

# OFFERING MEMORANDUM

**BUSINESS 45**  
CORSICANA, TX 75110

Prime commercial opportunity on 5 acres of land just off I-45 in Corsicana, TX! Zoned for commercial use

**THE COMMERCIAL  
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# PROPERTY SUMMARY

Business 45 Corsicana, TX 75110

**SALE PRICE:** \$399,000

**PROPERTY TYPE:** Land

**LOT SIZE:** 5 Acres

The property is zoned specifically for commercial use, making it a flexible option for various types of businesses. With its strategic location amidst a thriving retail environment, this land promises to be a valuable asset for any commercial enterprise seeking to establish or expand its presence in a vibrant and growing area.

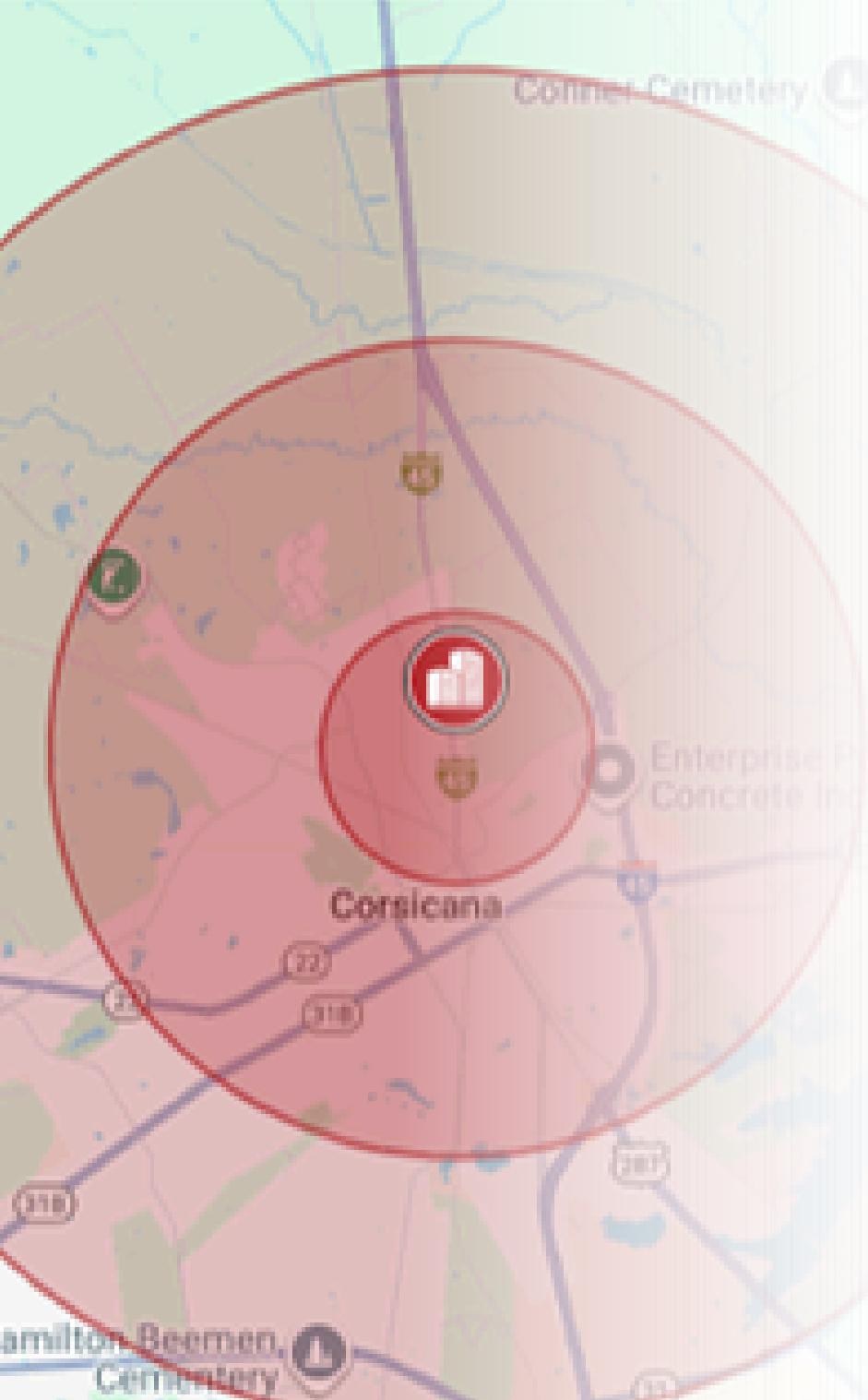


# PROPERTY HIGHLIGHTS

## 5 Acres Interstate 45 Frontage

- Zoned for commercial use
- High visibility location with exposure to thousands of potential customers
- Level topography of the land allows for easy development
- Ideal for retail use
- Located on the I-45 service road
- Fully cleared
- 345 Ft Frontage road



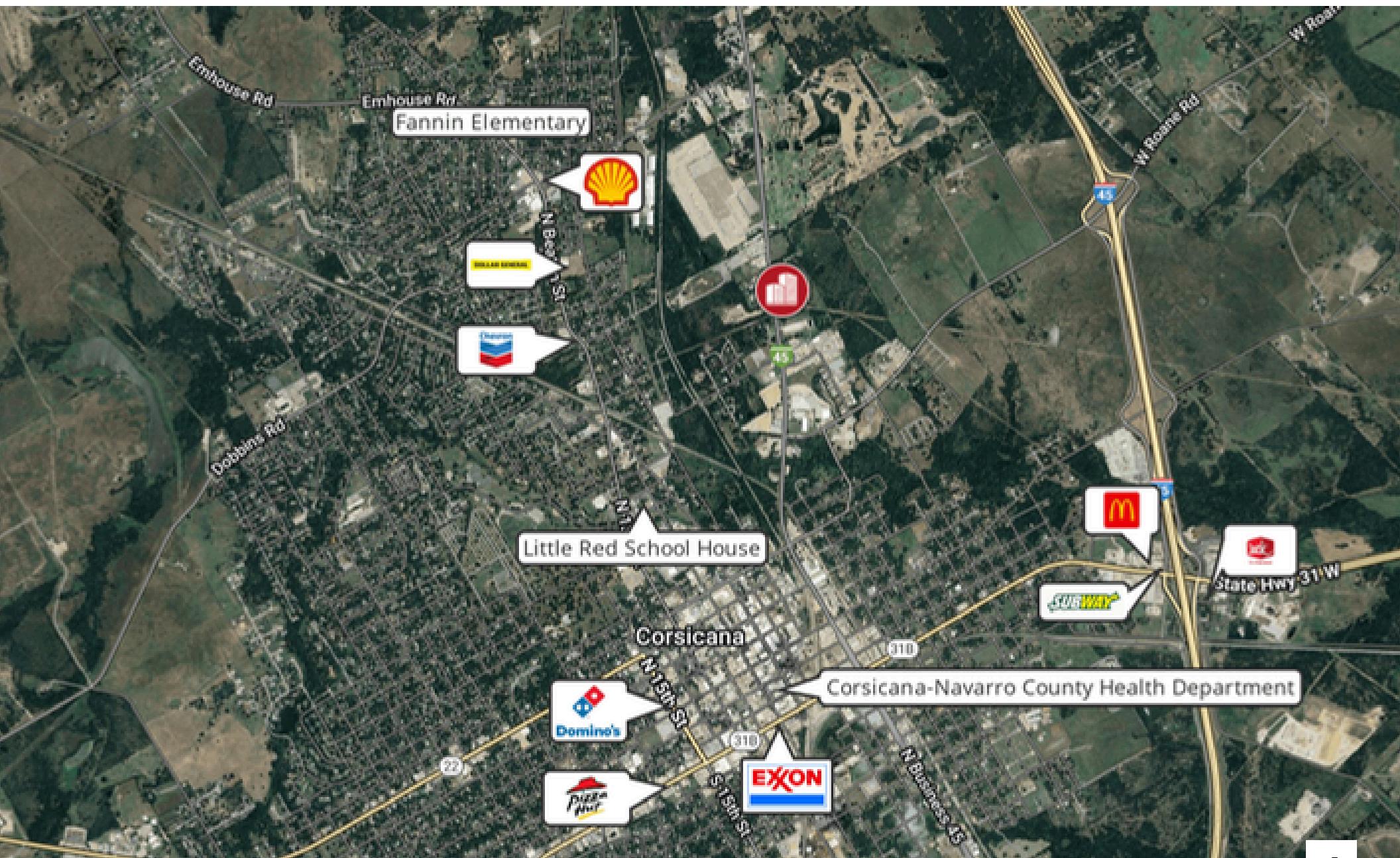


## AREA OVERVIEW

Situated in a bustling commercial hub right off I-45, this 5-acre property offers a prime location for businesses looking to capitalize on high traffic and visibility. The area is a commercial goldmine, surrounded by major retailers, drawing in a steady stream of consumers. Its proximity to I-45 ensures easy accessibility for both customers and deliveries, making it an ideal spot for a range of commercial ventures.

	0.3 Miles	0.5 Miles	1 Miles
Total households	686	6,463	9,072
Total population	1,539	17,176	23,461
Persons per household	2.2	2.7	2.6
Average household income	\$39,152	\$50,017	\$54,374
Average house value	\$65,540	\$111,192	\$125,144
Average age	37.9	33.1	34.7
Average age male	38.9	30.8	32.7
Average age female	37.7	35	36.5

# RETAILER MAP





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