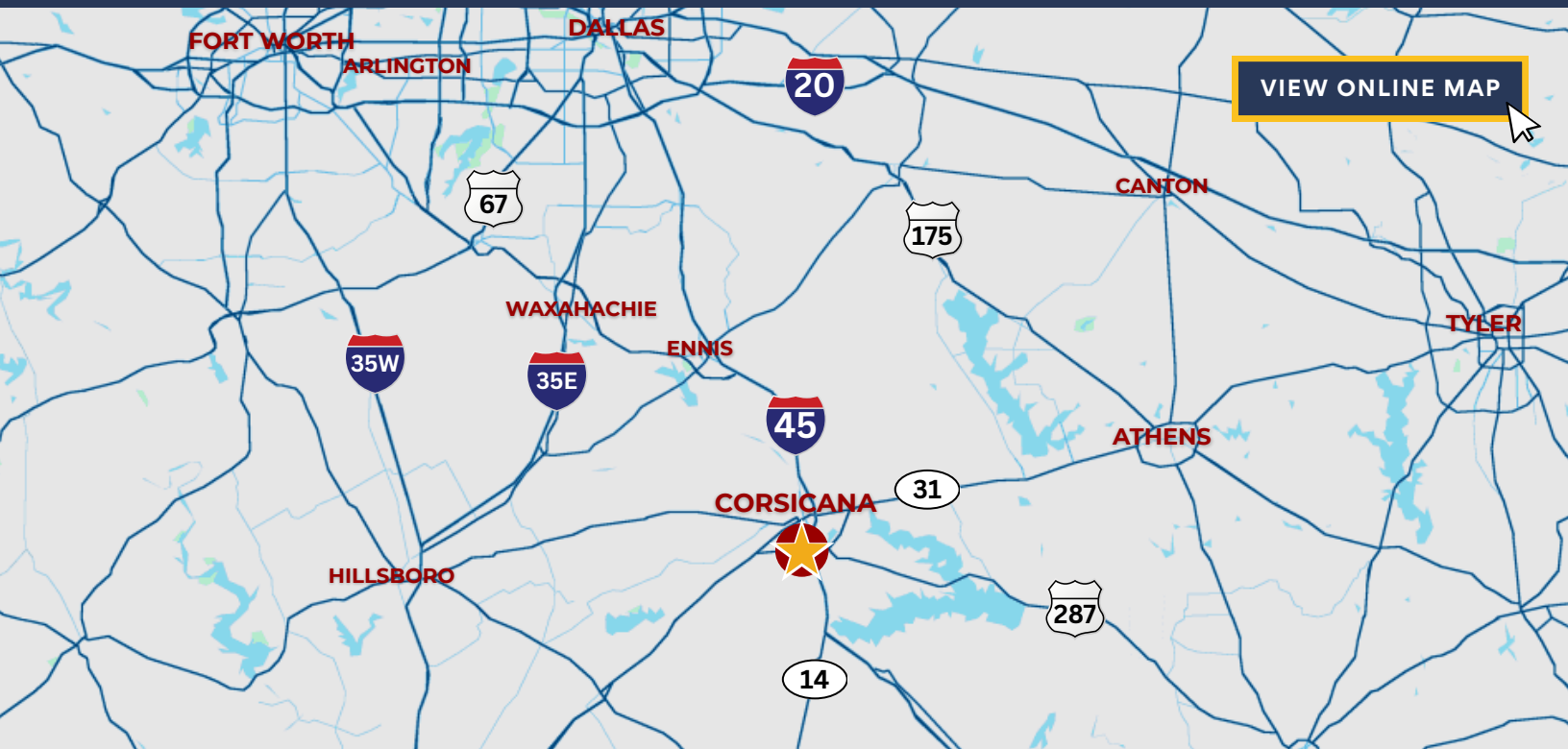


Consumer Spending: \$138.5 Million



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VIEW ONLINE MAP

## DFW ACCOLADES

### Accolades

Dallas-Fort Worth is one of the top regions in the nation for business, thanks to a low cost of living, business-friendly environment, strong base of well-educated and skilled employees, and robust access to both U.S. and international markets through its transportation network.

Year after year, the region's selling points are lauded by business experts at respected publications, including Bloomberg Businessweek, Forbes, Fortune, and Site Selection Magazine.

Key metrics tracked by the Federal Reserve Bank of Dallas, which covers an area that includes Texas, northern Louisiana, and southern New Mexico, show the region to be among the strongest in the country.

Additionally, the communities comprising the Dallas-Fort Worth region are consistently ranked among the top places to work, the best places to live, and the best places for investment.



In 2024, Texas ranked as the state with the Best Business Climate

**U-HAUL**

Texas ranked as a leading Growth State in America for 2024

**#1** in the country for 5-year job growth (593,700 jobs)

**#1** among largest U.S. metros for year-over-year job growth (3.3%)  
BLS, Dec. 2023



Dallas-Fort Worth was first among large metros to recover pandemic job losses, adding more jobs in the past 5 years than the next two metros combined.



**8** Global 500 Companies  
Fortune, 2023

**8** World's Most Admired Companies  
Fortune, 2022

**24** Fortune 500 Companies  
Fortune, 2023

"Dallas is just such a great place for travel, for the resources in the community, the talent you can draw on...[prior to relocating we] offered every single person in our company a weekend trip, and we flew them [to Dallas] with their families...That was probably part of our success."

**MCKESSON**

Brian S. Tyler  
Chief Executive Officer



Texas named the nation's 'Best State for Business' for the 20th consecutive year



**WalletHub**

Texas ranked as one of the most diverse states in the U.S.

**2** FORTUNE 10 COMPANIES Tied with San Jose, NYC, L.A., and Chicago have none.  
**2** GLOBAL 50 COMPANIES Only Beijing and Seattle are home to more.

"IN TEXAS, WE WANT BUSINESSES TO SUCCEED. WHEN BUSINESSES SUCCEED, TEXANS SUCCEED."  
- GOVERNOR GREG ABBOTT

"In addition to the logistical advantages Dallas offers...this relocation is beneficial from a number of standpoints, including a lower cost of living and access to a highly educated workforce..."

John Ho, CEO

**#22 of 500** Most Innovative Cities in the World

2023 2thinknow

Best Performing Cities—Dallas

**#6**

2023 Milken Institute

Airport Satisfaction

**DFW**

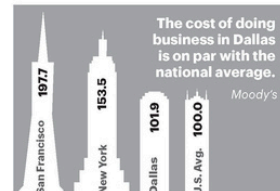
**#4** Mega Airport

**Dallas Love Field**

**#4** Large Airport

J.D. Power, 2023

**DRC**  
DALLAS REGIONAL CHAMBER  
**NATIONAL CHAMBER OF THE YEAR**



**#11**

Best cities in North America for startups

StartupBlink, Global Startup Ecosystem Index, 2023

**#1**

Best cities for conducting sports business

Sports Business Journal, 2023

**Top 100**

List of the largest green power users within EPA's Green Power Partnership

Participant Rank

5. AT&T (Dallas)  
14. Kimberly-Clark (Irving)  
29. 7-Eleven (Irving)  
33. City of Dallas (#2 city)  
42. DFW International Airport (#1 airport)  
74. Aligned Data Centers (Plano)  
75. DataBank (Dallas)  
83. American Airlines Group (Fort Worth)



The Dallas Region added **467 New Residents** each day

**25%** Natural Increase  
**75%** Net Migration

U.S. Census, 2021-2022

**Three R1: Doctoral Universities**

**UNT**  
THE UNIVERSITY OF NORTH TEXAS

**UTD**  
THE UNIVERSITY OF TEXAS AT DALLAS

**UT**  
THE UNIVERSITY OF TEXAS AT ARLINGTON

Carnegie Classification of Institutions of Higher Education: Very High Research Activity

"We believe it's in the best strategic interest of the company to make this move [to DFW], which supports Caterpillar's strategy for profitable growth as we help our customers build a better, more sustainable world."

**CATERPILLAR**

Jim Umpleby  
Chairman and CEO  
Caterpillar

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My Information About Brokerage Services

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