






**CONTACT
FOR PRICE**

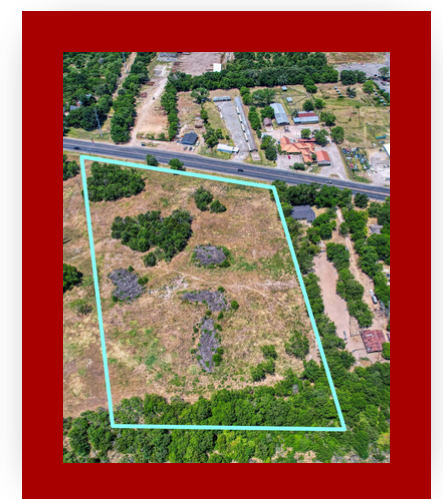
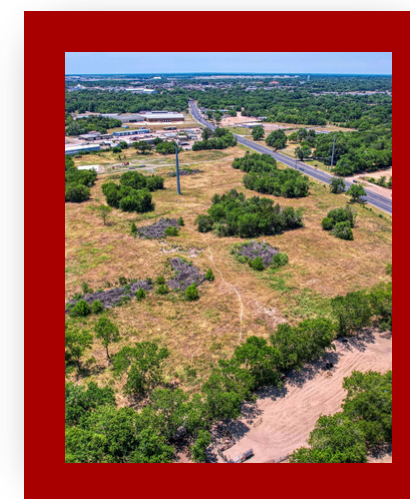
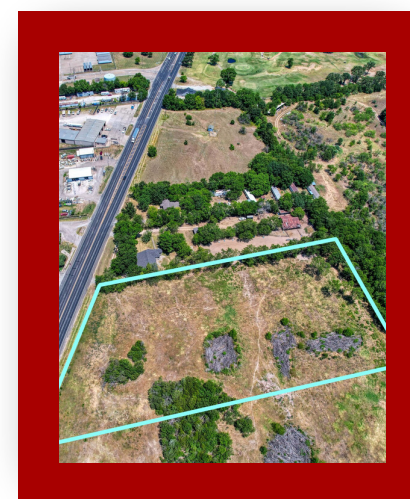


 **0 Business 45
Corsicana, TX**

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**



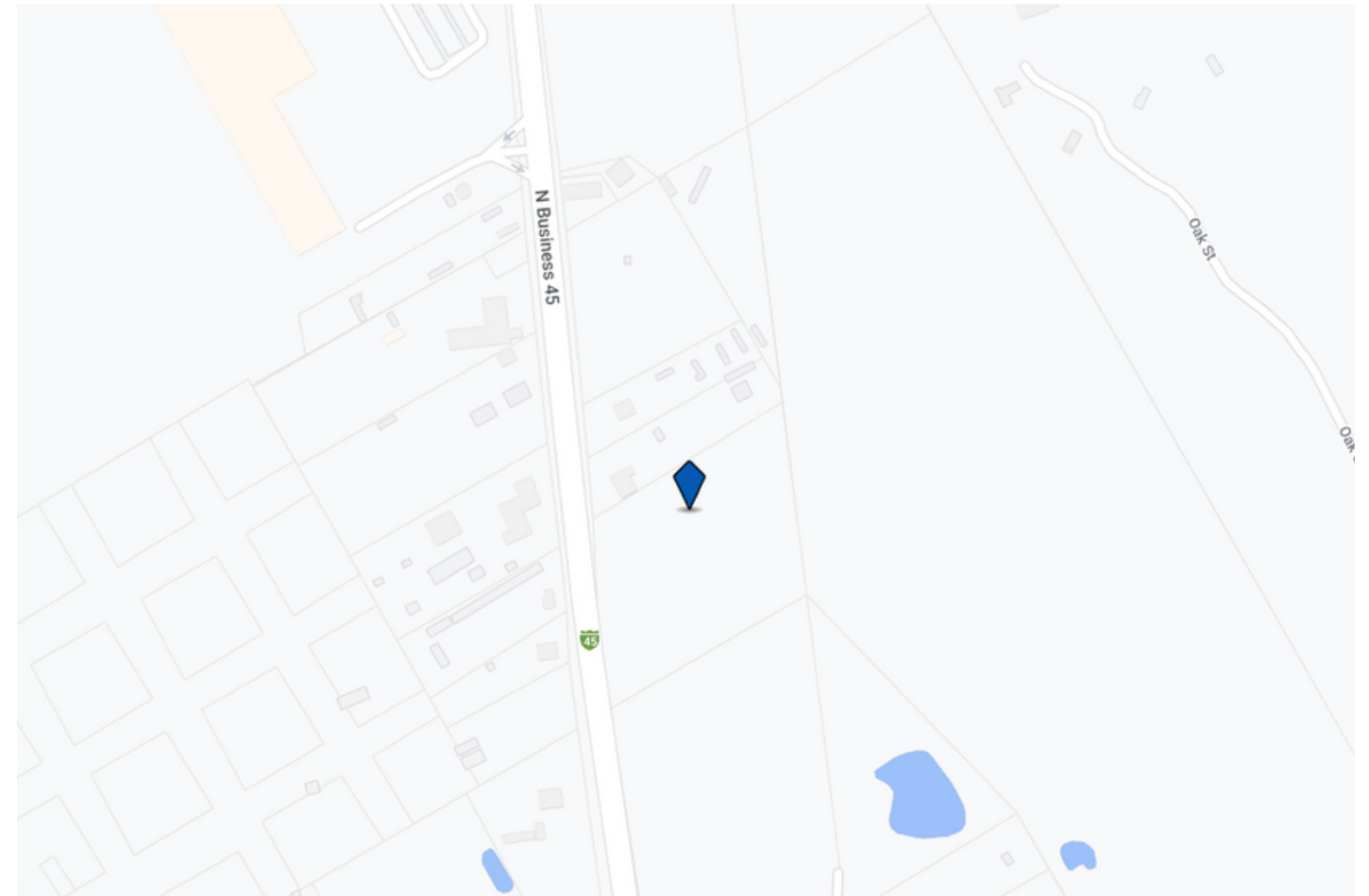
713-614-2670



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PROPERTY FACTS:

Rental Rate	Upon Request
Lease Term	Negotiable
Lot Size	217,800 SF
Property Type	Land
Property Subtype	Commercial
Proposed Use	Retail



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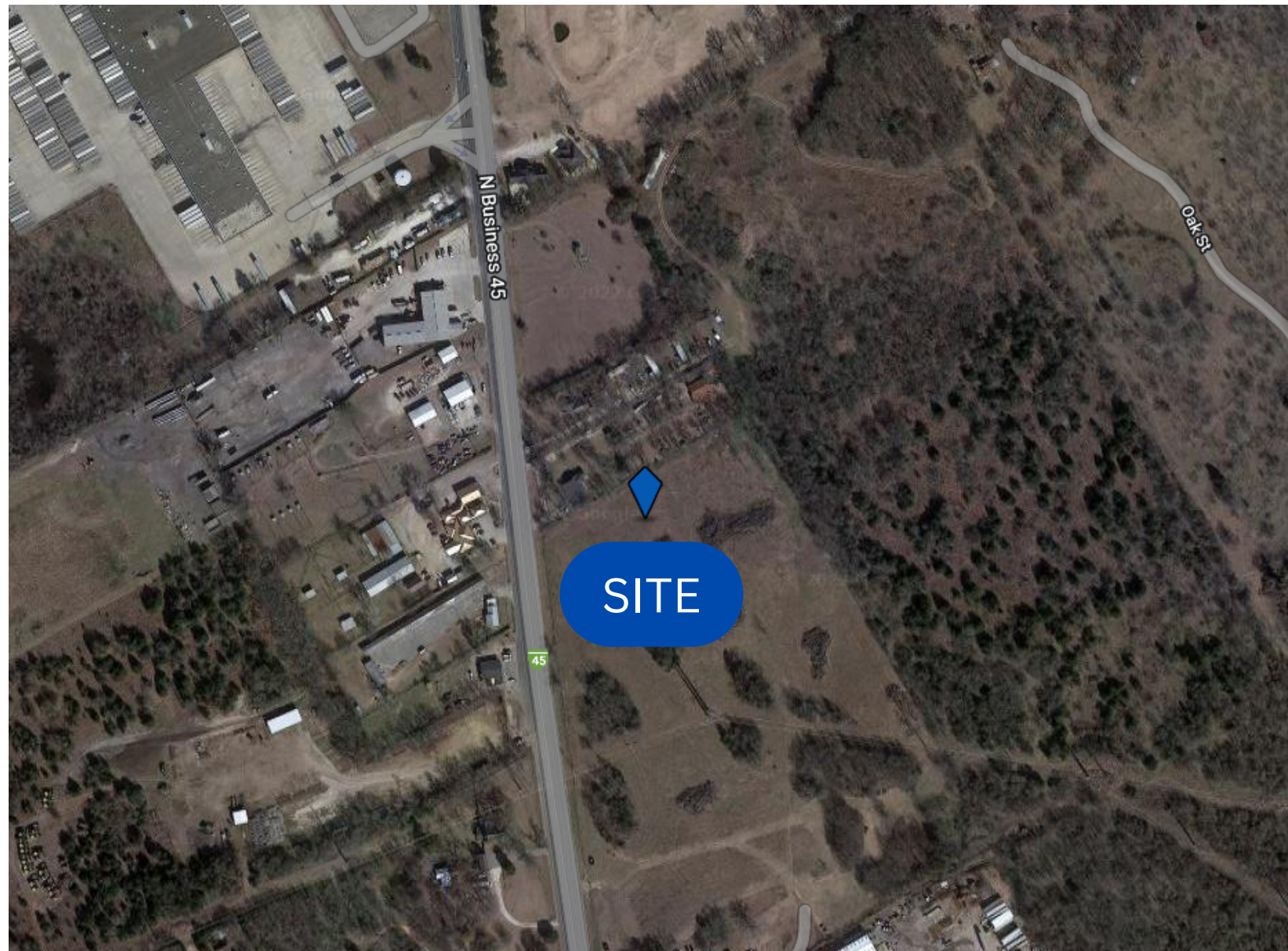


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PROPERTY OVERVIEW

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

TRANSPORTATION:

AIRPORT

Waco (ACT) Airport

66 min

62.5 mi

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PROPERTY HIGHLIGHTS:

- ✓ Heavy traffic area
- ✓ 5 acres of cleared land
- ✓ Ideal for retail use
- ✓ Fully cleared
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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.



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Our Professional Team



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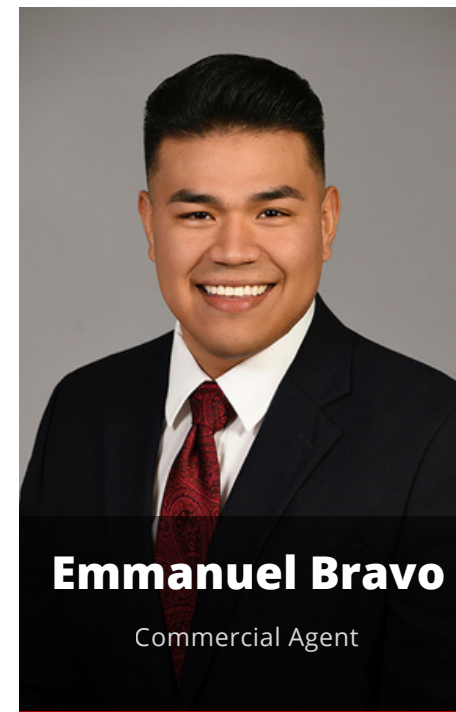
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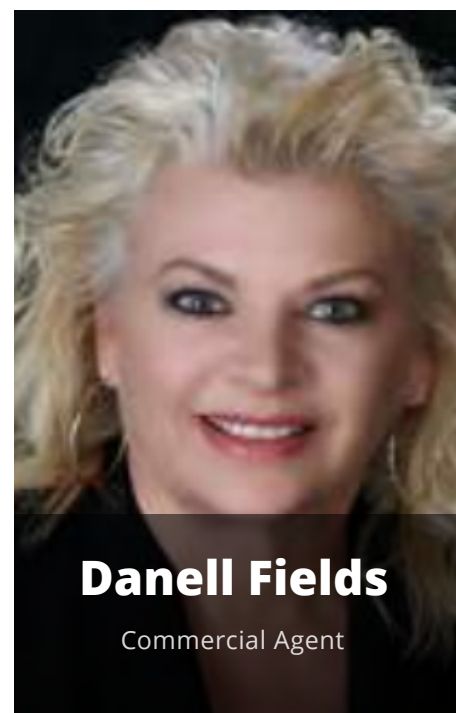
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