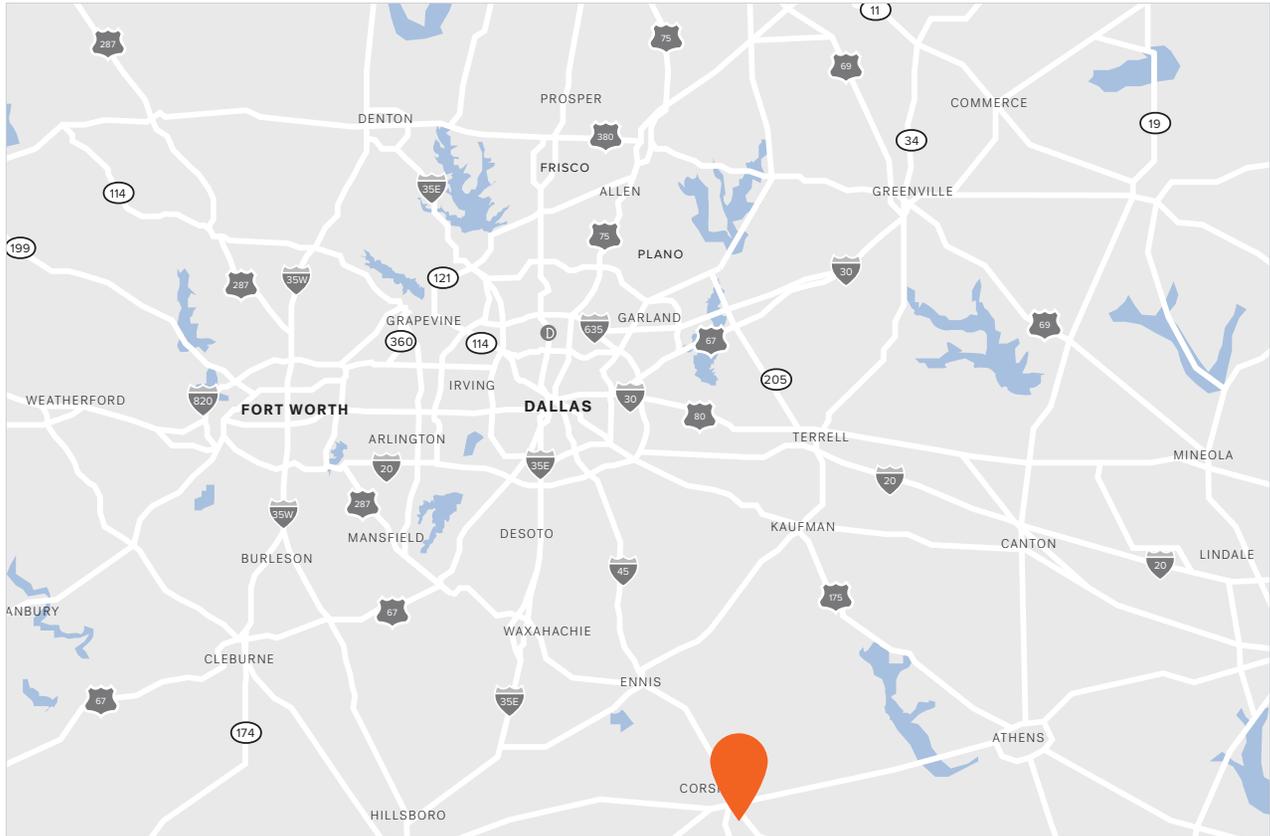


Former SONIC Drive-In

2931 S US Hwy 287 Corsicana, Texas 75109



LOCATION

**2931 S US Hwy 287
Corsicana, TX**



SIZE

**2,028 sf building
1.74 ac (75,969 sf)**



TRAFFIC COUNTS

**42,236 CPD
I-45**



2024 DEMOGRAPHIC SNAPSHOT

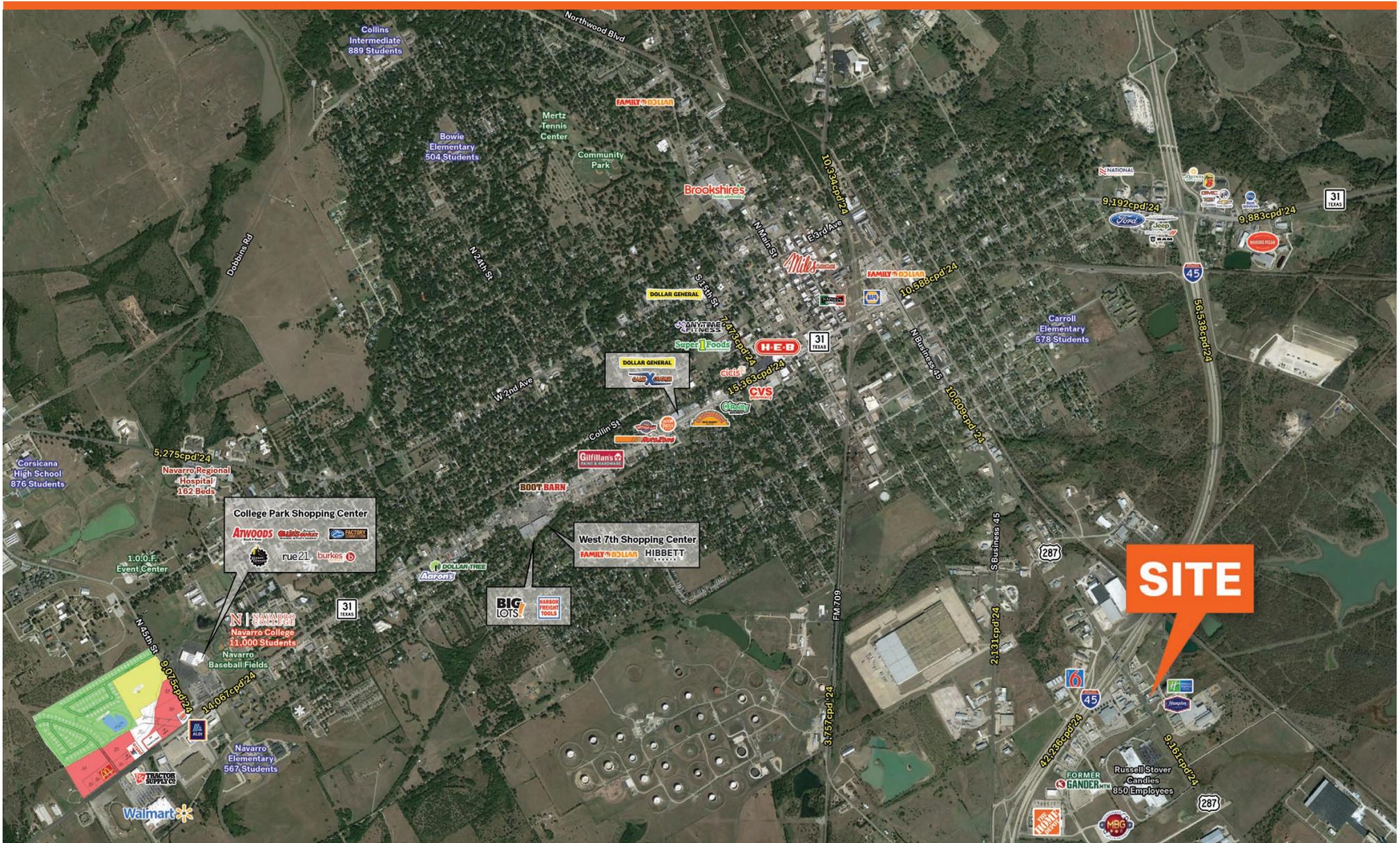
	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	276	14,023	27,202
DAYTIME POPULATION	1,083	18,638	32,585
AVG HH INCOME	\$34,157	\$56,399	\$67,613

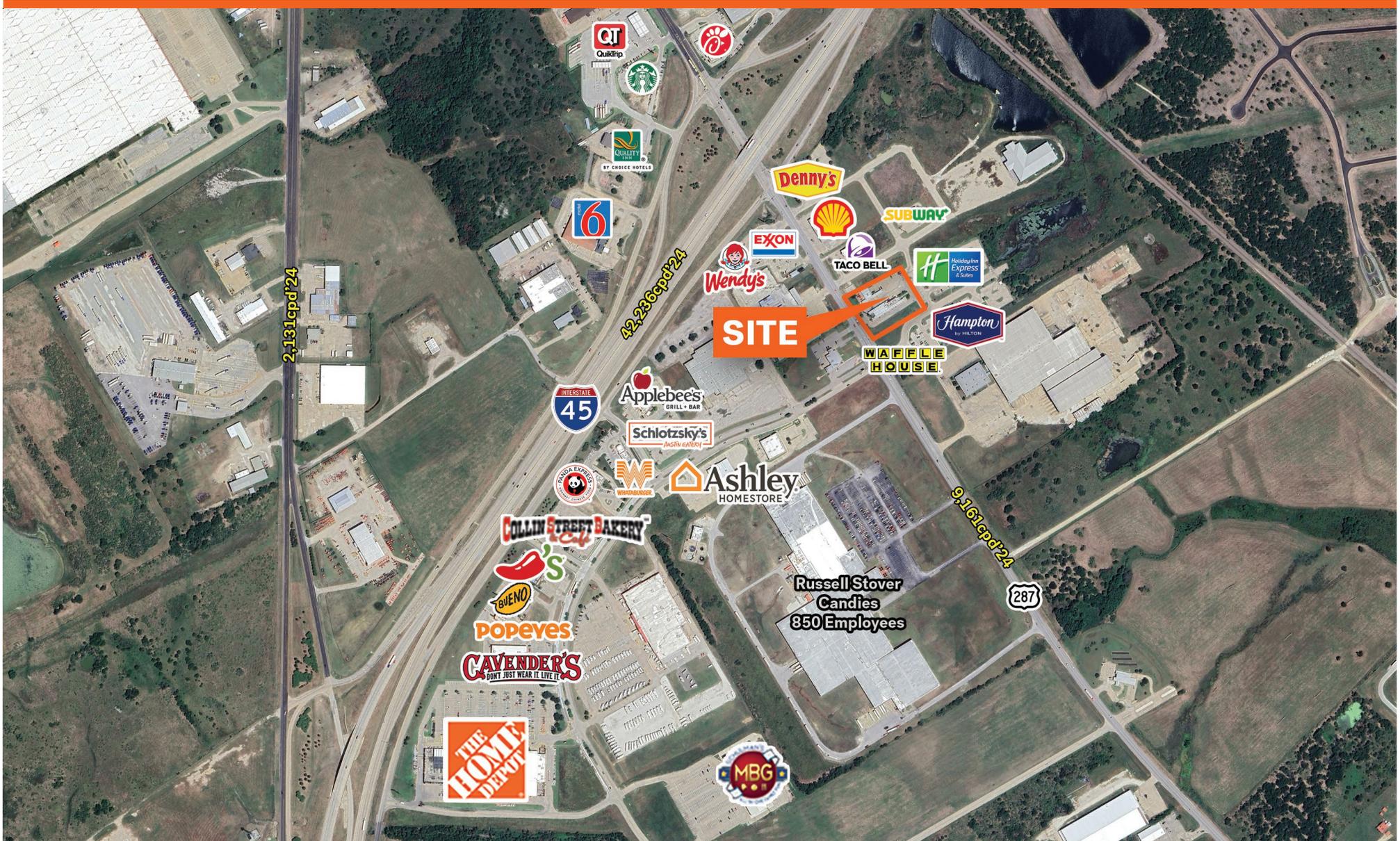
AREA RETAILERS

The Home Depot, Ashley Home store, Cavender's, Movie Bowl Grill, Chili's, Applebee's, Denny's, Waffle House, Collin Street Bakery, Panda Express, Schlotzky's, Popeyes, Taco Bueno, Whataburger, Taco Bell, Wendy's, Subway

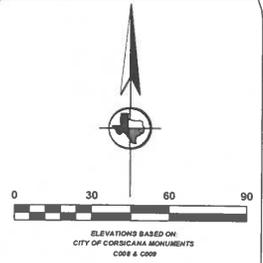
PROPERTY INFORMATION

- +/- 54 miles to Downtown Dallas
- Nearby retailers include Home Depot, Ashley HomeStore, Chick-fil-A, & Schlotzsky's
- High Traffic Interstate Intersection
- Built: 2000/Effective 2005

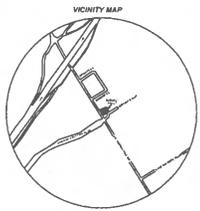




LOT 1 BLOCK 1310
MIGLIAZZO ADDITION
VOL. 7, PG. 88
P.R./N.C.T.



LOT 10 BLOCK 1310
VOL. 7, PG. 277
P.R./N.C.T.



ADDRESS: 2931 S. US HWY 287 CORSICANA, TEXAS

NOTE
This tract is subject to a blanket easement to American Telephone & Telegraph Co., recorded in Vol. 505, Pg. 871.

NOTE
This property is subject to Rules, Regulations, and Zoning Ordinances imposed by the City of Corsicana.

NOTE
PER THAT THERE IS A PLANNED WIDENING OF U.S. HWY NO. 287 BUT NO INFORMATION IS AVAILABLE TO THE PUBLIC YET

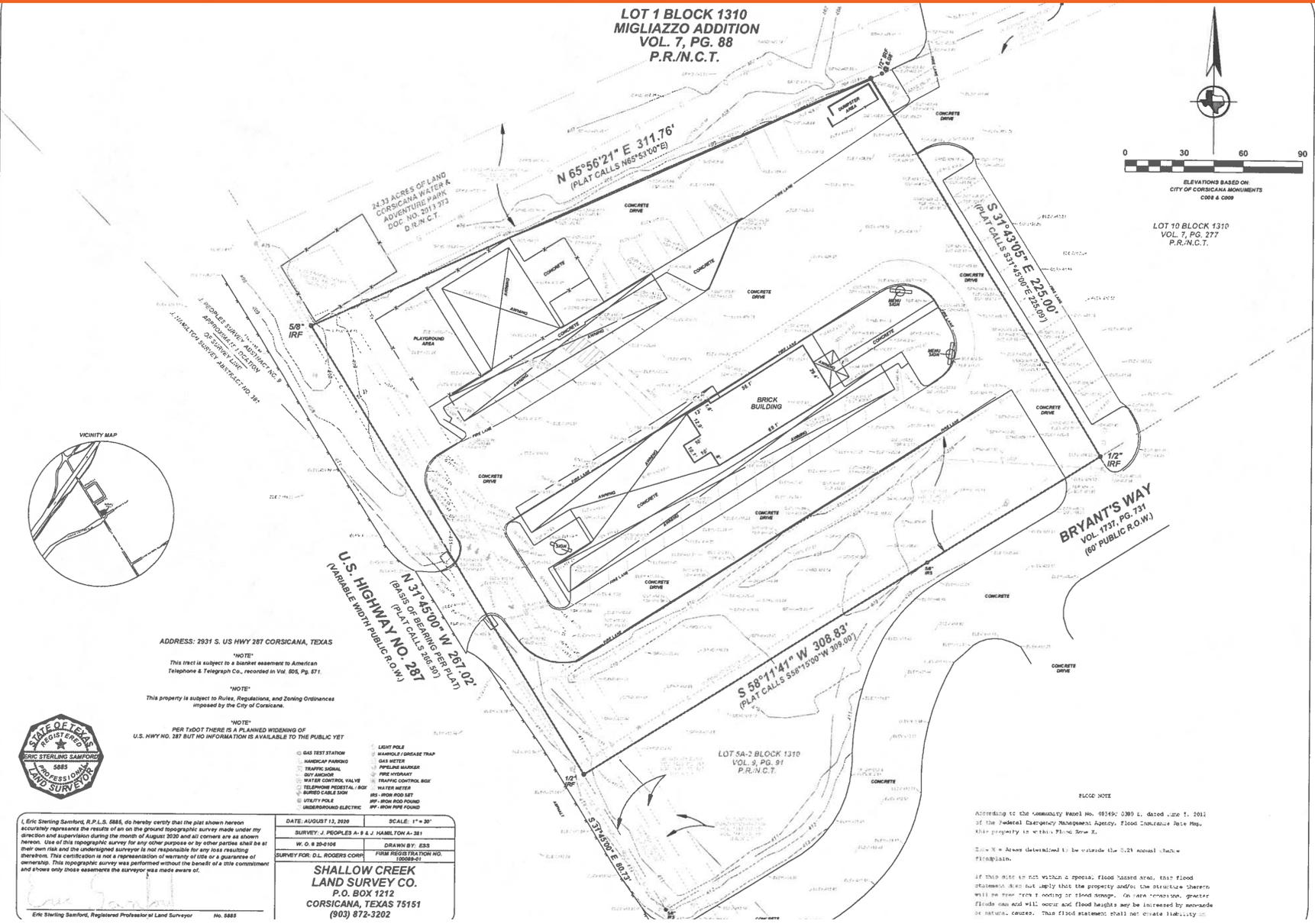


I, Eric Stelling Sanford, R.P.L.S. 5883, do hereby certify that the plat shown hereon accurately represents the results of an on the ground topographic survey made under my direction and supervision during the month of August 2020 and all corners are as shown hereon. Use of this topographic survey for any other purpose or by other parties shall be at their own risk and the undersigned surveyor is not responsible for any loss resulting therefrom. This certification is not a representation of warranty of title or a guarantee of ownership. This topographic survey was performed without the benefit of a title commitment and shows only those easements the surveyor was made aware of.

Eric Stelling Sanford, Registered Professional Land Surveyor No. 5883

DATE: AUGUST 12, 2020	SCALE: 1" = 30'
SURVEY: J. PEOPLES A & J. HAMILTON A-381	
W. O. # 204-104	DRAWN BY: ESB
SURVEY FOR: D.L. ROGERS CORP.	FIELD REGISTERED NO. 10088-21
SHALLOW CREEK LAND SURVEY CO.	
P.O. BOX 1212	
CORSICANA, TEXAS 75151	
(903) 872-3202	

- GAS TEST STATION
- HANDICAP PARKING
- TRAFFIC SIGNAL
- GUY ANCHOR
- WATER CONTROL VALVE
- TELEPHONE PEDIESTAL / BOX
- BURNED CABLE SIGN
- UTILITY POLE
- UNDERGROUND ELECTRIC
- LIGHT POLE
- MANHOLE / DRAINAGE TRAP
- GAS METER
- FIREARM MARKER
- FIRE HYDRANT
- TRAFFIC CONTROL BOX
- WATER METER
- IRON ROD SET
- IRON ROD FOUND
- OFF-ROAD PIPE FOUND



FLOOD NOTE

According to the community Panel No. 49549-0380 I, dated June 1, 2012 of the Federal Emergency Management Agency, Flood Insurance Rate Map, this property is within Flood Zone X.

Zone X = Areas determined to be outside the 500 annual chance floodplain.

If this site is not within a special flood hazard area, this flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods may and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on

