



CORSICANA VACANT LAND - COMMERCIAL USE

3514 N BUS 45, CORSICANA, TX 75110

FOR SALE | LAND

CORSICANA VACANT LAND -
COMMERCIAL USE

An aerial photograph of a large, green, vacant land parcel. A tall, silver lattice tower stands on the right side of the parcel. A small blue-roofed building and several smaller structures are visible in the center. A paved road runs along the bottom edge of the parcel. The background shows a mix of green fields and trees under a clear sky.

JOHN TORRES

Broker
469.520.1198

MYNDEE ALLEN

Sales Associate
903.647.3766

CORSICANA VACANT LAND - COMMERCIAL USE

3514 N BUS 45, CORSICANA, TX 75110



PROPERTY DESCRIPTION

This 30.55 AC lot with 715 feet of frontage is just north of the Corsicana city limits and NOT subject to city zoning regulations. Offers easy on/off access to I-45 and less than 1 hour from downtown Dallas. The property is outside the flood plain, relatively flat and only has a few trees. Electric, water and septic onsite. Property currently has an ag exemption. City is open to discussing a sewer line extension. This is an excellent candidate for industrial or truck parking development. The property has a 3,600 SF duplex and a 1,140 SF mobile home. Both properties are leased. Seller is willing to subdivide and a long-term land lease is an option.

PROPERTY HIGHLIGHTS

- Less than 1 mile to I-45
- Outside Corsicana city limits - not subject to zoning regulations
- Less than 1 hour drive from downtown Dallas
- Not in the floodplain
- 30.55 AC per survey
- Good candidate for truck parking, industrial development or mobile home/RV park

OFFERING SUMMARY

Sale Price:	\$1,680,000
Lot Size:	30.55 Acres

JOHN TORRES

Broker
469.520.1198
john.torres@precgroup.com
TX #0686924

MYNDEE ALLEN

Sales Associate
903.647.3766
myndee.allen@precgroup.com
TX #0758513

3514 N BUS 45, CORSICANA, TX 75110



JOHN TORRES

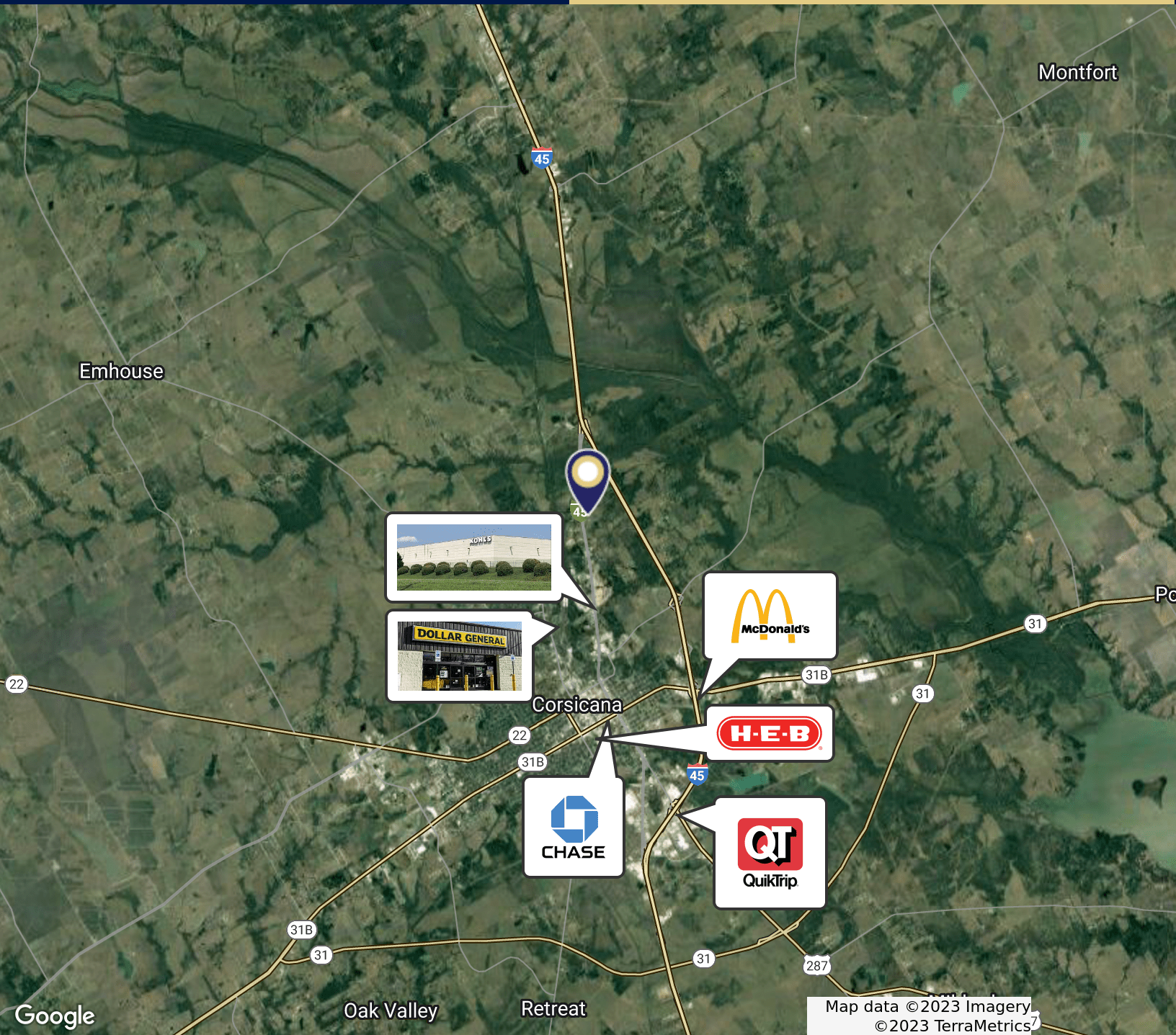
Broker
469.520.1198
john.torres@precgroup.com
TX #0686924

MYNDEE ALLEN

Sales Associate
903.647.3766
myndee.allen@precgroup.com
TX #0758513

CORSICANA VACANT LAND - COMMERCIAL USE

3514 N BUS 45, CORSICANA, TX 75110



JOHN TORRES

Broker
469.520.1198
john.torres@precgroup.com
TX #0686924

MYNDEE ALLEN

Sales Associate
903.647.3766
myndee.allen@precgroup.com
TX #0758513

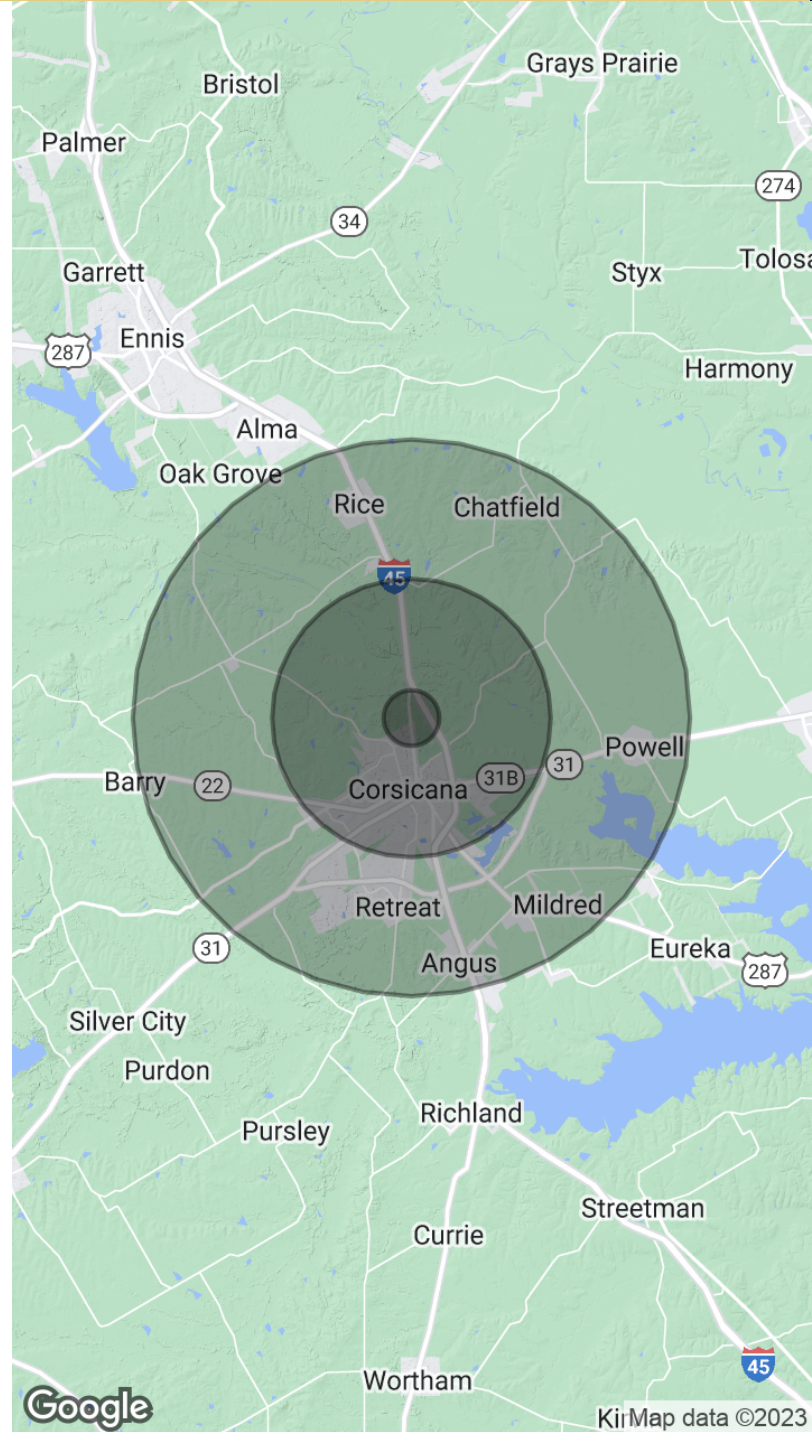
CORSICANA VACANT LAND - COMMERCIAL USE

3514 N BUS 45, CORSICANA, TX 75110

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	292	23,238	32,964
Average Age	40.2	34.8	35.5
Average Age (Male)	39.2	32.9	34.3
Average Age (Female)	42.6	36.3	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	126	8,990	13,063
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$59,717	\$54,175	\$56,368
Average House Value	\$94,642	\$121,562	\$123,232

** Demographic data derived from 2020 ACS - US Census*



JOHN TORRES

Broker
469.520.1198
john.torres@precgroup.com
TX #0686924

MYNDEE ALLEN

Sales Associate
903.647.3766
myndee.allen@precgroup.com
TX #0758513



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Preeminent CRE Group, LLC	9013075	john.torres@precregroup.com	(469)520-1198
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Torres	0686924	john.torres@precregroup.com	(469)520-1198
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Myndee Allen	0758513	myndee.allen@precregroup.com	(903)647-3766
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date