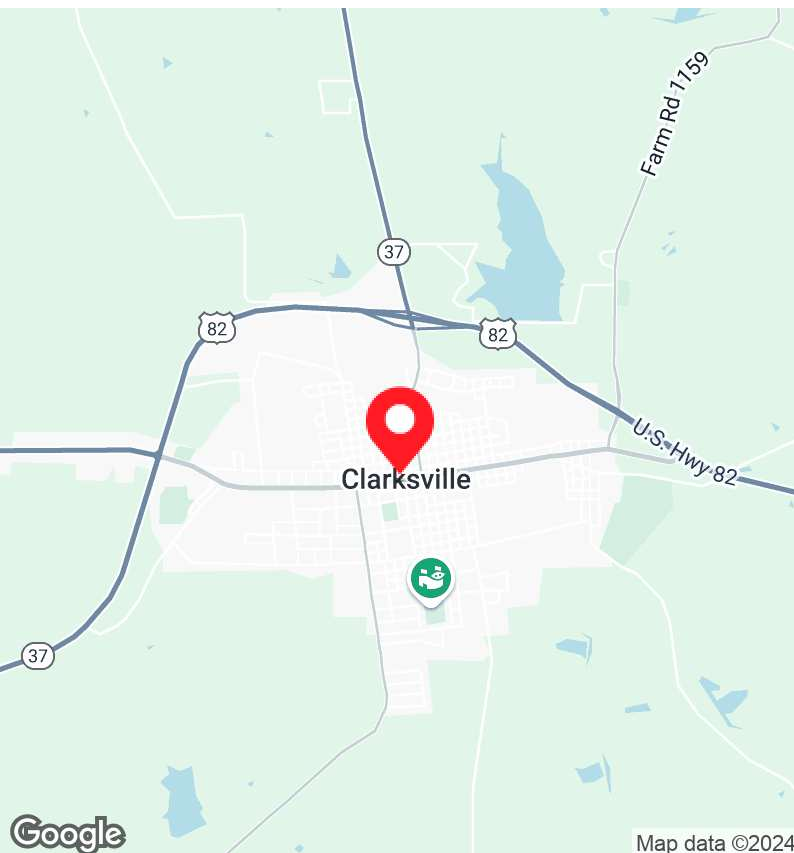


For Sale

FORMER MCDONALD'S
506 West Main Street, Clarksville, TX 75426



OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	2,975 SF
Price/SF:	\$92.44
Lot Size:	0.918 Acres

PROPERTY OVERVIEW

Introducing 506 West Main Street, a prime investment opportunity on Hwy 82 in Clarksville, TX. This 2,975 SF former McDonald's is located in the heart of Clarksville and presents an ideal investment for an owner operator. Don't miss this great opportunity in an area with little vacancy along the retail corridor.

For Sale

FORMER MCDONALD'S
506 West Main Street, Clarksville, TX 75426



Drive -thru Lane and Windows



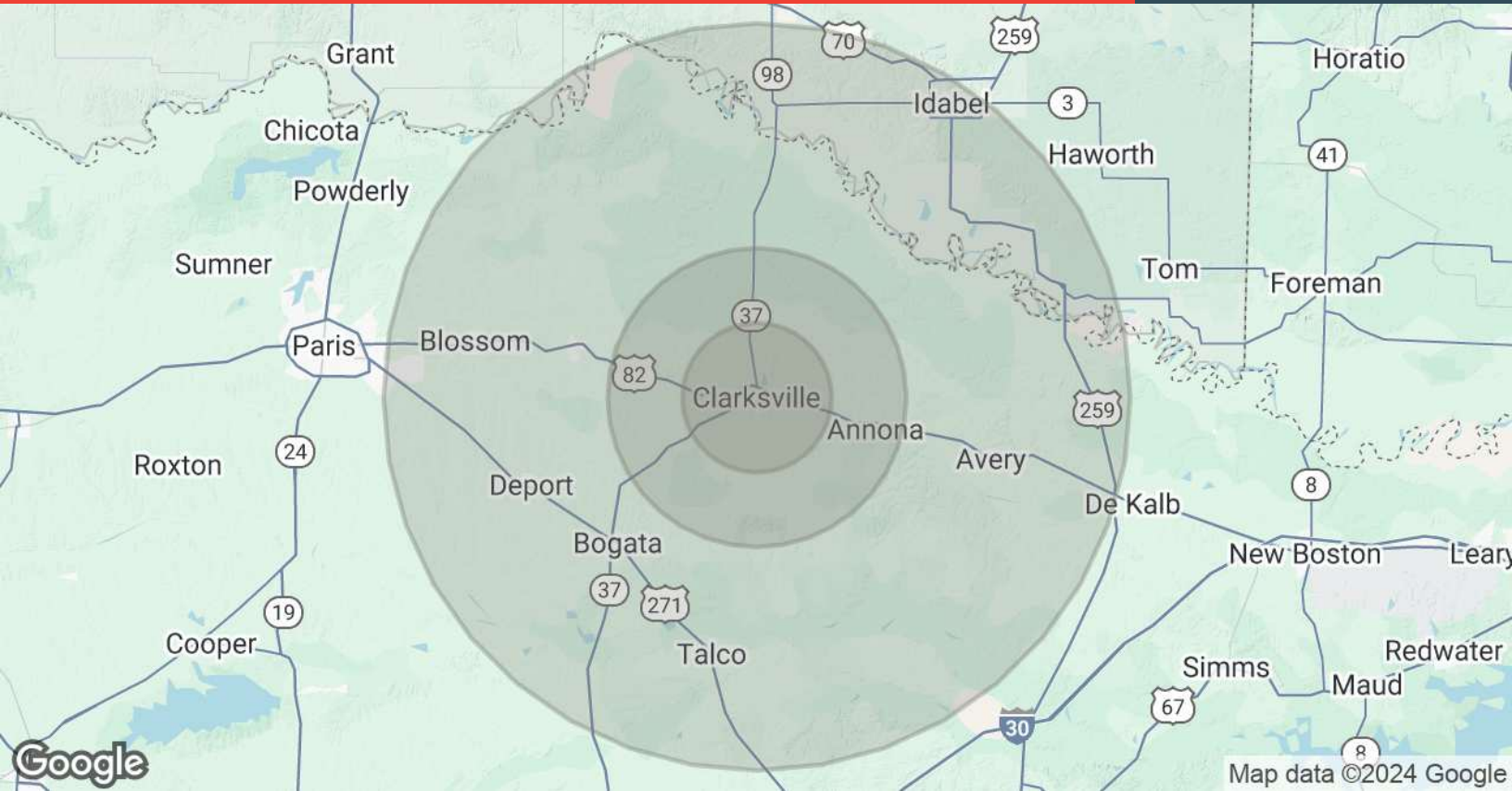
Fenced Patio Area



Pylon Signage

For Sale

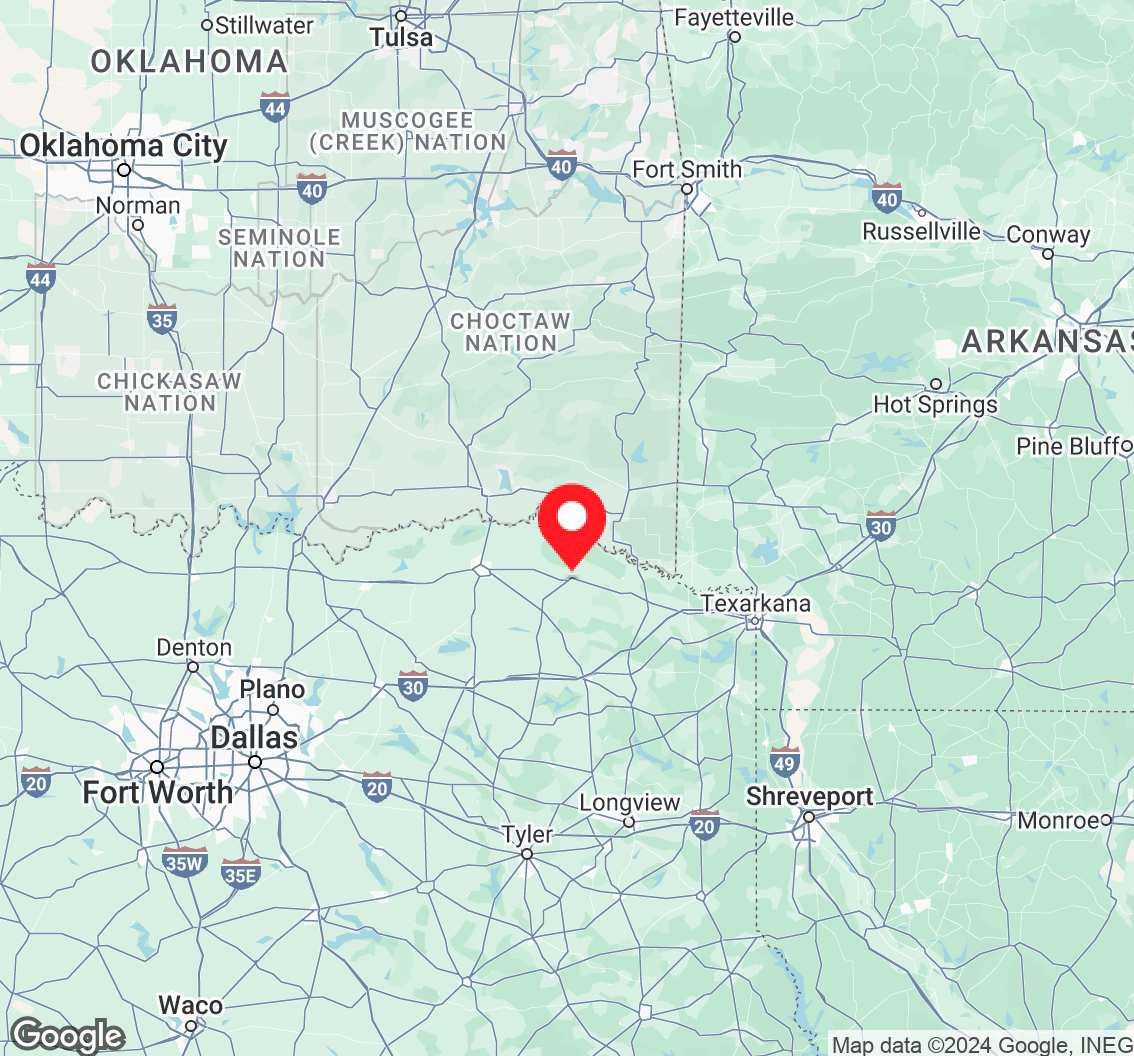
FORMER MCDONALD'S
506 West Main Street, Clarksville, TX 75426



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	3,458	5,530	30,179
Average Age	45	46	43
Average Age (Male)	44	45	43
Average Age (Female)	47	47	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	1,532	2,431	12,411
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$53,160	\$57,385	\$75,698
Average House Value	\$120,510	\$152,119	\$200,758

Demographics data derived from AlphaMap



16479 Dallas Parkway
Suite 140
Addison, TX 75001

HudsonPeters.com



KAREN MITCHELL

214.558.8865
Karen@HudsonPeters.com

The information contained herein was obtained from sources believed reliable; however, Hudson Peters Commercial LLC makes no guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of properties and pricing is submitted subject to errors, omissions, change of price or condition prior to sale or lease or withdrawal without notice. Unless expressly stated otherwise, nothing contained in this message should be construed as a digital or electronic signature, nor is it intended to reflect an intention to make an agreement by electronic means.