

# 1407 LIVE OAK ST.

1407 LIVE OAK ST., COMMERCE, TX 75428



## PROPERTY SUMMARY



### LOCATION DESCRIPTION

Discover the vibrant community surrounding 1407 Live Oak St. in Commerce, TX, where small-town charm meets bustling commerce. The area boasts a prime location near Texas A&M University-Commerce, bringing a steady flow of students and faculty to the vicinity. Nearby, visitors can explore the attractions of the charming downtown area, brimming with local shops, restaurants, and entertainment options. With its close proximity to major highways, the location offers excellent visibility and accessibility for retail and strip center tenants. Find your place in this dynamic and growing community at 1407 Live Oak St.

### PROPERTY HIGHLIGHTS

- Prime location with high visibility
- Versatile space for retail or strip center
- Ample parking for customers
- Proximity to Texas A&M University-Commerce

### OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing		
Number of Units:	2		
Available SF:	3,673 SF		
Lot Size:	0.63 Acres		
Building Size:	5,967 SF		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,449	3,359	4,093
Total Population	4,357	9,093	10,880
Average HH Income	\$37,742	\$47,337	\$48,793

Presented By:

Legacy Commercial Property  
847.904.9200  
info@legacyp.com

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ADDITIONAL PHOTOS



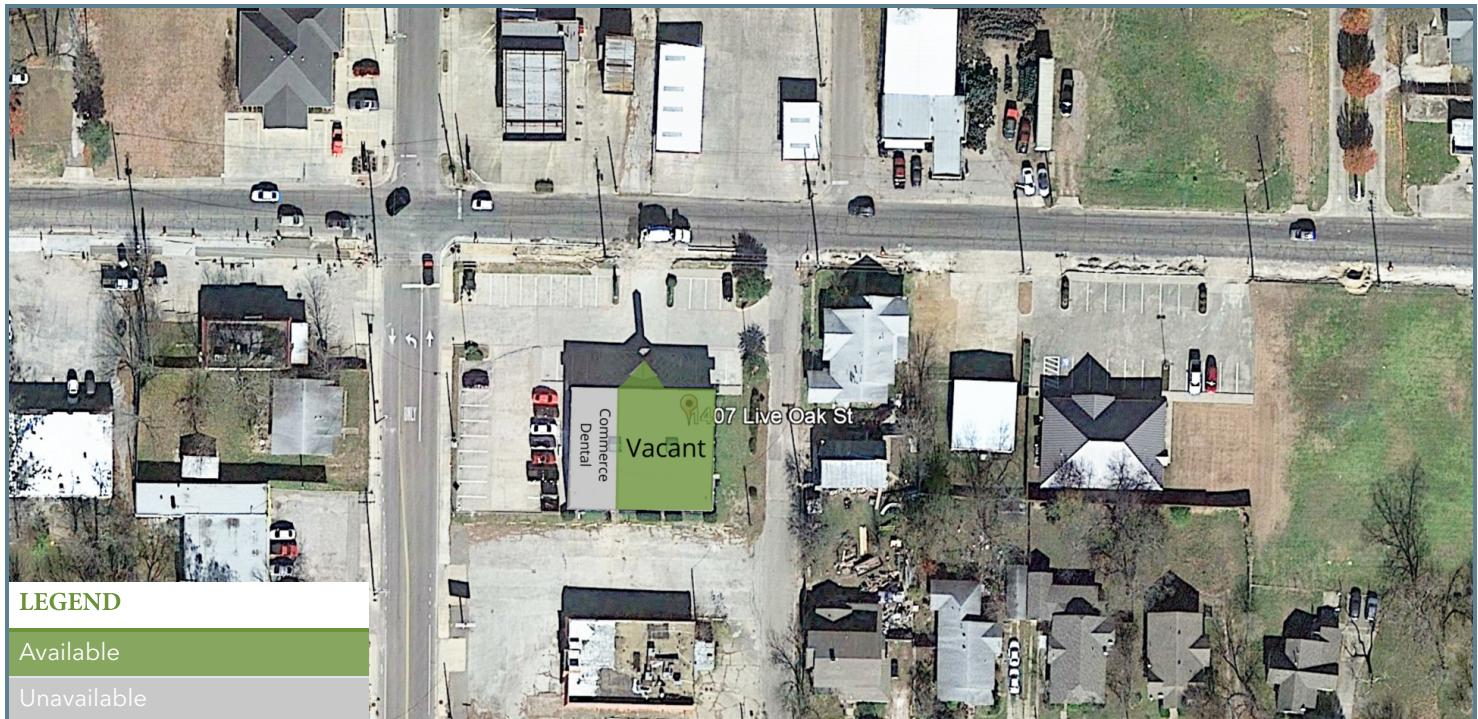
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PLANS



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,673 SF	Lease Rate:	Contact Broker for Pricing

## AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1407 Live Oak St	Available	3,673 SF	NNN	Contact Broker for Pricing	-
1407 Live Oak St	Commerce Dental	2,294 SF	NNN	-	-

Presented By:

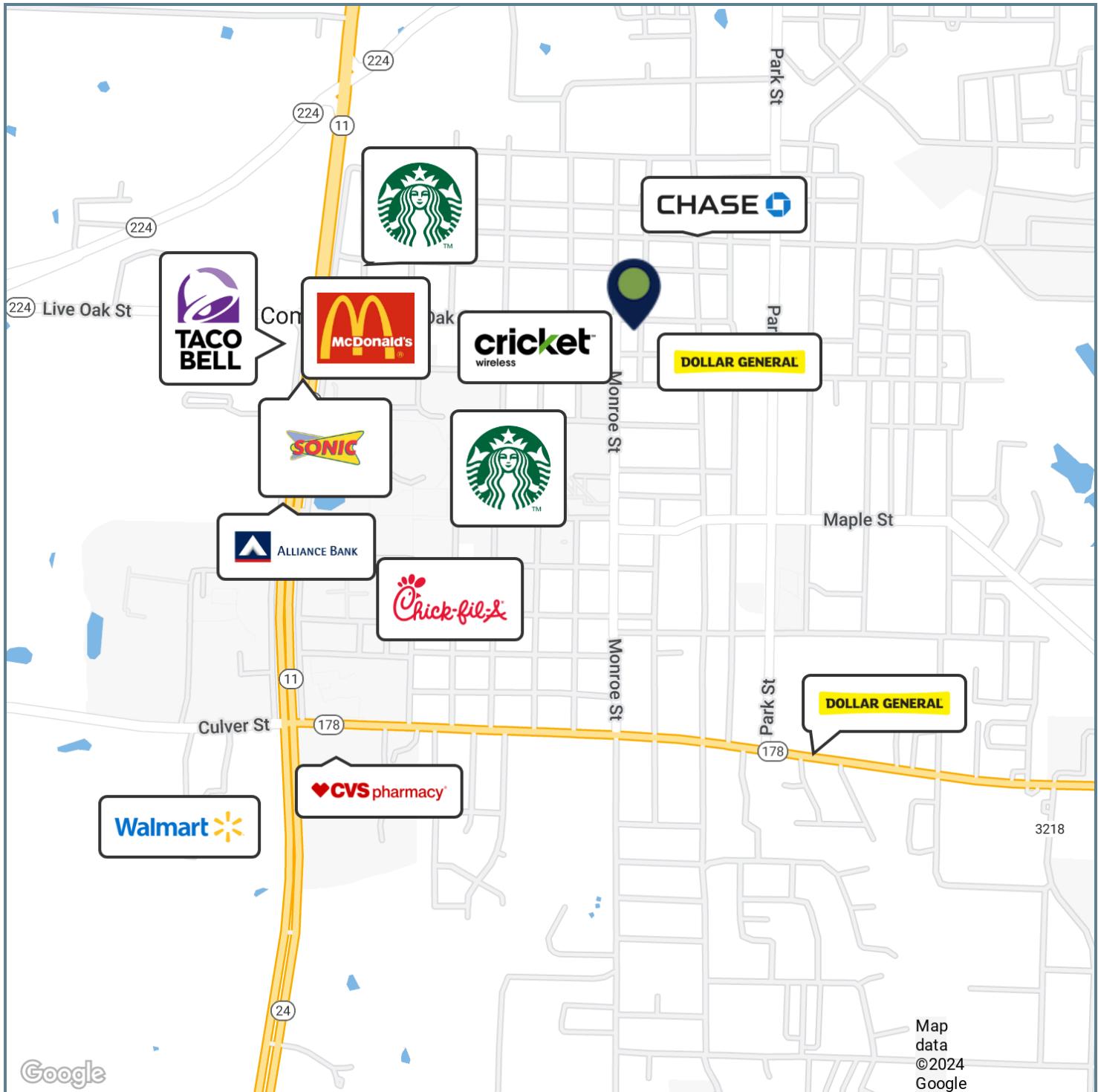
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**LEGACY**  
COMMERCIAL PROPERTY  
209 Powell Place  
Brentwood, TN 37027  
<http://legacyp.com>

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## RETAILER MAP



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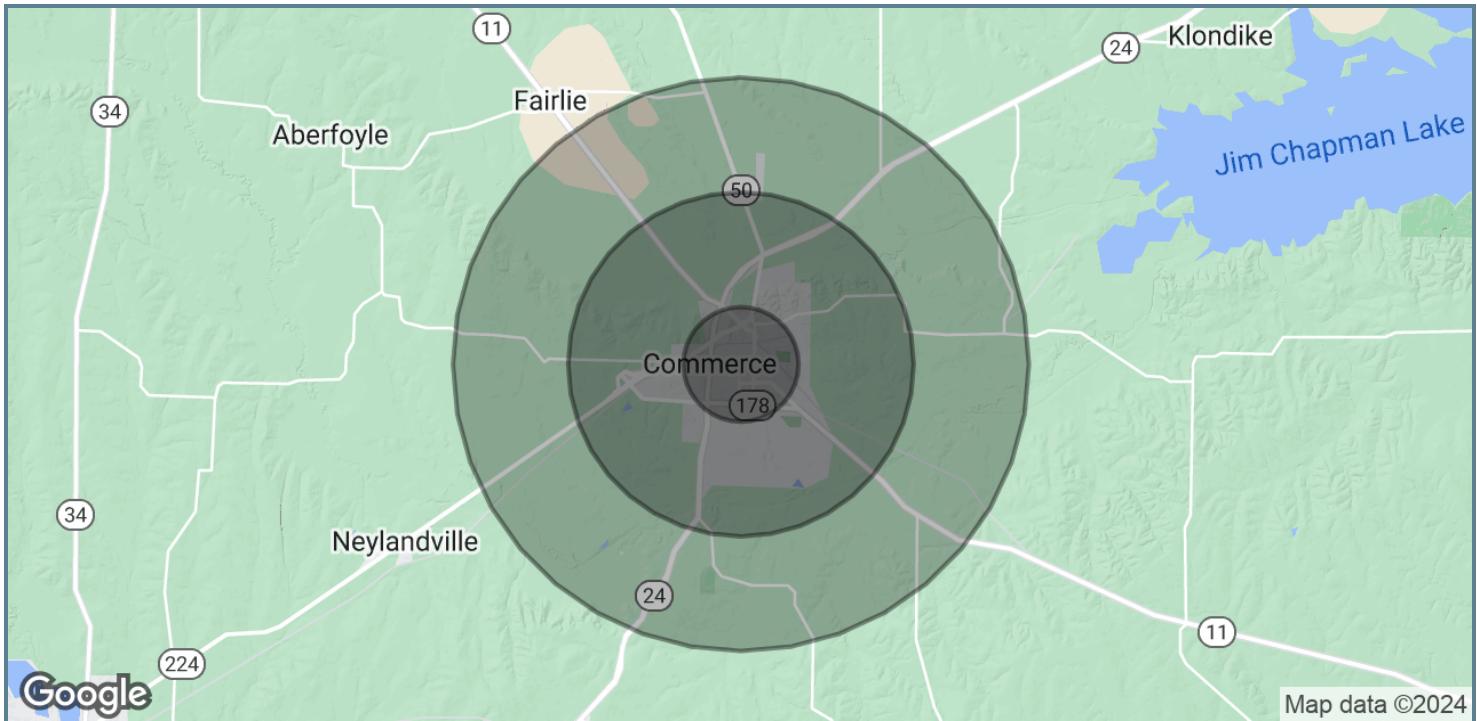
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,357	9,093	10,880
Average Age	23.4	26.9	28.6
Average Age (Male)	25.4	26.5	28.4
Average Age (Female)	24.1	28.2	29.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,449	3,359	4,093
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$37,742	\$47,337	\$48,793
Average House Value	\$66,644	\$90,969	\$101,425

2020 American Community Survey (ACS)

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# Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves in operating quickly and have a proven track record of helping you find the best locations in every market.

## Your Go-to Expansion Partner

### Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

### Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

## Our National Tenants

**DOLLAR GENERAL**



**CVS** pharmacy®



**T-Mobile**

**State Farm**



**DUNKIN'**



**KeyBank**

# Why Legacy



### Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



### One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



### Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



### True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

