

Retail Pad Site A I-20 Canton

OFFERING MEMORANDUM



Prepared by:

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17379 I-20 S Access Rd Pad A
Canton, TX 75103



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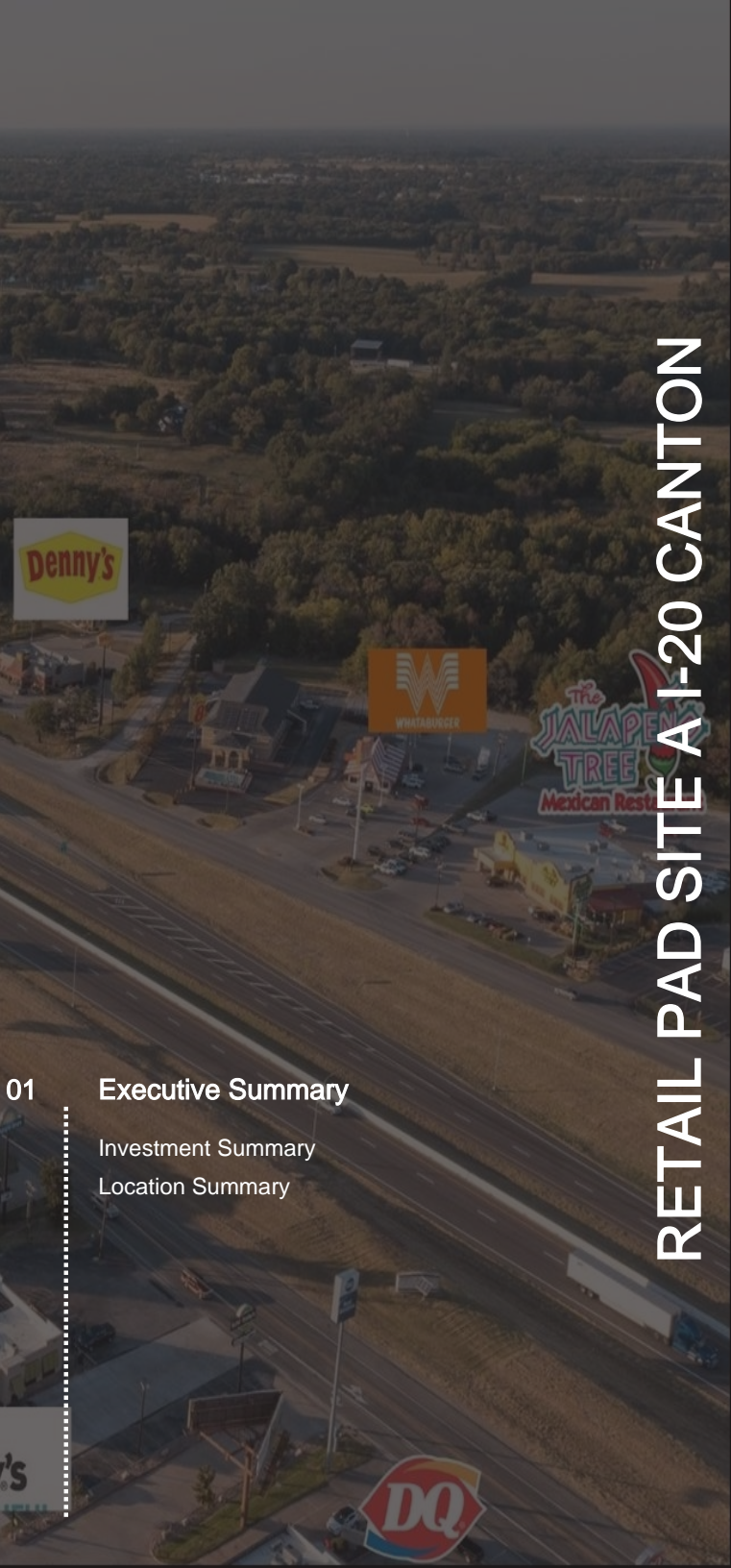


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01 Executive Summary

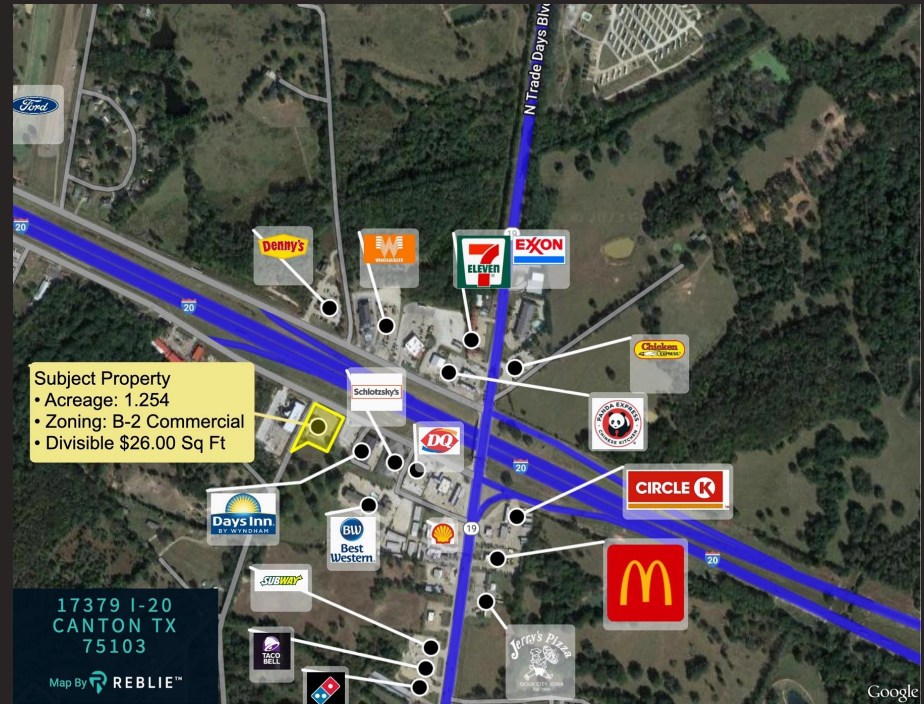
Investment Summary

Location Summary

Schlotzsky's

OFFERING SUMMARY

ADDRESS	17379 I-20 S Access Rd Pad A Canton TX 75103		
COUNTY	Van Zandt		
PRICE	\$695,000		
PRICE PSF	\$25.53		
LAND SF	27,225 SF		
LAND ACRES	0.625		
OWNERSHIP TYPE	Fee Simple		
ZONING TYPE	B-2 Commercial		
# OF PARCELS	1		
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	447	5,252	10,381
2023 Median HH Income	\$56,877	\$59,003	\$60,781
2023 Average HH Income	\$85,652	\$87,582	\$89,872



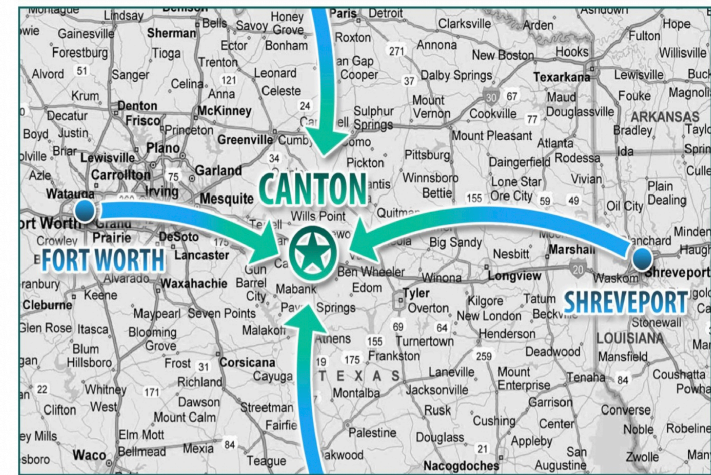
- Pad A Price \$695,000 106' frontage x 238'
- Pad B Price \$695,000 106' frontage x 238'
- (see site plan for further detail)
- 1.25 acre total pad site 212' x 238' for \$1,300,000 purchase price
- Impressive average daily traffic of 44,000 vehicles
- Comprehensive utilities readily available on-site
- Prime location surrounded by well-known national retailers, including:
 - Dairy Queen
 - Schlotzky's
 - Denny's
 - Whataburger
 - Panda Express
 - 7-Eleven
 - Jalapeño Tree

Canton Van Zandt County

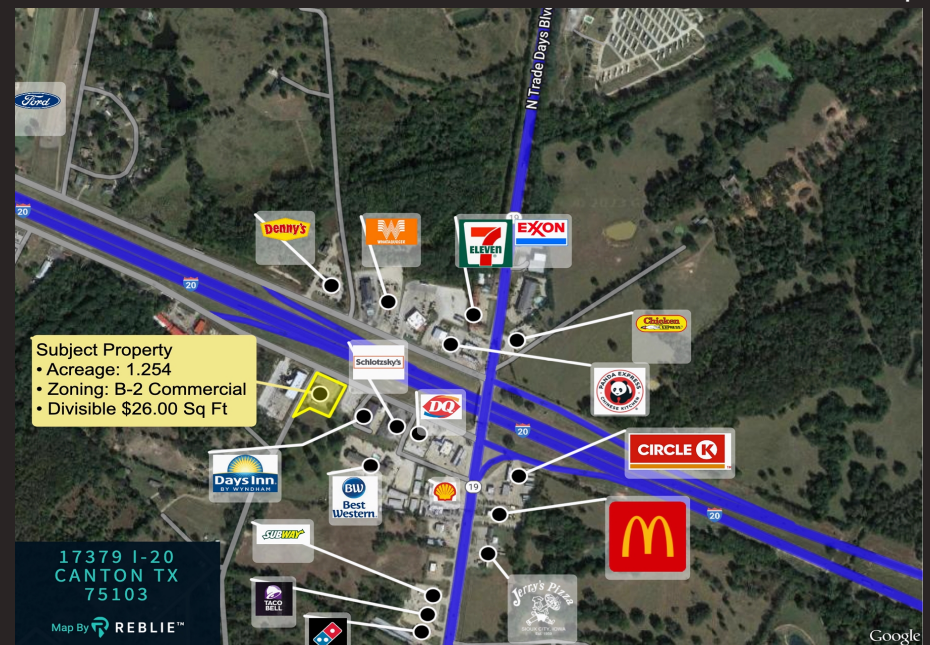
- Canton stands as the bustling retail center for Van Zandt County, home to over 55,000 residents and host to the state's premier tourist attraction—First Monday Trade Days. Nestled in the I-20 Corridor, just an hour east of Dallas, Canton seamlessly blends small-town charm with the conveniences of a big city. Its revitalized downtown, the heartbeat of a vibrant community, boasts an outstanding school district. With abundant outdoor recreation opportunities, including lakes, trails, golf courses, and entertainment options, Canton is an ideal and delightful place to call home.
- Canton, renowned for its iconic First Monday Trade Days, experiences a remarkable surge in popularity during this event, propelling the city's population to a staggering 200,000 to 400,000 residents. This makes Canton the 7th largest city in Texas over the First Monday weekend and solidifies its position as the world's largest flea market. Drawing visitors from Oklahoma, Shreveport, Dallas, and Fort Worth, this four-day extravaganza at the beginning of every month spans a vast 450-acre park, boasting over 7,000 vendor spaces. With a staggering influx of more than 2 million visitors annually, this event generates an impressive economic impact, with over \$340 million spent by enthusiastic shoppers.

Canton, Texas FIRST MONDAY TRADE DAYS

- ▶ More Than 2 MILLION Visitors Each Year
- ▶ More Than \$340.7 MILLION Spent Each Year



SOURCE: 2010 The Penryman Group
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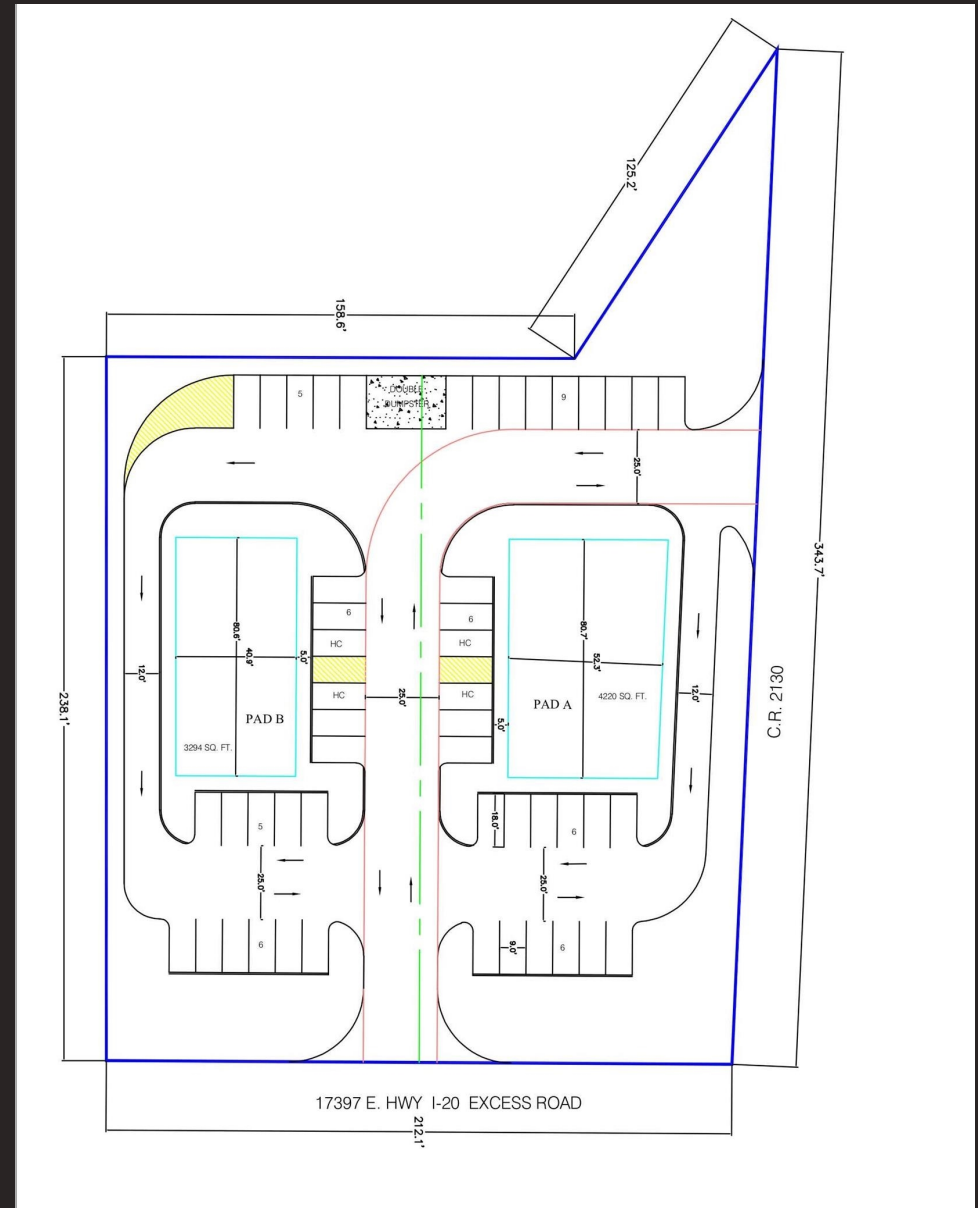
02 Property Description

Property Features



PROPERTY FEATURES

LAND SF	27,225
LAND ACRES	0.625
# OF PARCELS	1
ZONING TYPE	B-2 Commercial
TOPOGRAPHY	Level
LOCATION CLASS	A
LOT DIMENSION	106' x 238'
TRAFFIC COUNTS	41938



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