

3850 LAMAR AVENUE
PARIS, TEXAS 75460



Commercial Land For Sale

6.78 Acres MOL

Sales Price: \$295,000

16,371 VPD

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

NATHAN WILSON
405.760.5327
NATHAN@NAIRED.COM

SAMUEL DUNHAM
405.207.7286
SAMUEL@NAIRED.COM



PROPERTY OVERVIEW

LOT SIZE 6.78 ACRES +/-

ZONING COMMERCIAL

- Dense Trade area with over 1 Million Square feet of Retail within 1 Mile
- Located across the street from high performing Walmart Supercenter
- Proximity to Route 271

DEMOGRAPHICS



POPULATION
 1 MILE: 4,698
 3 MILES: 21,497
 5 MILES: 30,472



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$79,436
 3 MILES: \$67,746
 5 MILES: \$64,380



TOTAL HOUSEHOLDS
 1 MILE: 1,997
 3 MILES: 8,881
 5 MILES: 12,473



- ON HIGHWAY 82
- 1.2 MILES FROM US 271
- 4.5 MILES FROM HIGHWAY 19/24

3850 LAMAR AVENUE AERIAL

