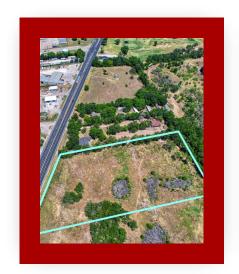


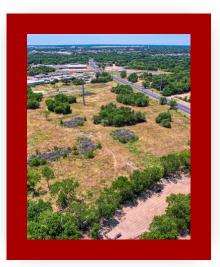


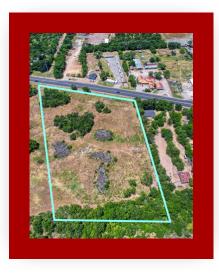
#### **INVESTMENT HIGHLIGHTS:**

- Heavy traffic area
- 5 acres of cleared land
- Located on the I-45 service road

## **5 ACRES OF COMMERCIAL** LAND FOR LEASE **0 BUSINESS 45**







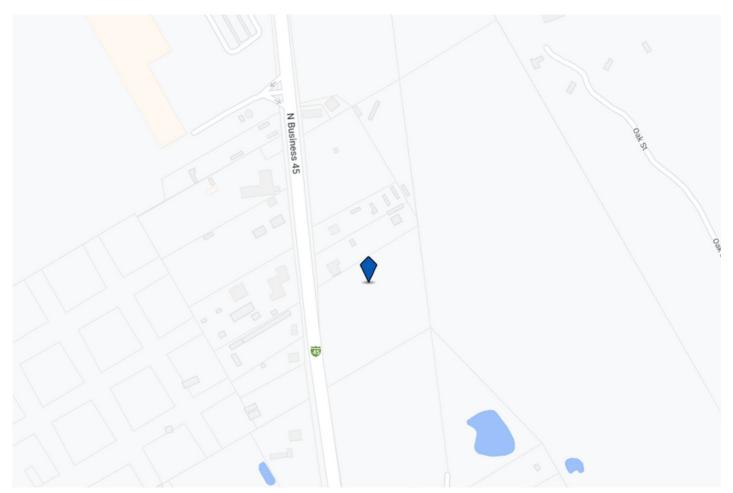




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## **PROPERTY FACTS:**

**Rental Rate** 

**Lease Term** 

**Lot Size** 

**Property Type** 

**Property Subtype** 

**Proposed Use** 

**Upon Request** 

Negotiable

217,800 SF

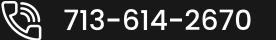
Land

Commercial

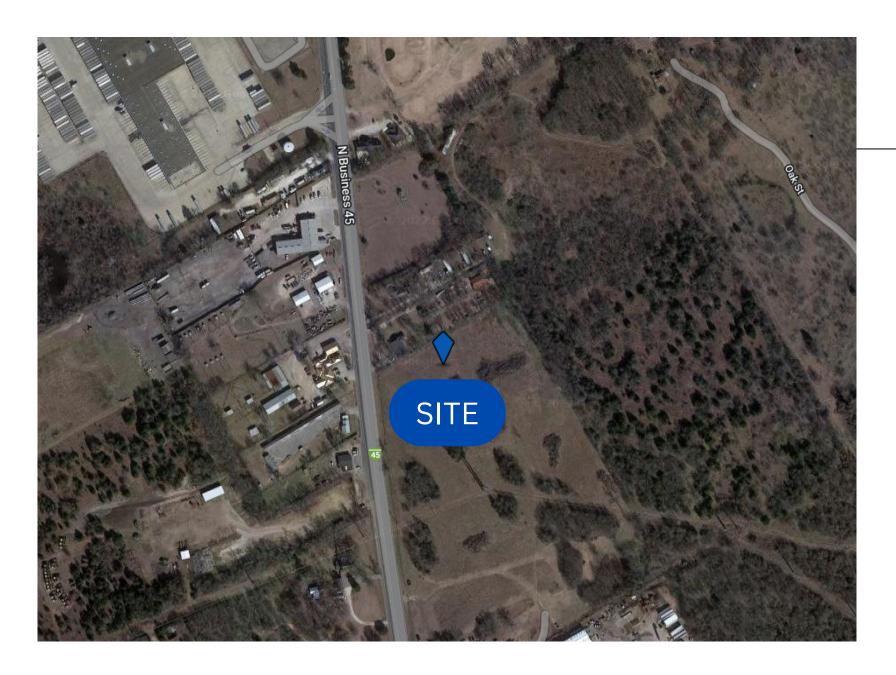
Retail











#### **PROPERTY OVERVIEW**

- 5 acre tract ideal for retail use
- Located on the I-45 service road
- Fully cleared

## **TRANSPORTATION:**



Waco (ACT) Airport 66 min 62.5 mi















## **PROPERTY HIGHLIGHTS:**

$\checkmark$	Heavy traffic area
--------------	--------------------



Ideal for retail use

Fully cleared

Located on the I-45 service road













### **CORSICANA MARKET OVERVIEW**

Corsicana is a city in Navarro County, Texas, United States. It is located on Interstate 45, 56 miles northeast of Waco, Texas. The population was 23,770 at the 2010 census. It is the county seat of Navarro County, and an important Agri-business center.

Homes in Corsicana, TX were selling for a median price of \$304,500 in September 2022.

On average, homes in Corsicana, TX sell after 64 days on the market compared to 304 days last year.

103 homes were sold in Corsicana, TX in September 2022, up from 37 last year.

Corsicana, TX is part of the Navarro County R-1 School District, with 9 Elementary Schools, 6 Middle Schools, and 4 High Schools.





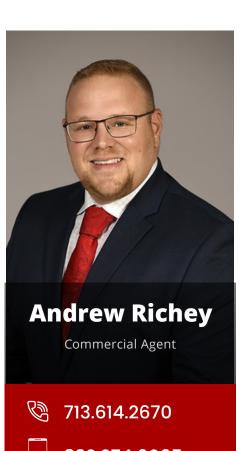






# Our **Professional Team**











713.614.2670



210.848.3312

















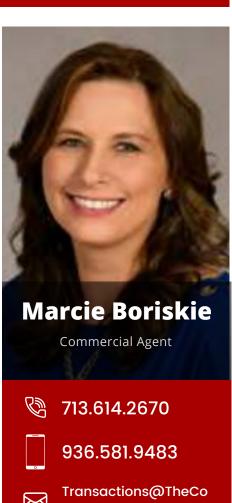
Shawn@TheCommerc ialProfessionals.com



713.614.2670

832.776.4407

Danell@TheCommerci



mmercialProfessionals





713-614-2670







#### **Information About Brokerage Services**

Texas law requires all real estate licensees 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.

eXp Realty LLC	603392	tx.broker@exprealty.com	(888)519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tony King	622946	tx.broker@exprealty.com	(888)519-7431
Designated Broker of Firm	License No.	Email	Phone
Tony King	622946	tx.broker@exprealty.com	(888)519-7431
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Olsen	642075	Adam@thecommercialprofessionals.com	(936)277-7117
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/1	enant/Seller/Landlord	Initials Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Adam Olsen