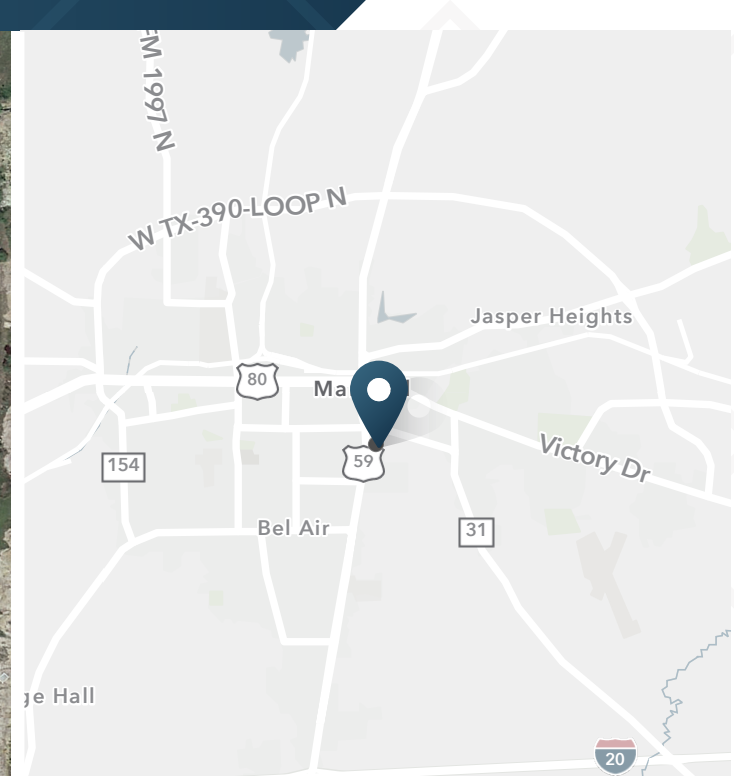
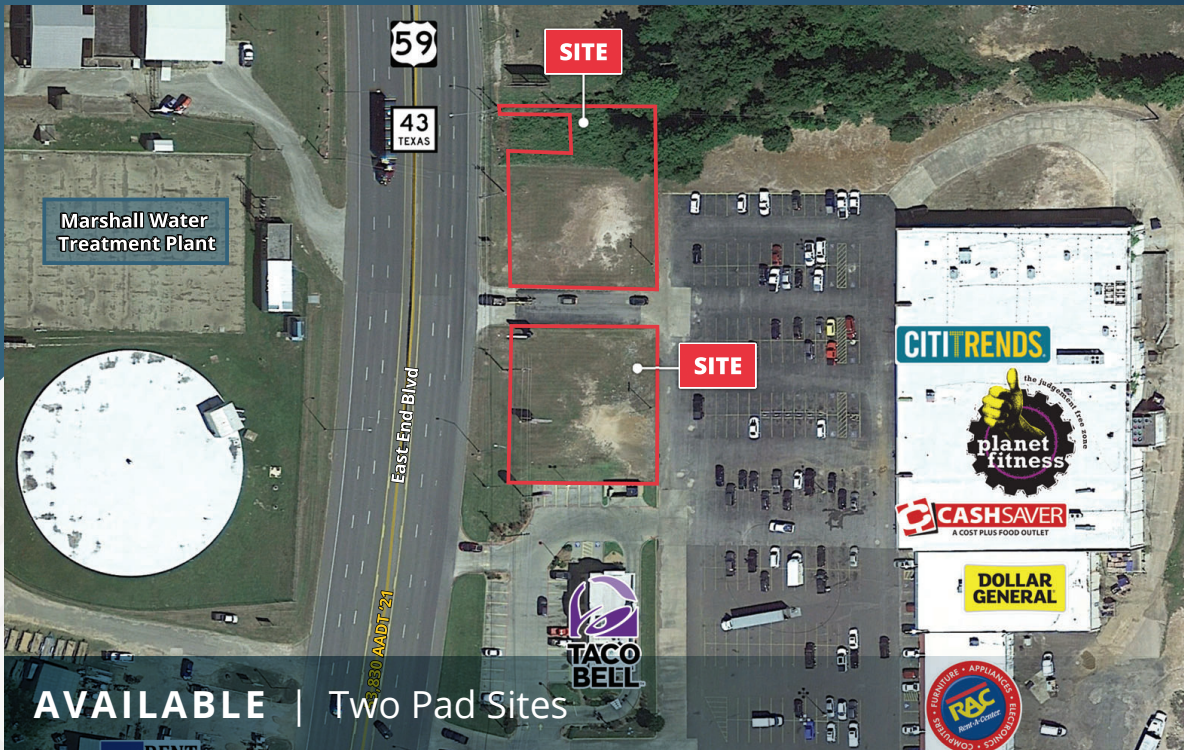


Pad Sites Available

620 E End Blvd S | Marshall, TX 75670



0.35± AC each
Available

15,246± SF each
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Join Planet Fitness, Dollar General, Taco Bell and KFC in this high profile shopping center along Hwy 59, the main retail corridor in Marshall, TX
- This shopping center is on one of the highest trafficked and most exposed thoroughfares in all of Marshall, TX

TRAFFIC COUNTS

East End Blvd S	23,528 AADT
East Travis St	3,692 AADT
Year: 2021 Source: TxDOT	

JOIN THESE RETAILERS



East End Blvd

Marshall, TX



SITE

0.35 ± AC
15,246± SF

SITE

0.35 ± AC
15,246± SF

Marshall Water
Treatment Plant

59

43
TEXAS

East End Blvd

53,830 AADT '21

59

A-1 RENT ALL
EQUIPMENT RENTAL & SALES

TACO BELL

CITITRENDS

planet fitness
the judgement free zone

CASHSAVER
A COST PLUS FOOD OUTLET

DOLLAR GENERAL

RAC
Rent-A-Carrier
FURNITURE • APPLIANCES • ELECTRONICS • COMPLETES



East Texas Baptist University

Grand Plaza Shopping Center
HARBOR FREIGHT TOOLS
FAMILY DOLLAR
verizon
SUBWAY
ups

ANYTIME FITNESS
HIBBETT SPORTS
MERLE NORMAN cosmetics
Great Clips
T-Mobile

Crockett Elementary School

Sam Houston Elementary School

Marshall Junior High School

Christus Good Shepherd Medical Center

Wiley College

Price T Young Elementary School

Marshall High School

Marshall Shopping Center
HOBBY LOBBY
burkes OUTLET
CLUES OUTLET
BOOT BARN
Applebees
BURGER KING

SITE

59

80

Grove St 3,365 AADT '19

East End Blvd 22,493 AADT '19

Karnack Hwy 4,568 AADT '19

Victory Dr

16,724 AADT '19

3,331 AADT '19

Pinecrest Dr

Travis St

Alamo Blvd

Grand Ave

Grand Ave

1997



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2022 Estimated Population	3,155	22,161	25,988
2027 Projected Population	3,131	22,106	25,940
Projected Annual Growth Rate 2022 to 2027	-0.15%	-0.05%	-0.04%

Daytime Population

	1 mile	3 miles	5 miles
2022 Daytime Population	5,287	24,916	29,491
Workers	3,498	11,258	13,456
Residents	1,789	13,658	16,035

Income

	1 mile	3 miles	5 miles
2022 Est. Average Household Income	\$63,058	\$67,333	\$68,478
2022 Est. Median Household Income	\$54,073	\$49,890	\$50,863

Households & Growth

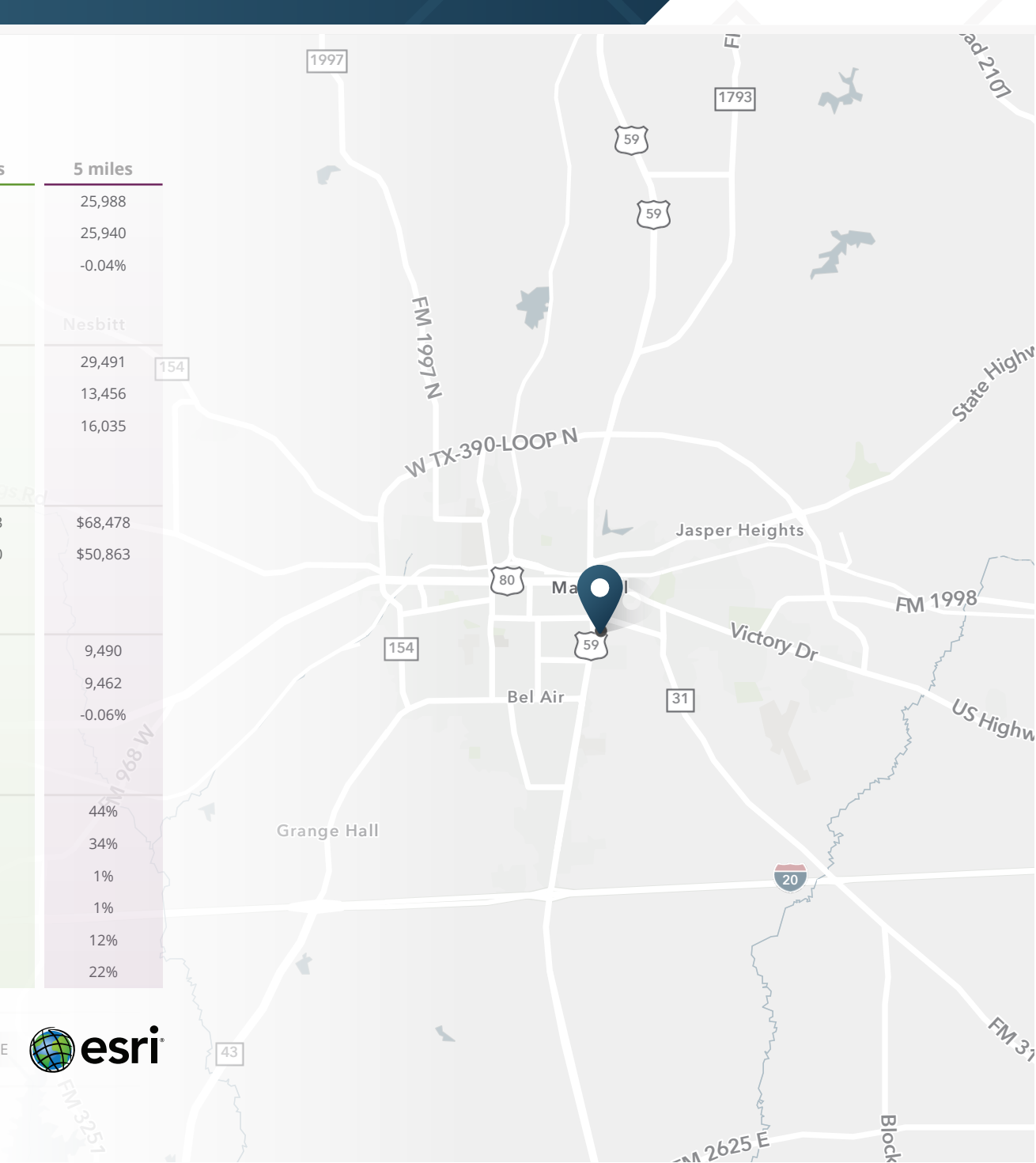
	1 mile	3 miles	5 miles
2022 Estimated Households	1,215	8,008	9,490
2027 Estimated Households	1,205	7,975	9,462
Projected Annual Growth Rate 2022 to 2027	-0.17%	-0.08%	-0.06%

Race & Ethnicity

	1 mile	3 miles	5 miles
2022 Est. White	32%	42%	44%
2022 Est. Black or African American	39%	35%	34%
2022 Est. Asian or Pacific Islander	1%	1%	1%
2022 Est. American Indian or Native Alaskan	2%	1%	1%
2022 Est. Other Races	17%	12%	12%
2022 Est. Hispanic	28%	22%	22%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Jack Dawson	633336	jack.dawson@srsre.com	214.560.3269	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Jack Dawson
214.560.3269
jack.dawson@srsre.com

Preston Enloe
214.560.3250
preston.enloe@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.