

# QSR PROPERTY FOR SALE





**Exclusively Listed By:**  
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**FOR SALE**  
1739 W 7th Ave | Corsicana, Texas 75110

# PROPERTY HIGHLIGHTS



## ADDRESS

1739 W 7th Ave  
Corsicana, Texas 75110



## BUILDING SIZE

2,418 SF



## YEAR BUILT

1970



## YEAR RENOVATED

2023



## LOT SIZE

.48 acres (20,909 SF)



## TRAFFIC COUNTS

W 7th Ave: 22,208 VPD

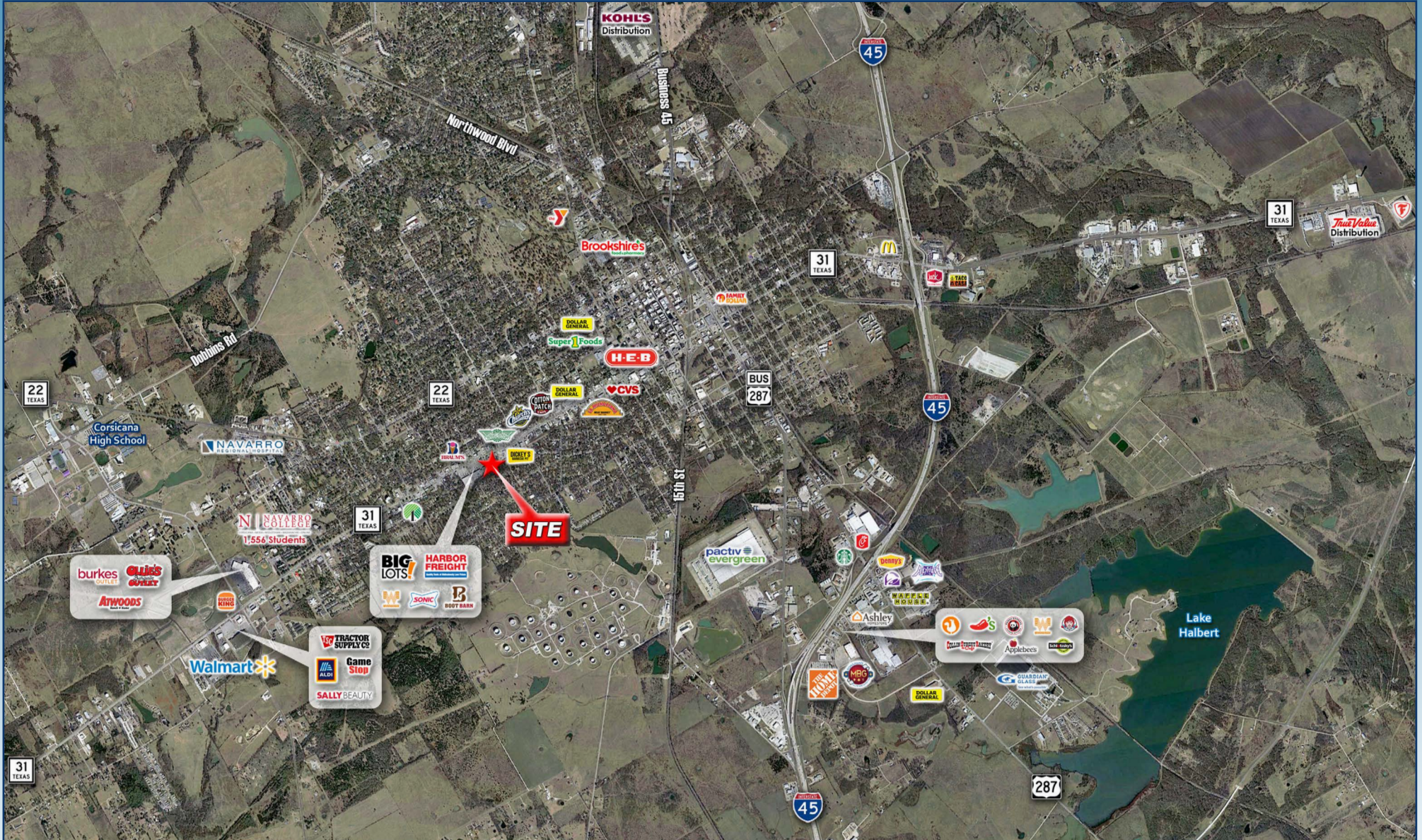
## PROPERTY DETAILS

- Extensively renovated 2nd Gen QSR
- Drive thru with new asphalt driveway
- Zoned General Retail (GR)

## LOCATION

- Prime visibility and access from Hwy 31/W 7th Ave
- Centrally located in established mix of retail and QSR users
- less than 1 mile from Navarro College

# RETAIL AERIAL



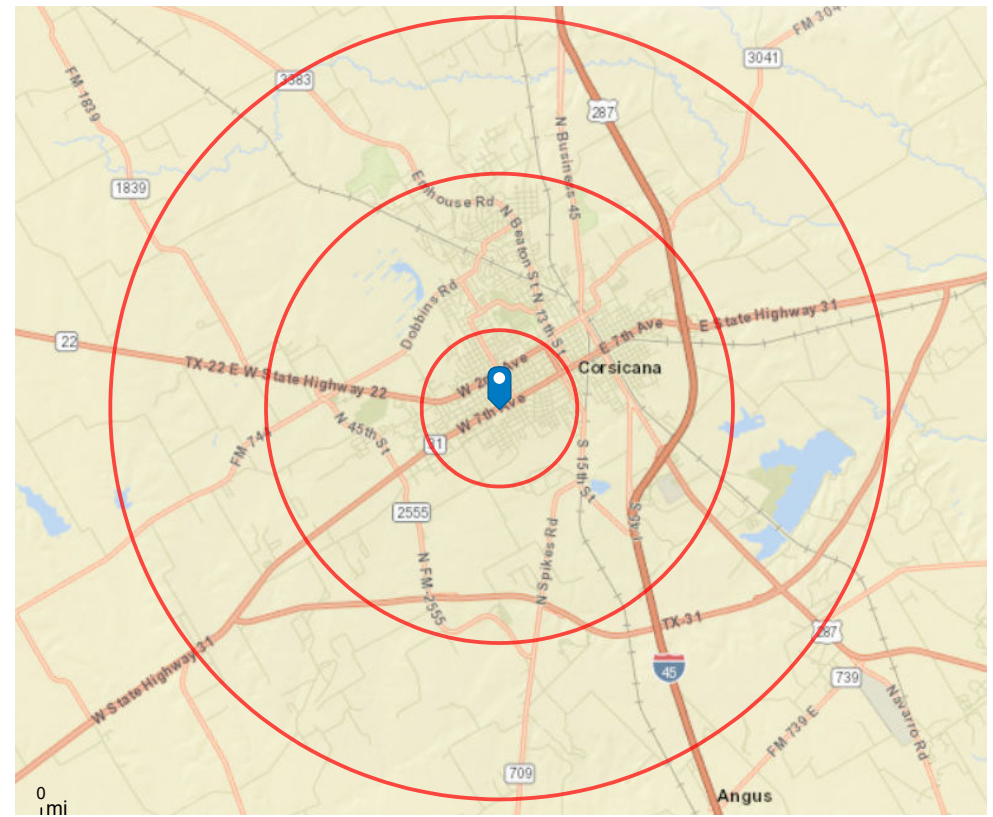
# PROPERTY PHOTOS



# DEMOGRAPHICS



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	8,621	23,145	26,281
2020 Total Population	8,999	24,728	28,283
2020 Group Quarters	668	1,072	1,128
2023 Total Population	8,949	24,748	28,444
2023 Group Quarters	674	1,073	1,129
2028 Total Population	8,774	24,460	28,314
2023-2028 Annual Rate	-0.39%	-0.23%	-0.09%
2023 Total Daytime Population	9,197	29,661	33,469
Workers	4,252	15,546	17,213
Residents	4,945	14,115	16,256
<b>Household Summary</b>			
2010 Households	2,924	8,326	9,430
2010 Average Household Size	2.87	2.72	2.73
2020 Total Households	2,923	8,579	9,808
2020 Average Household Size	2.85	2.76	2.77
2023 Households	2,922	8,597	9,900
2023 Average Household Size	2.83	2.75	2.76
2028 Households	2,886	8,552	9,928
2028 Average Household Size	2.81	2.73	2.74
2023-2028 Annual Rate	-0.25%	-0.10%	0.06%
2010 Families	2,080	5,750	6,566
2010 Average Family Size	3.43	3.29	3.28
2023 Families	2,012	5,729	6,665
2023 Average Family Size	3.46	3.41	3.40
2028 Families	1,982	5,682	6,667
2028 Average Family Size	3.43	3.39	3.37
2023-2028 Annual Rate	-0.30%	-0.16%	0.01%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,271	9,122	10,260
Owner Occupied Housing Units	54.8%	57.5%	57.9%
Renter Occupied Housing Units	36.8%	34.4%	33.9%
Vacant Housing Units	8.3%	8.1%	8.2%
2010 Housing Units	3,250	9,215	10,484
Owner Occupied Housing Units	52.4%	53.8%	55.1%
Renter Occupied Housing Units	37.6%	36.6%	34.8%
Vacant Housing Units	10.0%	9.6%	10.1%
2020 Housing Units	3,288	9,457	10,836
Owner Occupied Housing Units	50.6%	51.5%	53.3%
Renter Occupied Housing Units	38.3%	39.2%	37.2%
Vacant Housing Units	10.9%	9.3%	9.5%
2023 Housing Units	3,299	9,534	11,001
Owner Occupied Housing Units	52.5%	55.3%	55.9%
Renter Occupied Housing Units	36.0%	34.9%	34.1%
Vacant Housing Units	11.4%	9.8%	10.0%
2028 Housing Units	3,299	9,557	11,091
Owner Occupied Housing Units	52.7%	55.7%	56.4%
Renter Occupied Housing Units	34.8%	33.8%	33.2%
Vacant Housing Units	12.5%	10.5%	10.5%
<b>2023 Households by Income</b>			
Household Income Base	2,922	8,596	9,896
<\$15,000	9.4%	11.9%	12.1%
\$15,000 - \$24,999	10.1%	12.1%	11.8%
\$25,000 - \$34,999	10.5%	10.9%	10.7%
\$35,000 - \$49,999	20.8%	16.5%	15.9%
\$50,000 - \$74,999	20.0%	16.1%	16.0%
\$75,000 - \$99,999	12.2%	12.8%	12.8%
\$100,000 - \$149,999	11.2%	12.0%	12.5%
\$150,000 - \$199,999	2.3%	3.8%	4.0%
\$200,000+	3.5%	4.0%	4.2%
Average Household Income	\$69,827	\$72,560	\$73,947
<b>2028 Households by Income</b>			
Household Income Base	2,886	8,551	9,924
<\$15,000	8.7%	11.2%	11.4%
\$15,000 - \$24,999	9.0%	10.9%	10.5%
\$25,000 - \$34,999	9.1%	9.4%	9.2%
\$35,000 - \$49,999	20.4%	15.8%	15.3%
\$50,000 - \$74,999	19.8%	15.8%	15.8%
\$75,000 - \$99,999	12.9%	13.3%	13.3%
\$100,000 - \$149,999	13.4%	14.4%	14.9%
\$150,000 - \$199,999	2.8%	4.7%	5.0%
\$200,000+	4.0%	4.4%	4.6%
Average Household Income	\$77,333	\$80,844	\$82,341



	1 mile	3 miles	5 miles
<b>2023 Population 25+ by Educational Attainment</b>			
Total	5,297	15,786	18,292
Less than 9th Grade	14.9%	10.9%	11.2%
9th - 12th Grade, No Diploma	9.1%	9.6%	9.2%
High School Graduate	24.0%	22.3%	23.1%
GED/Alternative Credential	5.7%	5.8%	5.7%
Some College, No Degree	20.9%	23.4%	22.8%
Associate Degree	8.6%	9.1%	9.4%
Bachelor's Degree	10.6%	12.2%	12.1%
Graduate/Professional Degree	6.2%	6.7%	6.5%
<b>2023 Population 15+ by Marital Status</b>			
Total	6,882	19,382	22,332
Never Married	36.1%	33.3%	32.4%
Married	48.4%	48.7%	49.5%
Widowed	4.8%	7.6%	7.4%
Divorced	10.8%	10.4%	10.7%
<b>2023 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	4,205	11,294	13,018
Population 16+ Employed	96.2%	95.0%	94.6%
Population 16+ Unemployment rate	3.8%	5.0%	5.4%
Population 16-24 Employed	24.0%	18.9%	18.3%
Population 16-24 Unemployment rate	7.3%	11.8%	12.5%
Population 25-54 Employed	59.8%	61.1%	61.3%
Population 25-54 Unemployment rate	3.0%	4.0%	4.5%
Population 55-64 Employed	11.7%	14.1%	14.4%
Population 55-64 Unemployment rate	1.2%	0.8%	0.8%
Population 65+ Employed	4.5%	5.9%	5.9%
Population 65+ Unemployment rate	1.1%	1.6%	1.7%

# AREA OVERVIEW



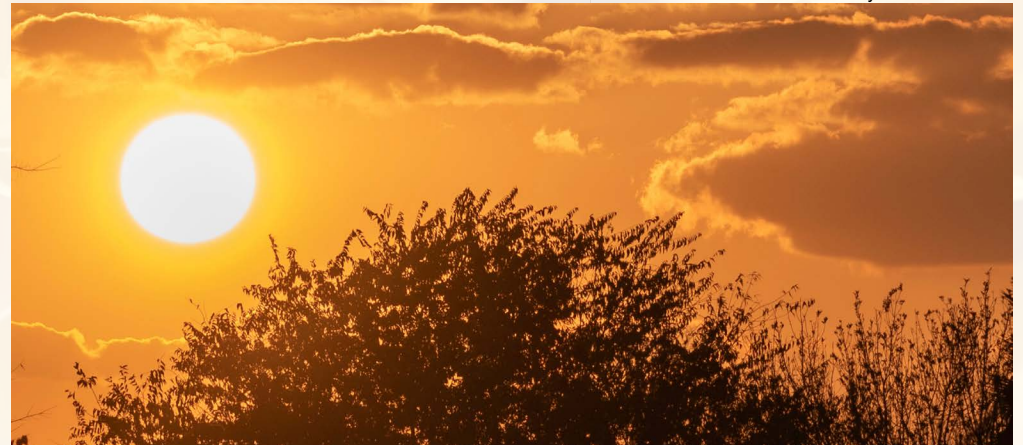
**Russell Stover Candies • Collin Street Bakery  
Visit the Pioneer Village • Angelita Vineyard • Richland  
Chambers Lake • Oak Trail Golf Club**

**Corsicana, Texas has something for everyone!**

The City of Corsicana, the county seat of Navarro County, is a charming community located in northeast-central Texas. This growing community is rich in heritage and flourishing with friendly people. Corsicana is located 53 miles to the southeast of the Dallas / Ft. Worth Metroplex area, and 54 miles northeast of Waco.

If it's in town, it's downtown! The Arts and Entertainment District is located in the heart of the historic Corsicana Downtown District on Sixth Avenue, between Beaton Street and Main Street. Take a leisurely stroll through downtown Corsicana and you can enjoy the arts and live entertainment found at the Palace Theater, and the Warehouse Living Arts Center, Navarro Council of the Arts. From the Corsicana Downtown District, travel only five minutes drive time to the College District of Corsicana to visit the Navarro College campus

Conveniently available in Corsicana is an exceptional quality of life with huge lakes and 12 beautiful city parks that provide the perfect environment for excellent sporting and recreational events the year around.



[cityofcorsicana.com](http://cityofcorsicana.com)



# Information About Brokerage Services

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate <b>Chris Woolsey</b> Sales Agent/Associate's Name	License No. <b>0769755</b> License No.	Email <b>chris@mlp-tx.com</b> Email	Phone <b>903-600-1440</b> 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)

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