



GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
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4100 HOUSTON, TX 77056

19.18 ACRES | 12-HOME PORTFOLIO FOR SALE

3227 COUNTRY RD 2004 | CORSICANA, TX 75110



OFFERING SUMMARY

SALE PRICE

\$3,975,000

NUMBER OF UNITS

12

LOT SIZE

19.18 ACRES

BUILDING SIZE

1,200 SF

PROPERTY TYPE

MULTIFAMILY & LAND
DEVELOPMENT

PROPERTY HIGHLIGHTS

Discover an exceptional opportunity just outside the city limits in a fast-growing market. This package includes over 24 acres, featuring 19+ acres in the back with in-and-out easement access ideal for future development. Additionally, there are two front lots, each approximately $\frac{1}{4}$ to $\frac{1}{3}$ acre, ready for immediate development — adding even more income potential to an already cash-producing property.

The land tract has been fully surveyed and is ready for residential, commercial, or mixed-use projects. Its strategic location near schools, shopping, and dining offers convenience while maintaining the flexibility of no city restrictions.

The 12-home portfolio at 3227 Country Road 2004, Corsicana, TX, features homes renovated in 2024, each with 3 bedrooms, 1 bathroom, and approximately 1,200 sq. ft. on quarter-acre lots.

Survey



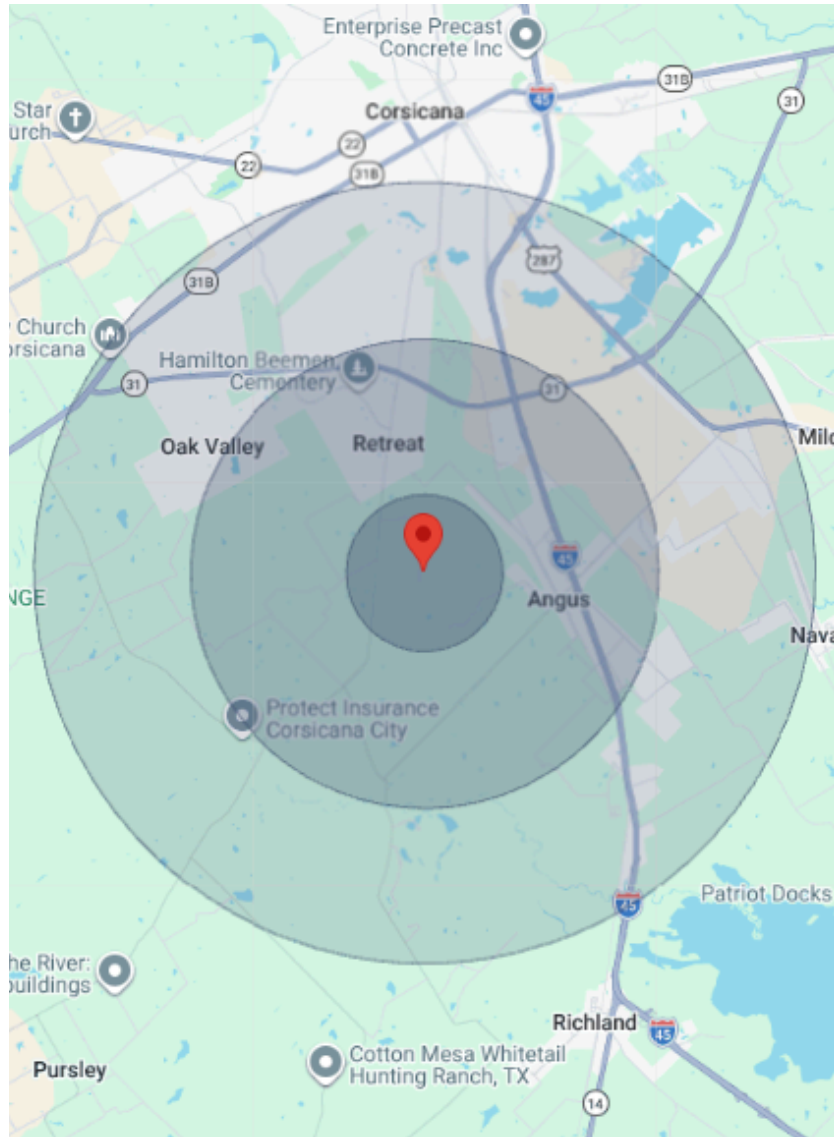
Aerial Map



Property Photos



Demographics



Nestled in the serene countryside of Navarro County, this property is ideally positioned just outside the Corsicana city limits—offering a quiet, rural feel while remaining only minutes from shopping, dining, schools, and major highways.

Enjoy the best of both worlds: peaceful surroundings with the convenience of being less than 10 minutes from downtown Corsicana and quick access to I-45, connecting you easily to Dallas, Houston, and beyond. With local demand for quality rental housing on the rise, this location is ideal for stable returns and long-term value.

	1 Mile	3 Miles	5 Miles
Total population	165	1,330	8,624
Workday Population	77	611	3,874
Total household	57	470	2,804
Average household income	\$84,261	\$83,584	\$67,293
Average age	45.2	46.4	34.1
Male Population	75	618	4,321
Female Population	91	714	4,308

Demographics data derived from AlphaMap

Market Overview

Corsicana, Texas is a regional hub located in Navarro County, strategically positioned along Interstate 45 between Dallas and Houston. Its central location provides strong regional connectivity to two of Texas's largest metropolitan areas, making it an attractive location for businesses seeking access to major markets while benefiting from lower operating costs and a business-friendly environment.

The Corsicana area has experienced steady growth supported by a stable local economy and continued development activity. Residential expansion and population stability have contributed to consistent demand for retail, healthcare, and service-oriented commercial uses. Its location along a major interstate corridor also supports industrial and logistics activity, with increasing interest from distribution and manufacturing users seeking efficient access to regional supply chains.

From a real estate perspective, Corsicana offers attractive opportunities supported by affordable land pricing, strategic location, and steady demand across multiple property types. Limited competition in certain commercial segments and continued interest from industrial and logistics users position the market for long-term growth. As development continues along the I-45 corridor, Corsicana remains well-positioned for stable investment performance and future value appreciation within a key North Texas-to-Houston trade route.



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