



REAL ESTATE ADVISORS

www.avidrea.com
214.379.1040

**5,400 SF
Retail &
0.97 AC Pad Site
Available**

316 Factory Outlet Dr
Corsicana, TX 75109

CONTACT BROKER FOR MORE INFORMATION:

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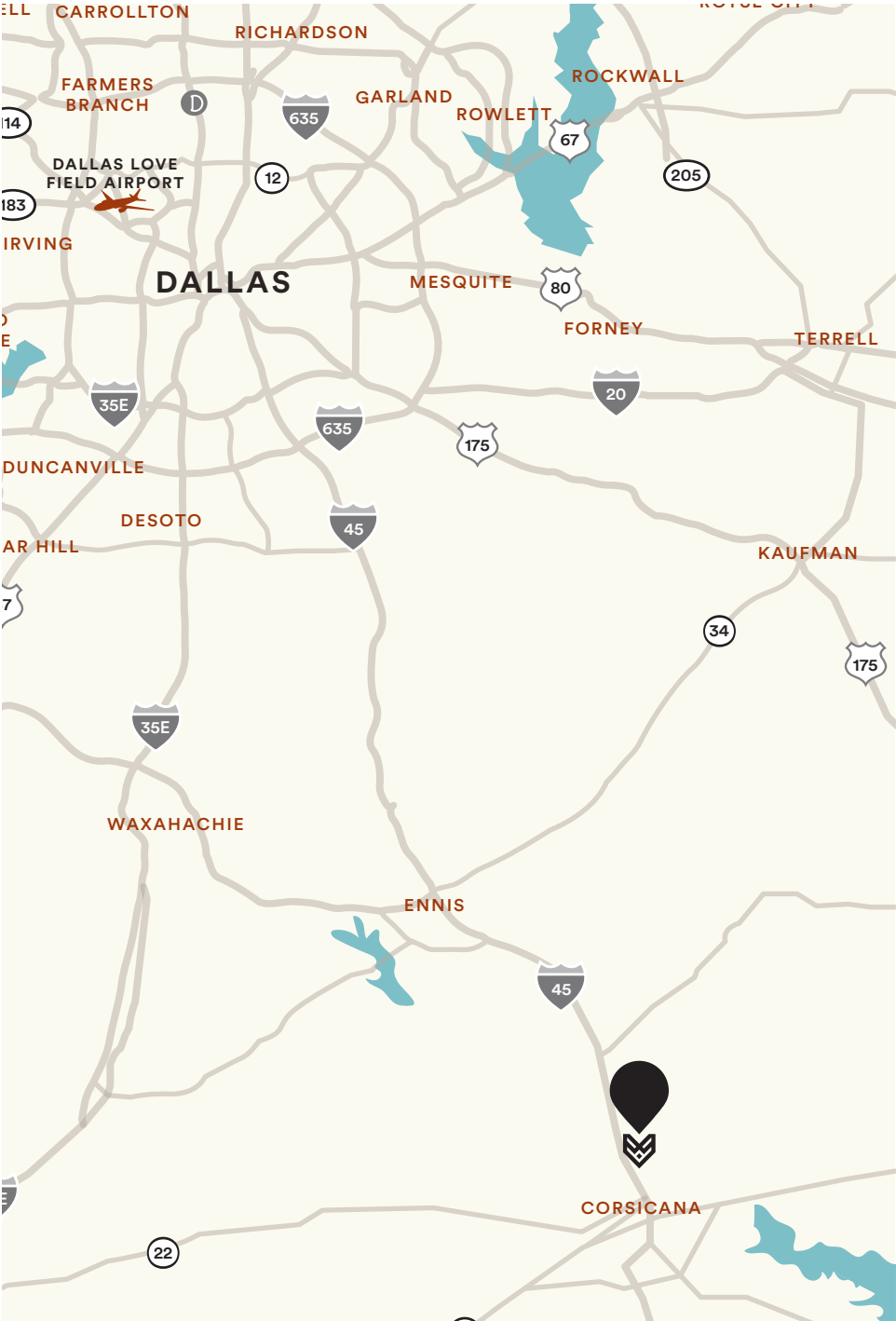


Property Details

LOCATION	316 Factory Outlet Dr, Corsicana, TX 75109	
AVAILABLE	5,400 SF & 0.97 AC	
PRICE	Please Call for Pricing	
ZONING	C	
HIGHLIGHTS	<ul style="list-style-type: none">» Spec retail with I-45 frontage» Pad site for sale, lease, or BTS» Dedicated I-45 access to frontage» Retail Strip Construction to begin by 5/25	
AREA RETAIL & TRAFFIC DRIVERS	Home Depot, Starbucks, Whataburger, Chick-fil-a, Chili's, Popeyes, Panda Express, Applebee's, Sonic, Taco Bueno, Ashley Homestore, Schlotzsky's, Cavender's, Taco Bell, Waffle House, Subway	
TRAFFIC COUNTS	Hwy 287 10,920 CPD 2023	Corsicana Crossing Blvd 3,243 CPD

Demographics

	1 Mile	3 Miles	5 Miles
POPULATION	229	15,404	28,274
EST. POP GROWTH 2024-29	3.1%	0.9%	0.9%
MEDIAN AGE	38.1	30.7	32.4
NUMBER OF HOUSEHOLDS	90	5,131	9,726
AVG HOUSEHOLD INCOME	\$58,079	\$67,429	\$79,051
MED HOUSEHOLD INCOME	\$40,808	\$50,553	\$59,364



Wide Aerial



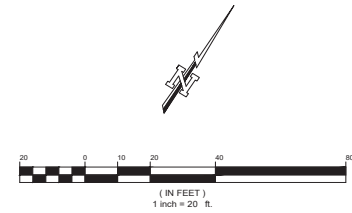
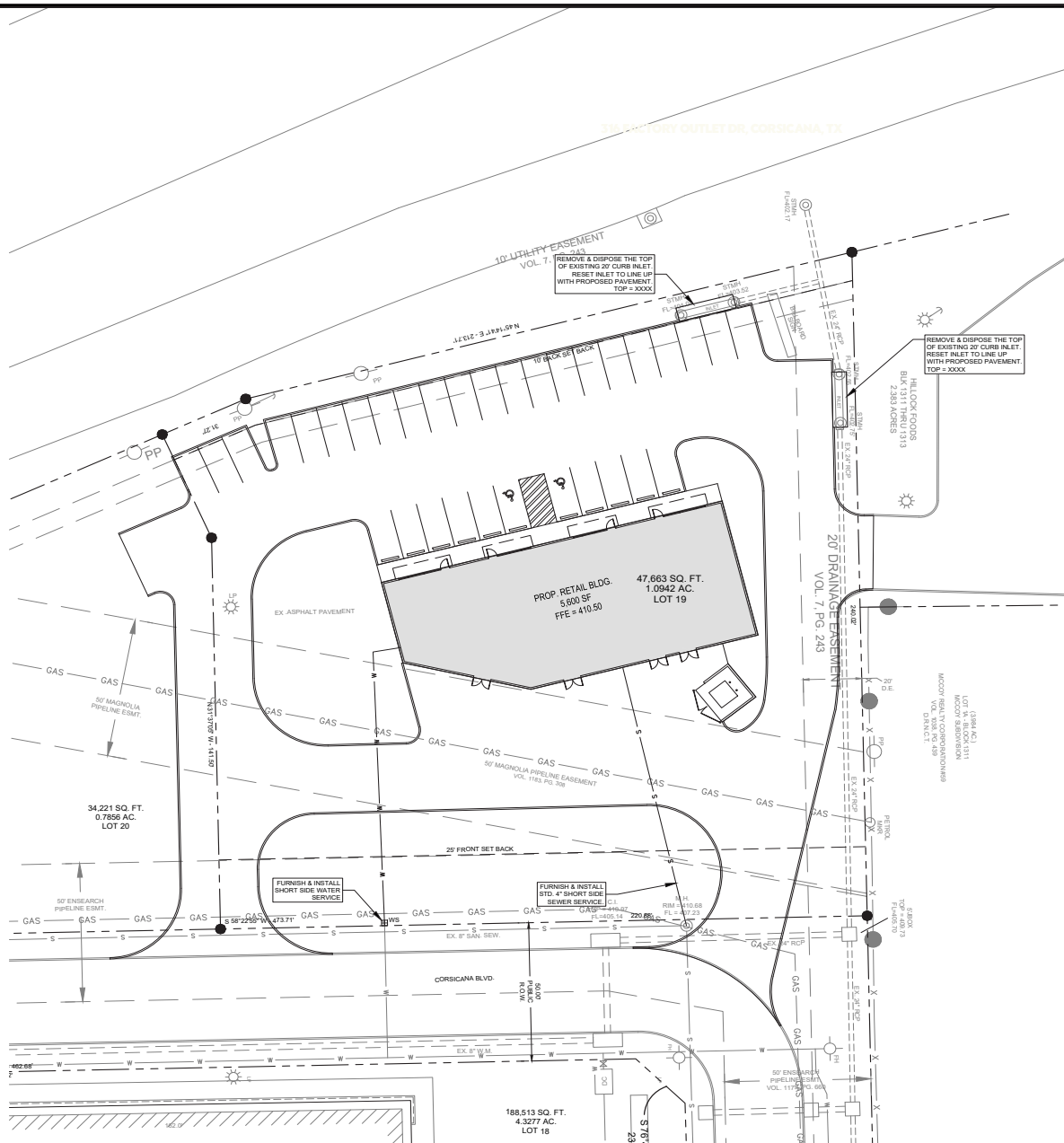
Zoom Aerial



Site Plan



Site Plan



LEGEND

_____ S _____ EXISTING SEWER LINE
 _____ W _____ EXISTING WATER LINE
 _____ S _____ PROPOSED SEWER LINE
 _____ W _____ PROPOSED WATER LINE
 _____ EASEMENT
 _____ - - - - - PROPERTY LINE

UTILITY PLAN

OAK VIEW CAPITAL PARTNERS
3200 CORSICANA CROSSING BLVD.
PROPOSED PHASE III - RETAIL
CORSICANA, TX

DESIGNED BY:	J.T.S.
CHECKED BY:	K.A.S.
DATE:	FEB 20 25
JOB NO.	
OV-CP-24-02	



STEPHENS ENGINEERING
P.O. BOX 6618 LONGVIEW, TX 75608
(903) 215-8990 STEPHSENSG.NET

PRELIMINARY

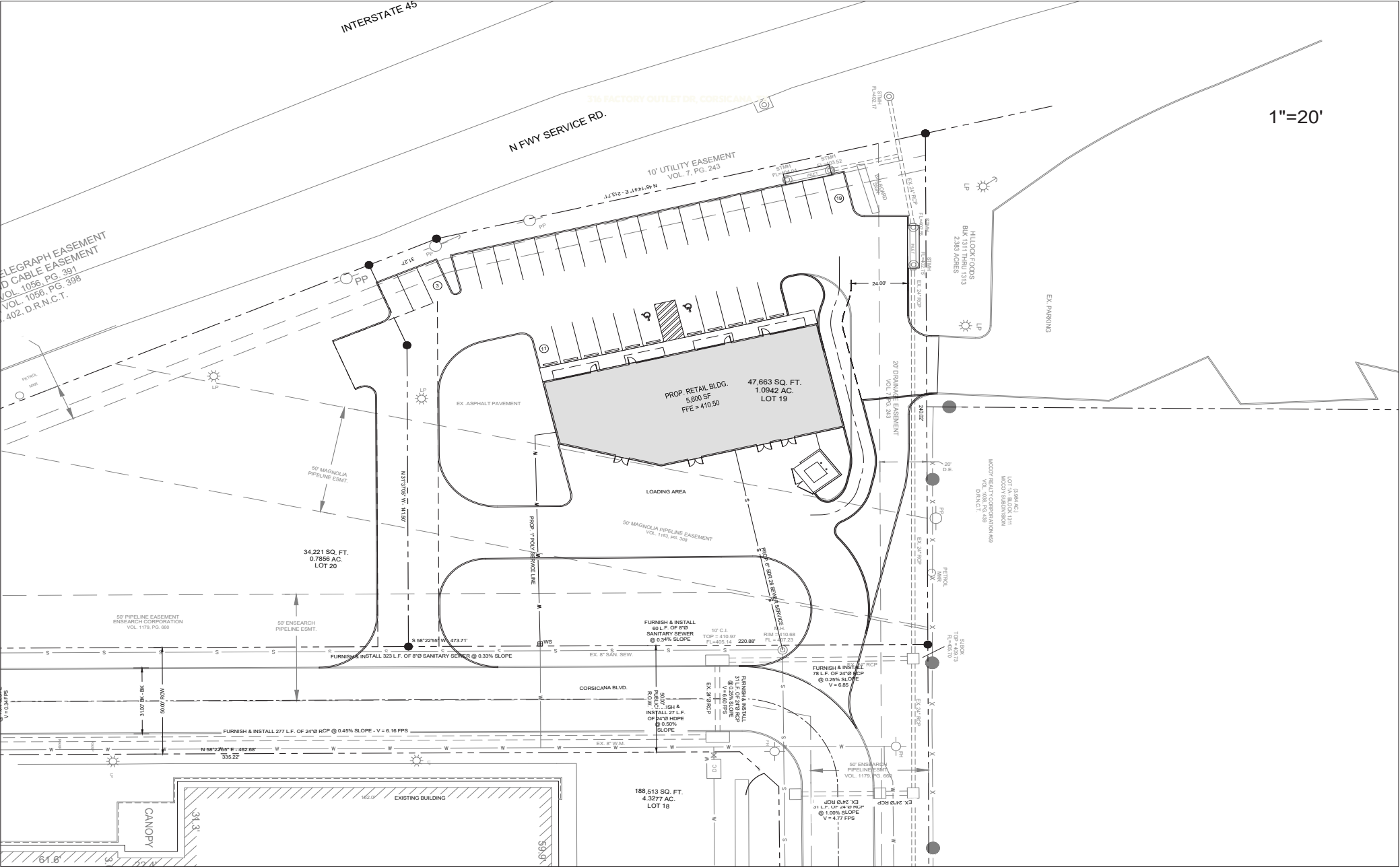
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER
THE AUTHORITY OF KYLE A. STEPHENS,
P.E. NO 106333 ON 02/06/25. IT IS NOT TO
BE USED FOR CONSTRUCTION.

DEAL:
BPE FIRM NO. F-20395
SHEET NO.

6



Site Plan



Future Retail





Information About Brokerage Services

11-2-2015



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

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.

Avid Real Estate Advisors, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

#9008251

License No

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Ryan Jordan

Designated broker of Firm

#622105

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Licensed Supervisor of Sales Agent/Associate

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Sales Agent/Associate's Name

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E-mail

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

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