

1140 N MAIN STREET, PARIS, TEXAS

RETAIL BUILDING FOR SALE

CAR-MART

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FOCUS
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IN-STATE BROKER

BRIAN BROCKMAN
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LICENSE # 701472

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EXECUTIVE SUMMARY

1140 N Main Street offers a visible commercial position along one of Paris' primary commercial corridors. Paris is located in Lamar County and serves as a regional commercial center for northeast Texas, drawing demand from local residents and nearby communities. The market supports a range of daily-needs retail, service, automotive, healthcare, and local business uses, making well-positioned corridor assets especially relevant for owner users and local investors.

The property consists of a 1,800 SF building on approximately 0.85 acres, providing an efficient and easily adaptable asset for retail, service, automotive, owner user, or investment use. Main Street carries approximately 9,900 vehicles per day, giving the property consistent exposure to local traffic and surrounding commercial activity. The site's building size and land area support operators that value visibility, accessibility, and a functional site layout without the complexity of a larger redevelopment project.

For buyers, the property offers corridor frontage, practical site dimensions, and flexible reuse potential in a proven local trade area.

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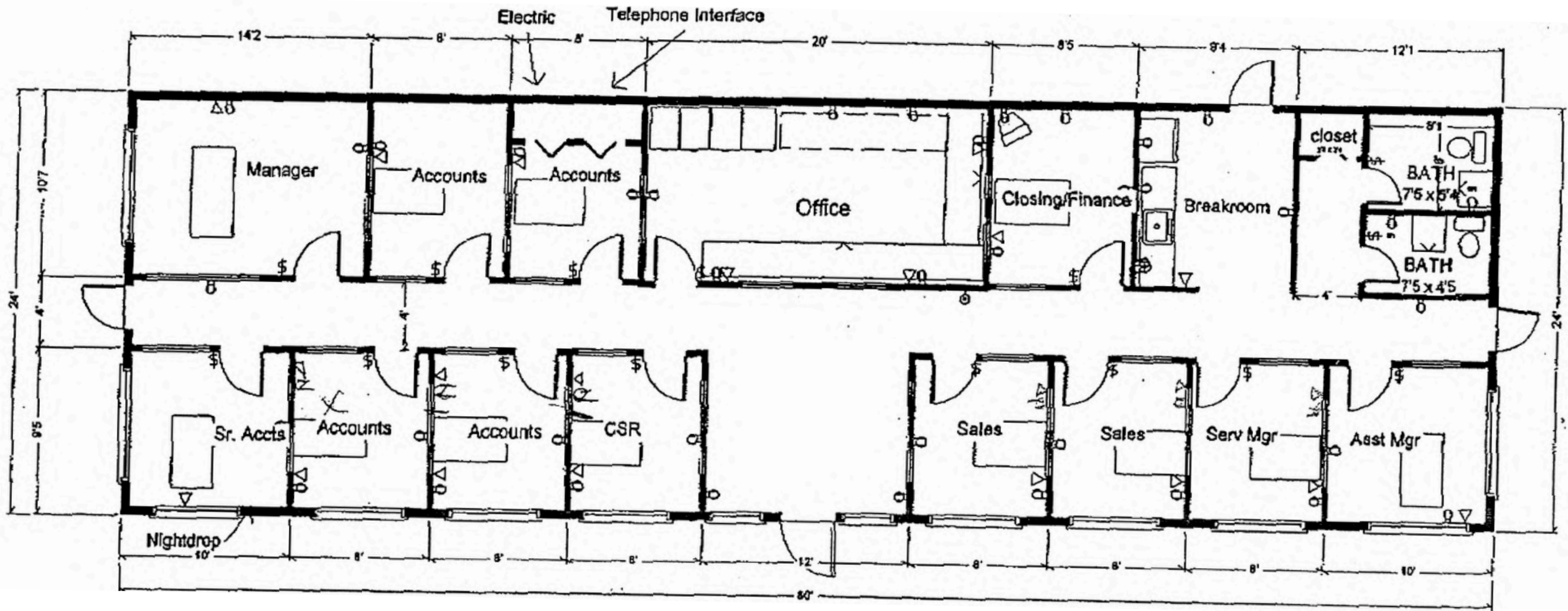
PROPERTY HIGHLIGHTS

1,800 SF
BUILDING AVAILABILITY

\$375,000
ASKING PRICE

0.85 AC
LAND AVAILABILITY

FLOOR PLAN



AERIAL MAP VIEW



1140 N MAIN STREET, PARIS, TEXAS

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

1140 N Main St, Paris, Texas, 75460

Ring: 3 mile radius

KEY FACTS

21,834

Population



9,388

Households

38.9

Median Age

\$39,793

Median Disposable Income

EDUCATION

10.2%

No High School Diploma



36.4%

High School Graduate



33.2%

Some College/
Associate's Degree



20.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$47,660

Median Household Income



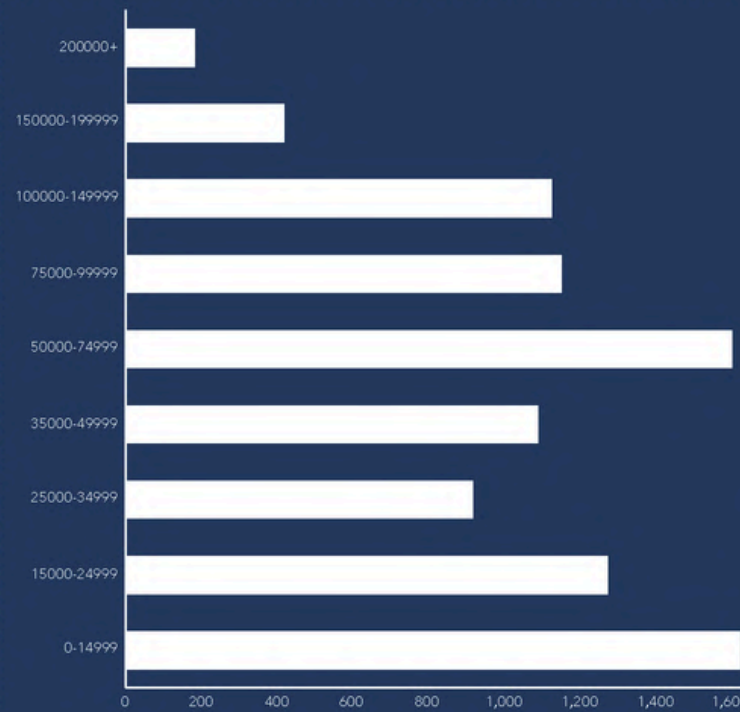
\$26,759

Per Capita Income

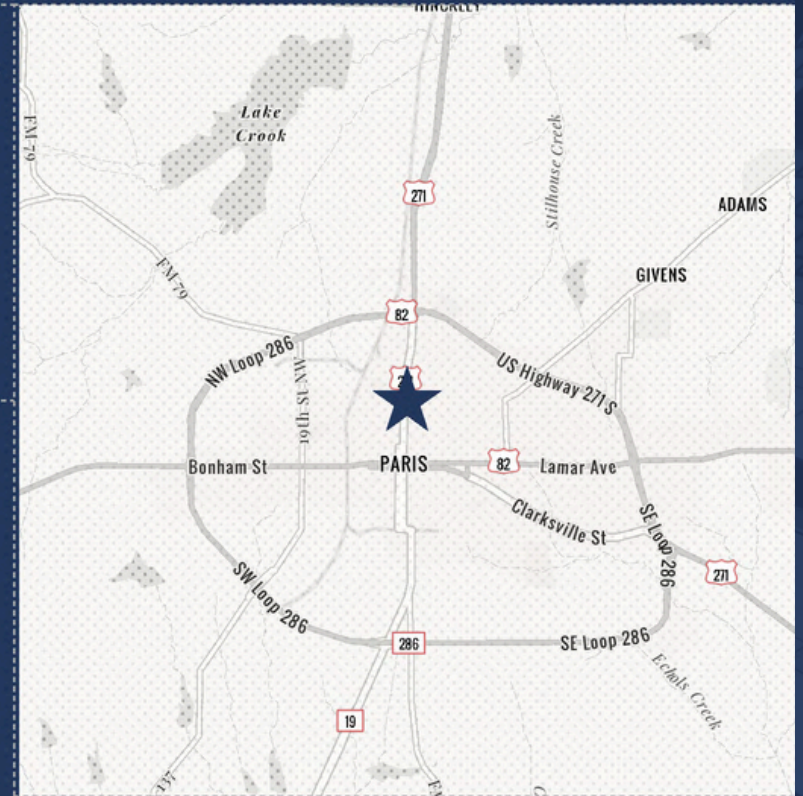


\$42,236

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT



White Collar

56.9%



Blue Collar

28.2%



Services

23.6%

3.4%

Unemployment Rate

CONTACT US



COREY FUHRMAN
OFFICE/MEDICAL SPECIALIST
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COREY@FOCUSCREGROUP.COM

Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.

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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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
Designated Broker of Firm	License No.	Email	Phone
-----N/A-----			
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
-----N/A-----			
Sales Agent/Associate’s Name	License No.	Email	Phone