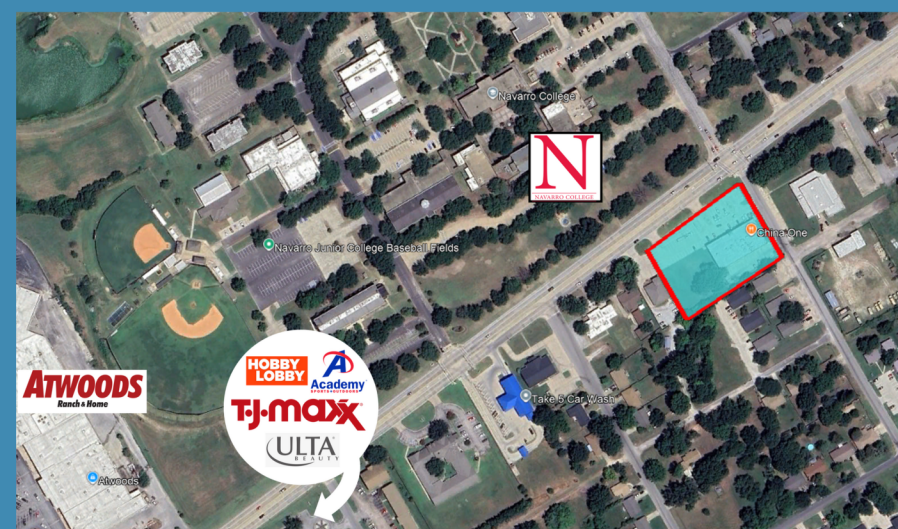




Shopping Center for Sale

*12,000 sf
4 units*



PROPERTY HIGHLIGHTS

- Directly adjacent to flagship Navarro College campus
- Great visibility along Highway 31
- Fully concreted parking lot
- Includes vacant .82 acre lot for expansion or development
- 1/2 mile from brand new Academy anchored development
- Traffic Count: 16,264 VPD

5 Mile Demographics

- **Population: 24,019**
- **Households: 8,567**
- **Avg HH Income: \$69,600**

**3201 W 7th Ave
Corsicana, Texas 75110**

**12,000 Total SF
Zoned General Retail (GR)**

Presented by:

Chris Woolsey

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