

5 ACRES INTERSTATE 45 FRONTAGE

BUSINESS 45, CORSICANA, TX 75110

FOR SALE: \$750,000

PROPERTY SUMMARY | LAND



PROPERTY DESCRIPTION

- 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

OFFERING SUMMARY

Sale Price:	\$750,000
Lot Size:	5 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	686	6,463	9,072
Total Population	1,539	17,176	23,461
Average HH Income	\$39,152	\$50,017	\$54,374

ADAM OLSEN

936.662.7853

adam@thecommercialprofessionals.com

THE COMMERCIAL PROFESSIONALS

To Schedule A Showing Call 713.538.1638

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713.614.2670

thecommercialprofessionals.com

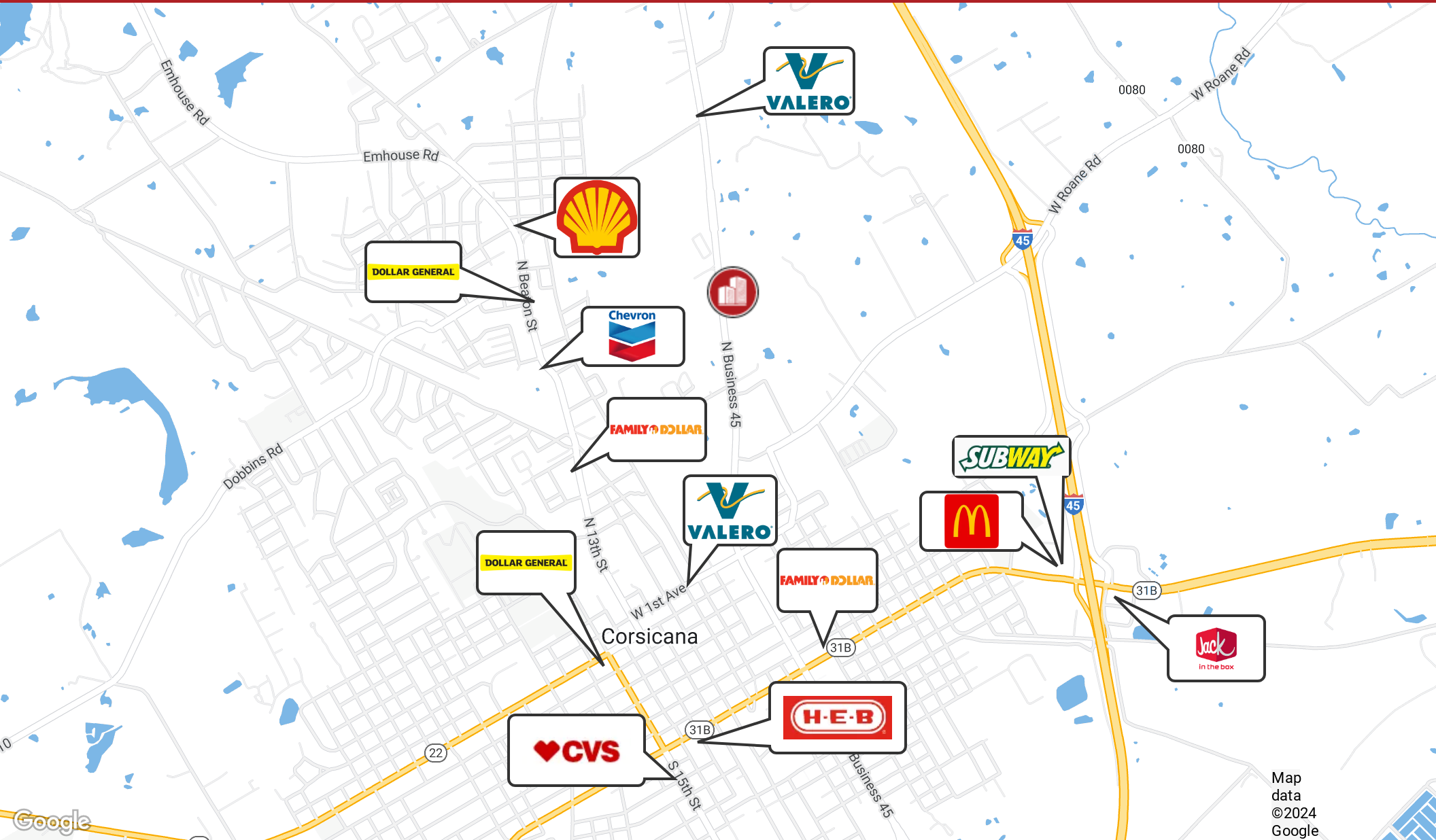
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | LAND



Map
data
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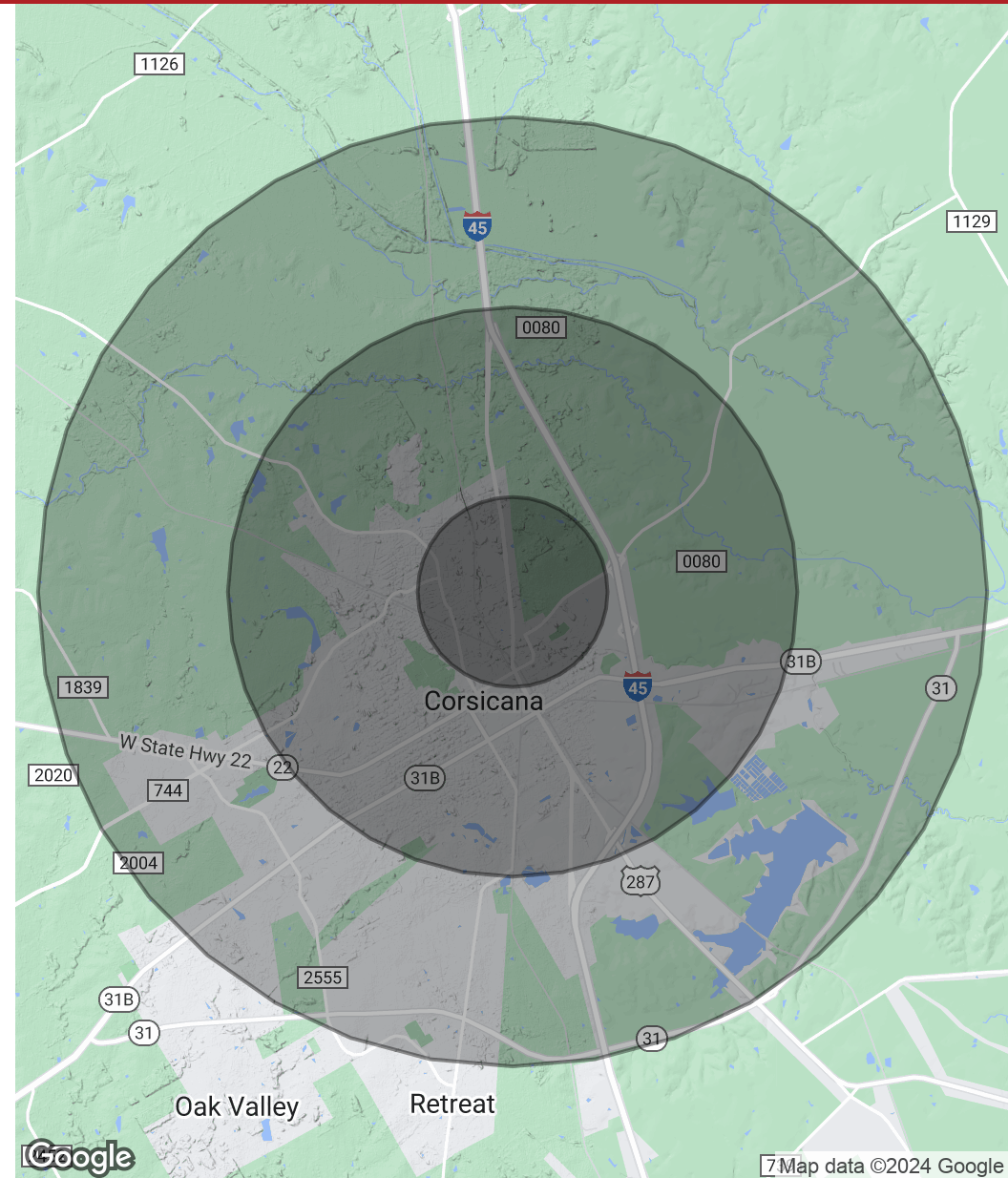
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DEMOGRAPHICS MAP & REPORT | LAND

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,539	17,176	23,461
Average Age	37.9	33.1	34.7
Average Age (Male)	38.9	30.8	32.7
Average Age (Female)	37.7	35.0	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	686	6,463	9,072
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$39,152	\$50,017	\$54,374
Average House Value	\$65,540	\$111,192	\$125,144

* Demographic data derived from 2020 ACS - US Census



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ADDITIONAL PHOTOS | LAND



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