



**North Park Plaza
Marshall, Texas
2,148 SF**

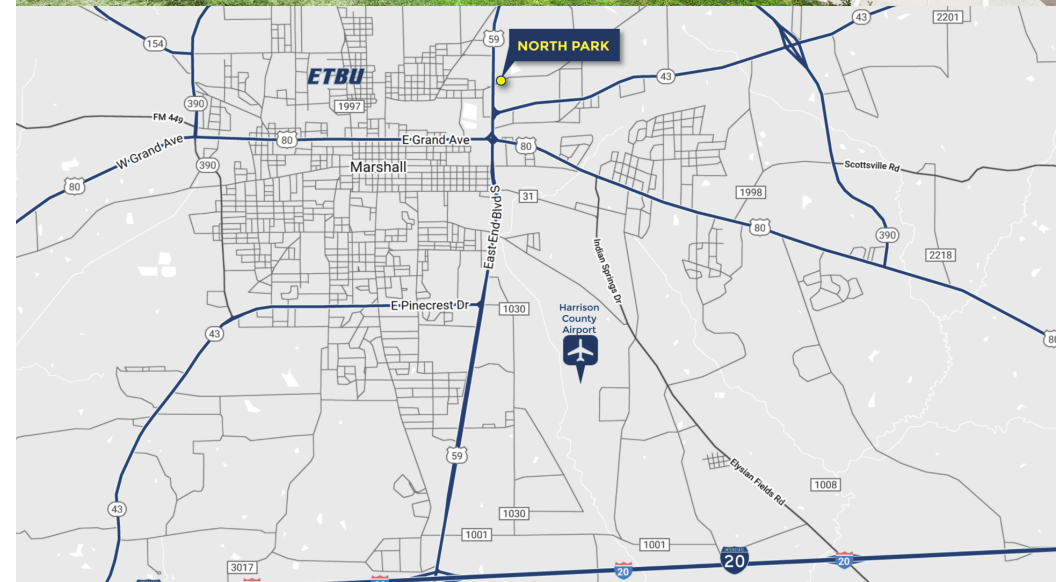
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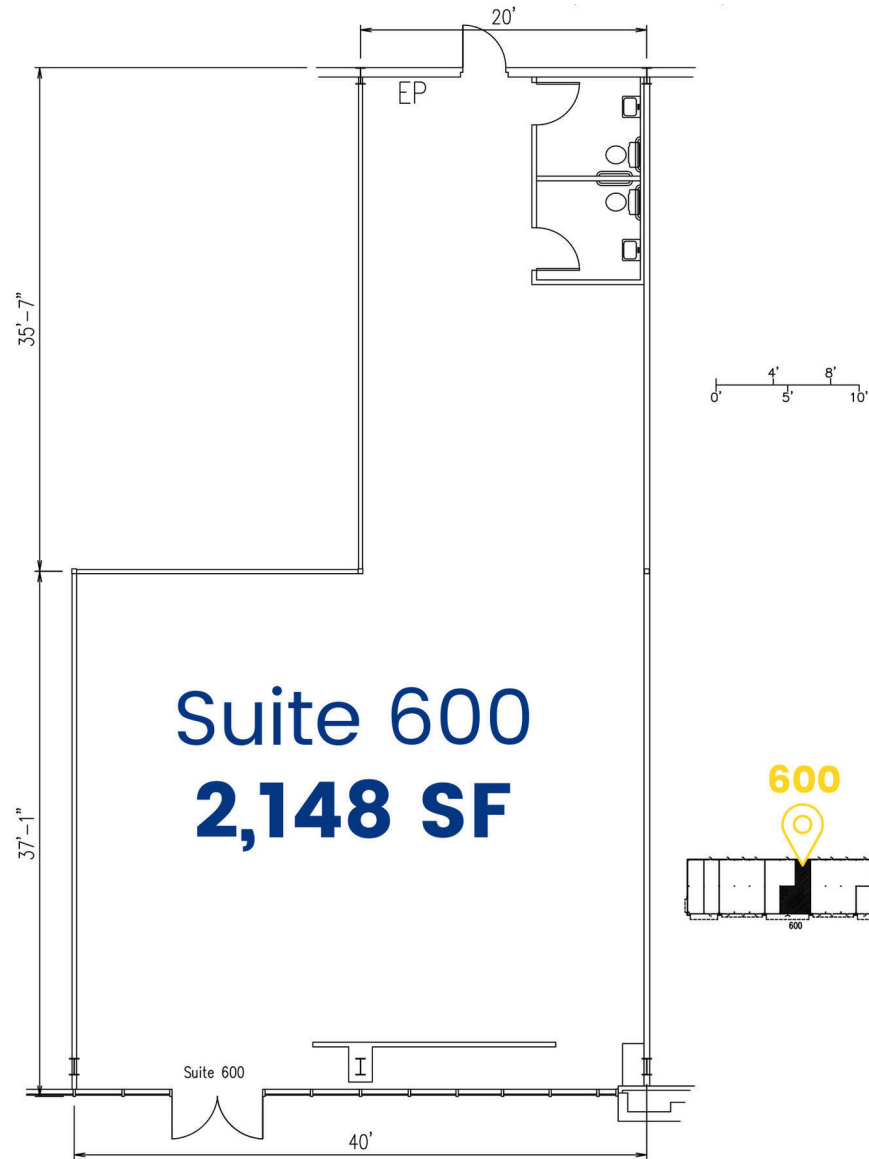
Sealy Real Estate Services, LLC
333 Texas Street, Suite 1050
Shreveport, LA 71101
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Building Name	North Park Plaza
Property Type	Retail
Space Available	2,148 SF (Suite 600)
Zoning	R010084682
Building Size	18,800 SF
Lot Size	1.02 Acres
Year Built	2007
Number of Floors	1
Parking Spaces	100
Lease Rate	\$17.50 PSF (Annual)
Base Monthly Rent	\$3,132
Lease Type	NNN
In Opportunity Zone	Yes

- + Located in Marshall's Primary Retail Corridor**
- + Class A Construction**
- + Excellent Visibility**
- + Ideal Access (Ingress/Egress)**
- + Ample Parking**

Ideally located in Marshall, Texas, this property sits 23 miles east of Longview and 40 miles west of Shreveport, Louisiana. The Property sits along East End Boulevard North - a major thoroughfare within Marshall. Perfectly situated across from a Walmart Supercenter and its surrounding area includes national and regional retailers such as Wendy's, Chili's Grill & Bar, Lowe's Home Improvement, and more. North Park Plaza also has high-view signage and immediate highway frontage that allows for excellent access and visibility.







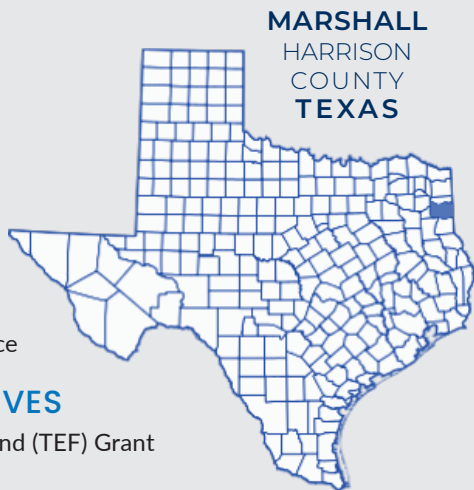
Marshall, Texas MARKET SUMMARY

LOCAL INCENTIVES

- + Infrastructure
- + Property
- + Training
- + Equipment
- + Leases
- + Government Liason
- + Construction
- + Market Research
- + Regional Analysis
- + Abetement Assistance

STATE INCENTIVES

- + Texas Enterprise Fund (TEF) Grant
- + Texas Capital Fund
- + Texas Enterprise Zone
- + Freeport Tax Exemption
- + TX Economic Development Corp.



DEMOGRAPHICS AND ECONOMY

There are 23,651 people and 9,664 households residing in the city. * According to the United States Census Bureau, the city has a total area of 29.6 square miles (77 km²), of that, 29.6 square miles (77 km²) of it is land and 0.1 square miles (0.26 km²) of it (0.27%) is water. The city lies within the Eastern Interconnection rather than the Texas Interconnection making it part of only 15% of the state to lie outside of that power grid.

Marshall's economy is diversified and includes services such as Insurance claims processing at Health Care Service Corporation, also known as BlueCross BlueShield of Texas, education at several institutes of higher learning, manufacturing such as wood kitchen cabinets at Republic Industries and pottery at several manufacturers. Tourism is also an important industry with about one million tourists visiting the city each year. Marshall is home to two major colleges - East Texas Baptist University (ETBU) and Wiley College.

