



# Avid

REAL ESTATE ADVISORS

[www.avidrea.com](http://www.avidrea.com)  
214.379.1040

**5,600 SF  
Retail &  
Pad Sites  
Available**

I-45 & US 287  
Corsicana, TX

**CONTACT BROKER FOR MORE INFORMATION:**

**Ryan Clark**

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214.379.1050

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jseidel@avidrea.com  
214.379.1041

**Ryan Jordan**

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214.379.1043



# Property Details

**LOCATION** 316 Factory Outlet Dr, Corsicana, TX 75109

**AVAILABLE** 5,600 SF, 0.94 AC, & 0.79 AC

**PRICE** Please Call for Pricing

**ZONING** C

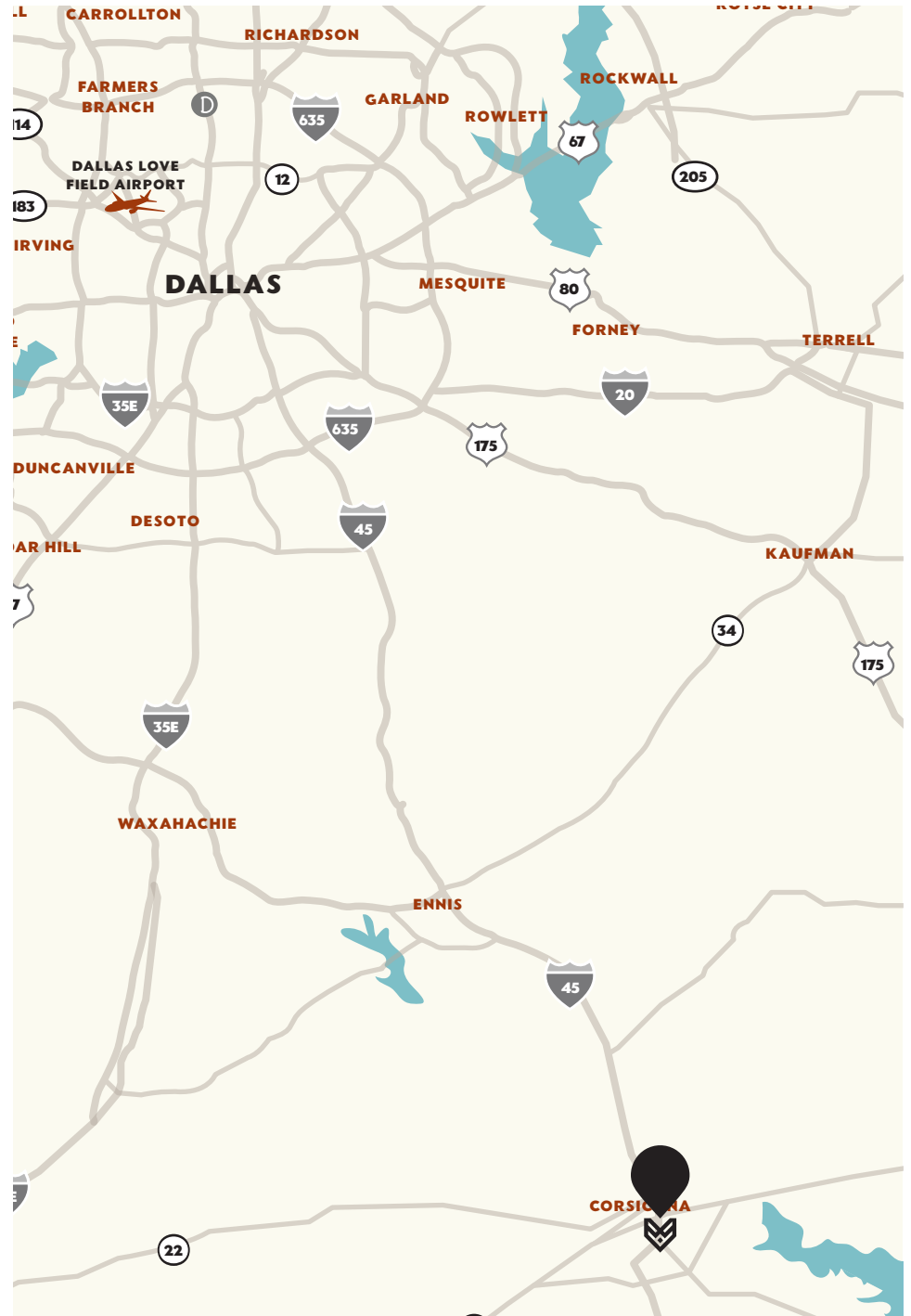
- HIGHLIGHTS**
- » Spec retail with I-45 frontage
  - » Pad site for sale, lease, or BTS
  - » Dedicated I-45 access to frontage

**AREA RETAIL & TRAFFIC DRIVERS** Home Depot, Starbucks, Whataburger, Chick-fil-a, Chili's, Popeyes, Panda Express, Applebee's, Sonic, Taco Bueno, Ashley Homestore, Schlotzsky's, Cavender's, Taco Bell, Waffle House, Subway

**TRAFFIC COUNTS** 1-45 33,496 CPD 2024      Hwy 287 12,421 CPD 2024

## Demographics

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>	229	15,404	28,274
<b>EST. POP GROWTH 2024-29</b>	3.1%	0.9%	0.9%
<b>MEDIAN AGE</b>	38.1	30.7	32.4
<b>NUMBER OF HOUSEHOLDS</b>	90	5,131	9,726
<b>AVG HOUSEHOLD INCOME</b>	\$58,079	\$67,429	\$79,051
<b>MED HOUSEHOLD INCOME</b>	\$40,808	\$50,553	\$59,364





# Wide Aerial



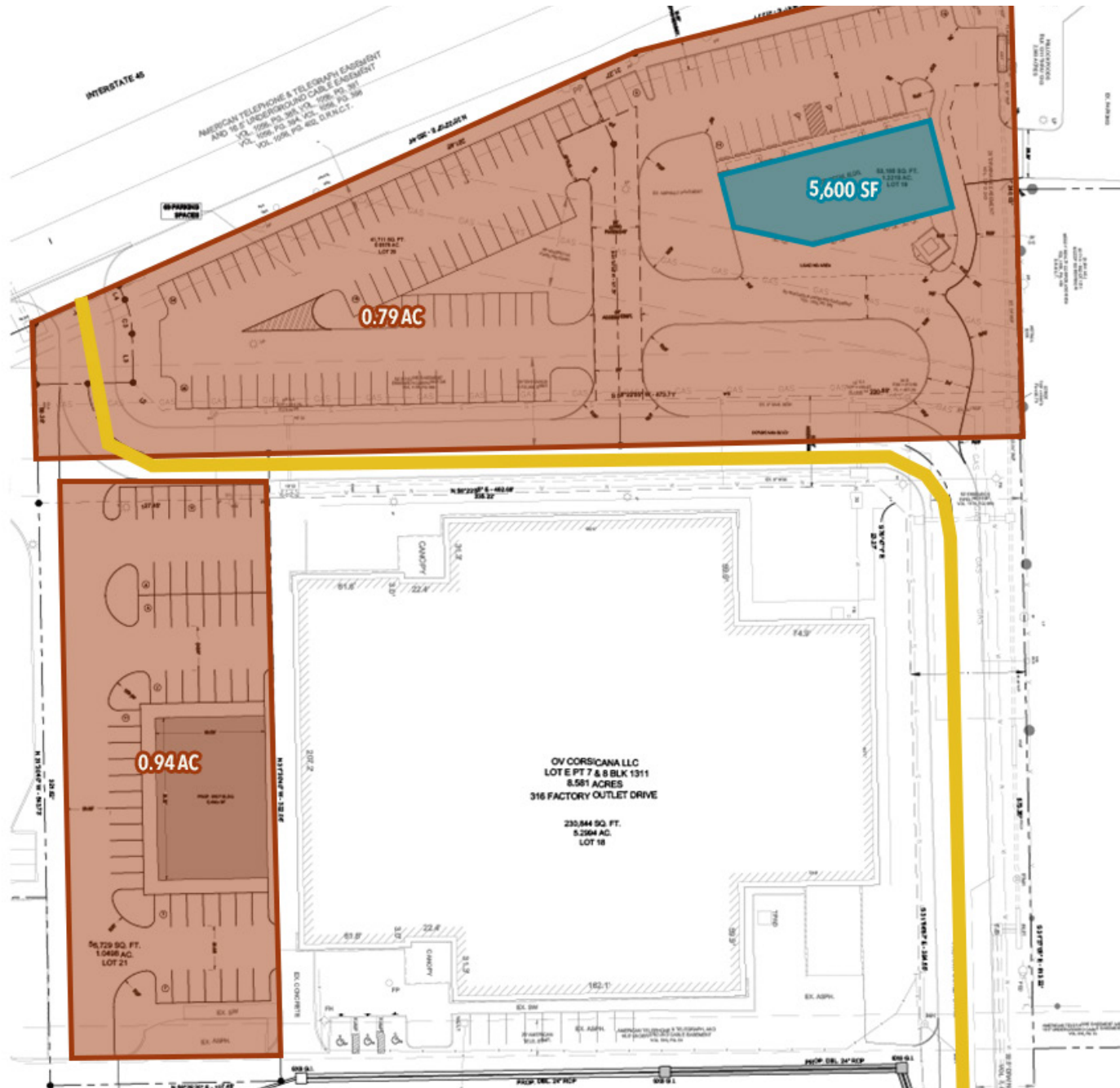


# Zoom Aerial





# Site Plan



LEGEND

- EXISTING BENEATH LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- EASEMENT
- PROPERTY LINE

PARKING IHOP SUMMARY			
PARKING REQUIRED	SEAT CAPACITY	REQUIRED SPACES	PROVIDED LOT 21
METAL (1 SP3 SEAT)	146	47	37

NOTE:  
 1. TYPICAL PARKING SPACE DIMENSIONS 9'x30' UNLESS OTHERWISE SHOWN.

MARK	REVISION	DATE

PROPOSED IHOP  
 SITE PLAN  
 OPTION 2 PARKING

OAK VIEW CAPITAL PARTNERS  
 3200 CORSICANA CROSSING BLVD.  
 PROPOSED LAYOUT  
 CORSICANA, TX

DRAWN BY:	J.T.S.
DESIGNED BY:	K.A.S.
DATE:	FEB 2025
JOB NO.:	OAKV-2402



**PRELIMINARY**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF KYLE A. STEPHENS, P.E. NO USES OR DEPENDS. IT IS NOT TO BE USED FOR CONSTRUCTION.

REVISION	DATE

2



# Plat

~ CURVE TABLE ~

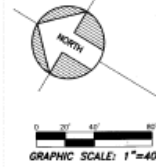
NO.	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	810.00'	12°52'20"	181.98'	S 65°18'53" W	181.80'
C2	890.00'	17°16'08"	206.11'	S 62°07'03" W	206.80'
C3	50.00'	22°08'09"	19.32'	N 42°34'48" W	19.20'
C4	125.00'	09°04'03"	19.78'	S 36°28'58" E	19.76'
C5	75.00'	09°04'03"	11.60'	S 36°28'58" E	11.86'
C6	810.00'	03°35'32"	50.78'	N 60°40'33" E	90.78'
C7	810.00'	09°16'48"	131.19'	N 67°44'4" E	131.05'

~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 58°28'59" W	21.20'
L2	N 78°33'53" W	21.94'
L3	N 31°30'40" W	27.02'
L4	N 53°38'49" W	8.42'
L5	N 54°37'41" W	40.98'

LEGEND

BLK.ABCT.	BLK. RECORD, NAVARRO COUNTY, TEXAS
BLK.ABCT.	MAP RECORDS, NAVARRO COUNTY, TEXAS
R.D.N.	RIGHT OF WAY
CM	CONTROLLING MEASUREMENT
INSTR.	INSTRUMENT NUMBER
DOC#	DOCUMENT NUMBER
VOL.	VOLUME
PG#	PAGE



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF NAVARRO

WHEREAS, OV CORSICANA, LLC, IS THE SOLE OWNER OF THAT CERTAIN LOT, TRACT OR PARCEL OF SITUATED IN THE JOHN HAMILTON SURVEY, ABSTRACT NO. 3810, CITY OF CORSICANA, NAVARRO COUNTY, TEXAS, SAME BEING A PORTION OF 132.315 ACRES OF LAND CONVEYED TO CORSICANA-NAVARRO COUNTY DEVELOPERS, LLC, BY DEED RECORDED IN VOLUME 1555 AT PAGE 508 OF THE DEED RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING A PART OF LOT 7 AND PART OF LOT 8 IN BLOCK 1311 OF CORSICANA CROSSING ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7, AT PAGE 243 OF THE MAP RECORDS OF NAVARRO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD SET FOR THE SOUTHEAST CORNER OF SAID LOT 7 IN BLOCK 1311 OF CORSICANA CROSSING ADDITION, AND BEING IN THE NORTHWEST CORNER OF SAID CORSICANA CROSSING ADDITION, AN 80' WIDE PUBLIC RIGHT-OF-WAY BELONGING TO THE CITY OF NAVARRO, TEXAS, CROSSING ADDITION, AS RECORDED IN VOLUME 7 AT PAGE 243 OF THE MAP RECORDS OF NAVARRO COUNTY, TEXAS, SAID POINT OF BEGINNING ALSO BEING IN A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 12° 52' 20" WITH A RADIUS OF 810.00 FEET AND A CHORD BEARING SOUTH 65° 18' 57" WEST AT A DISTANCE OF 181.60 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND FOLLOWING ALONG THE COMMON LINE OF CORSICANA CROSSING BOULEVARD AND SAID LOT 7 FOR AN ARC DISTANCE OF 181.38 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 71° 45' 08" WEST AND CONTINUING ALONG THE COMMON LINE OF SAID CORSICANA CROSSING BOULEVARD AND LOT 7 FOR A DISTANCE OF 141.72 FEET TO A 5/8" IRON ROD SET FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 13° 16' 08" WITH A RADIUS OF 180.00 FEET AND A CHORD BEARING SOUTH 65° 07' 03" WEST AT A DISTANCE OF 205.65 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT AND FOLLOWING ALONG THE COMMON LINE OF CORSICANA CROSSING BOULEVARD AND SAID LOT 7 FOR AN ARC DISTANCE OF 206.11 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 58° 28' 59" WEST AND CONTINUING ALONG THE COMMON LINE OF SAID CORSICANA CROSSING BOULEVARD AND LOT 7 FOR A DISTANCE OF 21.28 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 31° 30' 40" WEST AND DEPARTING CORSICANA CROSSING BOULEVARD AND CROSSING OVER THE COMMON LINES OF LOTS 7, 8, AND BE FOR A DISTANCE ON 243.73 FEET TO A 1/2" IRON ROD SET FOR CORNER IN THE SOUTHWEST CORNER OF SAID INTERSTATE HIGHWAY NO. 45, SAME BEING THE NORTHWEST CORNER OF LOT 7;

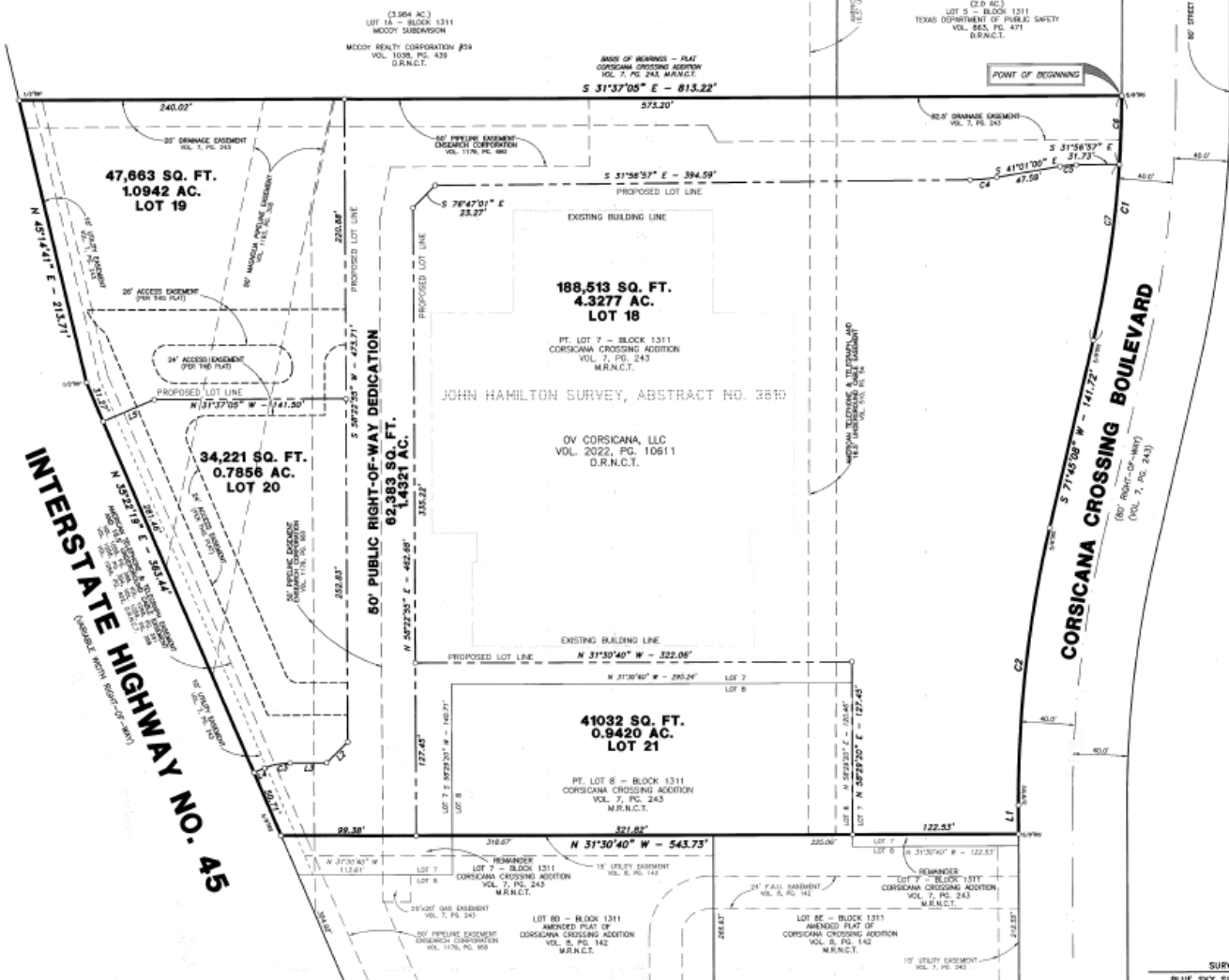
THENCE NORTH 32° 22' 18" EAST AND FOLLOWING ALONG THE COMMON LINE OF LOT 7 AND INTERSTATE HIGHWAY NO. 45 FOR A DISTANCE OF 363.44 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE NORTH 45° 14' 41" EAST AND CONTINUING ALONG THE COMMON LINE OF LOT 7 AND INTERSTATE HIGHWAY NO. 45 FOR A DISTANCE OF 213.71 FEET TO A 1/2" IRON ROD FOUND FOR THE MOST NORTHERLY CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE NORTHWEST CORNER OF LOT 2 OF THE MOODY SUBDIVISION, AN ADDITION TO THE CITY OF CORSICANA, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1035 AT PAGE 435 OF THE MAP RECORDS OF NAVARRO COUNTY, TEXAS;

THENCE SOUTH 31° 37' 05" EAST (BASIS OF BEARINGS PER PLAT RECORDED IN VOLUME 7 AT PAGE 243 OF THE MAP RECORDS OF NAVARRO COUNTY, TEXAS) ALONG THE NORTHEAST LINE OF SAID LOT 7 AND PASSING THE MOST SOUTHERLY CORNER OF SAID MOODY SUBDIVISION AND CONTINUING IN ALL FOR A DISTANCE OF 113.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.5815 ACRES OF LAND, MORE OR LESS.

**FINAL PLAT**  
**LOTS 18, 19, 20, AND 21, BLOCK 1311**  
**CORSICANA CROSSING ADDITION**  
8.5815 ACRES OR 373,810 S.F.  
ZONED: COMMERCIAL  
BEING A REPLAT OF PART OF  
7 AND 8, BLOCK 1311  
CORSICANA CROSSING ADDITION  
VOLUME 7, PAGE 243  
MAP RECORDS, NAVARRO COUNTY, TEXAS  
BEING OUT OF THE  
JOHN HAMILTON SURVEY, ABSTRACT NO. 3810,  
CITY OF CORSICANA, NAVARRO COUNTY, TEXAS  
JANUARY 02, 2024

2024-005985  
FILED FOR RECORD  
JUL 01 2024  
NAVARRO COUNTY CLERK  
CORNER  
Vol 10  
Page 207+208  
zlf 2



**SURVEYOR**  
BLUE SKY SURVEYING AND  
MAPPING CORPORATION  
DALLAS, TEXAS 75229  
(214) 358-4500  
DIPETRE@BLUESKYSURVEYING.COM  
CONTACT: DAVID PETREK, R.P.L.S.

**OWNER**  
OV CORSICANA, LLC,  
178 JELLYCOT CIRCLE  
SOUTHLAKE, TEXAS 76092



# Future Retail







# Information About Brokerage Services

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.

<b>Avid Real Estate Advisors, LLC</b>	<b>#9008251</b>		<b>214.379.1040</b>
_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ License No	E-mail	_____ Phone
<b>Ryan Jordan</b>	<b>#622105</b>	<b>rjordan@avidrea.com</b>	<b>214.379.1043</b>
_____ Designated broker of Firm	_____ License No	E-mail	_____ Phone
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No	E-mail	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No	E-mail	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials	_____ Date		

Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)