# INDUSTRIAL PROPERTY FOR SALE OR LEASE



1000 Ferguson Rd | Corsicana, Texas 75110





**Exclusively Listed By: Chris Woolsey** 903.600.1440 chris@rwmeans.com

FOR SALE OR LEASE

1000 Ferguson Rd | Corsicana, Texas 75110

## **PROPERTY HIGHLIGHTS**

**ADDRESS** 1000 Ferguson Rd, Corsicana, TX 75110

#### **TRAFFIC COUNTS**

I-45: 34,165 VPD (TXDOT '21)

#### **SPACE DETAILS**

- 20,436 SF of warehouse space and 1,262 SF of office space with **HVAC**
- Steel frame warehouse with concrete slab floor and metal roof
- One truck dock
- · Three sliding doors and two overhead bay doors, all doors 12 ft



GLA 21,698 SF

- 1980
- **YEAR BUILT**

LOCATION •

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- Located in an industrial area along I-45 in Corsicana Situated in an industrial park with manufacturers and fabrication
- businesses
- Just off busy 287 intersection that includes Chick-Fil-A, Starbucks and QT, and neighbors Polyguard facility





## **RETAIL AERIAL**



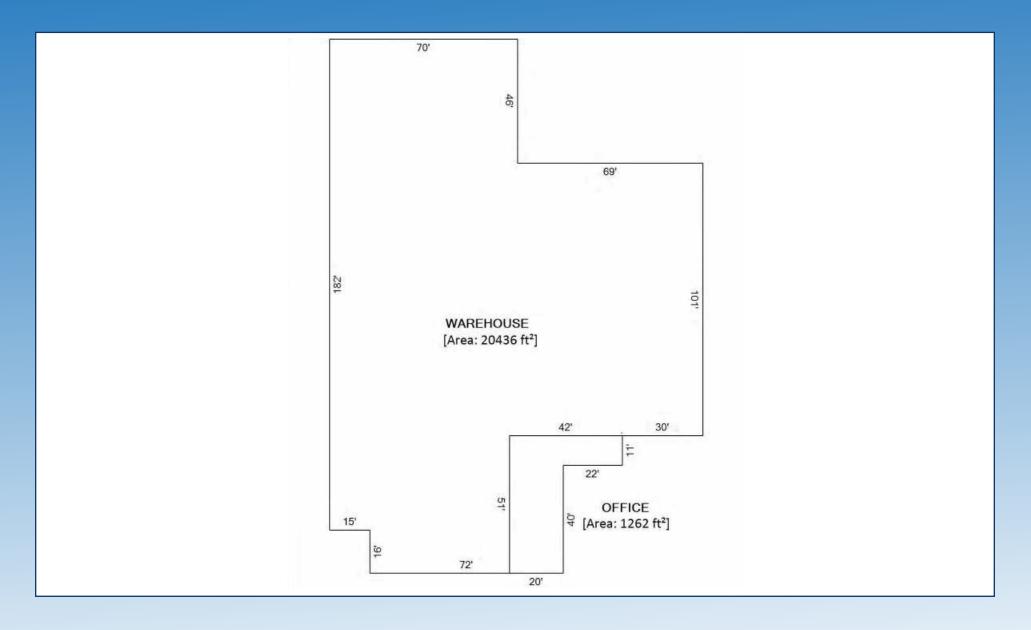


## **PROPERTY PHOTOS**





### WAREHOUSE PLAN





### **DEMOGRAPHICS**



	1 mile	3 miles	5 miles				0.000
Population Summary		0	0 111100		FM 304		
2010 Total Population	1,321	17,104	25,560		ch/30		
2020 Total Population	1,352	17,971	27,533				
2020 Group Quarters	0	768	1,072		3041	and the New York	
2022 Total Population	1,322	17,758	27,340	3383		XXX	
2022 Group Quarters	0	768	1,072				
2027 Total Population	1,277	17,396	26,980	z 287			
2022-2027 Annual Rate	-0.69%	-0.41%	-0.26%				
2022 Total Daytime Population	3,009	22,065	32,657				
Workers	1,979	11,317	16,424				
Residents	1,030	10,748	16,233	Ray ouse Rd 1			
Household Summary	505	c + + c	0.170	4			N. H.
2010 Households	535 2.47	6,146	9,170		1		
2010 Average Household Size 2020 Total Households	524	2.72 6,252	2.73 9,533	1 3		1 million	31
2020 Average Household Size	2.58	2.75	2.78				T
2022 Households	511	6,153	9,426	at z	the second	The second	1
2022 Average Household Size	2.59	2.76	2.79		AV8 EState Highway 31	-	1 6
2027 Households	492	5,998	9,256	8 3 45			10.2
2027 Average Household Size	2.60	2.77	2.80	22 E W of Corsic		ALL ROAN	
2022-2027 Annual Rate	-0.75%	-0.51%	-0.36%	- OKITA-LIL . AND			
2010 Families	356	4,220	6,397	annay 22 At avis		S. K.	VSEV 1
2010 Average Family Size	3.07	3.31	3.28	3144 245th 0 81 W 185 MV 5			0.00
2022 Families	322	4,081	6,374	14 Tothe Rtl		Change	
2022 Average Family Size	3.36	3.44	3.43				este -
2027 Families	309	3,978	6,261	1 mile			
2027 Average Family Size	3.37	3.45	3.43				
2022-2027 Annual Rate	-0.82%	-0.51%	-0.36%	2555		PROCESS.	1 60
Housing Unit Summary	710	6.005	0.000				
2000 Housing Units	718	6,905	9,992	z		1 Lable	FM 637 63
Owner Occupied Housing Units	48.1%	55.3%	58.3%	3 miles		12-13	1
Renter Occupied Housing Units Vacant Housing Units	42.2% 9.7%	36.0% 8.7%	33.4% 8.3%	Sinces of		Charles 11	CVR HERE F
2010 Housing Units	651	6,879	10,209		TX.31		
Owner Occupied Housing Units	40.4%	50.7%	55.1%		287		
Renter Occupied Housing Units	41.9%	38.6%	34.7%		and the second second		and the second
Vacant Housing Units	17.8%	10.7%	10.2%		45	39	Mildred
2020 Housing Units	604	6,968	10,542	5 miles			
Vacant Housing Units	13.2%	10.3%	9.6%				1 N N
2022 Housing Units	595	6,877	10,448		Caston C	2	
Owner Occupied Housing Units	42.0%	53.1%	56.4%		SIL SAM	20	
Renter Occupied Housing Units	43.7%	36.3%	33.9%	209		C N KEN	
Vacant Housing Units	14.1%	10.5%	9.8%		Annus		
2027 Housing Units	595	6,880	10,470				
Owner Occupied Housing Units	40.7%	52.7%	56.1%	0150	A SALE		
Renter Occupied Housing Units	41.8% 17.3%	34.4% 12.8%	32.3%	2452	A A A A	Navarra E Mal	7.e. (5)
Vacant Housing Units Median Household Income	17.3%	12.8%	11.6%				
	\$17,686	\$50,544	\$54,231		1 mile	3 miles	5 miles
2022 2027	\$19,932	\$53,871	\$58,316	2022 Population 25+ by Educational Attainment			
Median Home Value	<i><b>41</b>77752</i>	\$35,671	450,510	Total	823	11,082	17,551
2022	\$85,039	\$99,100	\$120,891	Less than 9th Grade	11.2%	12.3%	10.5%
2022	\$92,257	\$126,042	\$159,854	9th - 12th Grade, No Diploma	10.3%	12.2%	11.2%
Per Capita Income	<i><i><i><i>ψ</i>σ2,2σ,</i></i></i>	\$12070 iE	<i>q</i> 100/001	High School Graduate	22.5%	22.9%	22.7%
2022	\$13,123	\$24,222	\$27,000	GED/Alternative Credential	3.3%	4.0%	4.6%
2027	\$13,526	\$26,410	\$29,942		31.8%	24.3%	22.9%
Median Age	1 . 7	1 - 7	1 - 7 -	Some College, No Degree			
2010	33.4	32.9	34.3	Associate Degree	12.4%	8.8%	10.5%
2022	36.6	33.9	35.4	Bachelor's Degree	8.5%	10.0%	11.6%
2027			26.6	Graduate/Professional Degree		5.6%	6.0%
	37.5	34.9	36.6		0.0%		
		34.9	36.6	2022 Employed Population 16+ by Industry			
2022 Households by Income	37.5			2022 Employed Population 16+ by Industry Total	289	6,990	11,159
2022 Households by Income Household Income Base	37.5 510	6,149	9,422	2022 Employed Population 16+ by Industry Total Agriculture/Mining	289 0.3%	3.4%	2.8%
2022 Households by Income Household Income Base <\$15,000	37.5 510 42.9%	6,149 13.2%	9,422 11.9%	2022 Employed Population 16+ by Industry Total	289	3.4% 9.5%	2.8% 9.1%
2022 Households by Income Household Income Base <\$15,000 \$15,000 - \$24,999	37.5 510 42.9% 19.4%	6,149 13.2% 11.7%	9,422 11.9% 10.9%	2022 Employed Population 16+ by Industry Total Agriculture/Mining	289 0.3%	3.4%	2.8%
<b>2022 Households by Income</b> Household Income Base <\$15,000 \$15,000 + \$24,999 \$25,000 - \$34,999	37.5 510 42.9% 19.4% 8.6%	6,149 13.2% 11.7% 9.0%	9,422 11.9% 10.9% 8.3%	2022 Employed Population 16+ by Industry Total Agriculture/Mining Construction	289 0.3% 1.0%	3.4% 9.5%	2.8% 9.1%
2022 Households by Income Household Income Base <\$15,000 \$15,000 - \$24,999 \$25,000 - \$24,999 \$35,000 - \$49,999	37.5 510 42.9% 19.4% 8.6% 6.7%	6,149 13.2% 11.7% 9.0% 15.5%	9,422 11.9% 10.9% 8.3% 14.6%	2022 Employed Population 16+ by Industry Total Agriculture/Mining Construction Manufacturing	289 0.3% 1.0% 11.1%	3.4% 9.5% 16.9%	2.8% 9.1% 15.8%
2022 Households by Income Household Income Base <\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999	37.5 510 42.9% 19.4% 8.6% 6.7% 8.4%	6,149 13.2% 11.7% 9.0% 15.5% 18.5%	9,422 11.9% 10.9% 8.3% 14.6% 18.5%	2022 Employed Population 16+ by Industry Total Agriculture/Mining Construction Manufacturing Wholesale Trade Retail Trade	289 0.3% 1.0% 11.1% 0.3%	3.4% 9.5% 16.9% 1.4%	2.8% 9.1% 15.8% 1.3% 9.3%
2022 Households by Income Household Income Base <\$15,000 \$15,000 - \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999	37.5 510 42.9% 19.4% 8.6% 6.7% 8.4% 4.9%	6,149 13.2% 11.7% 9.0% 15.5% 18.5% 13.1%	9,422 11.9% 10.9% 8.3% 14.6% 18.5% 13.7%	2022 Employed Population 16+ by Industry Total Agriculture/Mining Construction Manufacturing Wholesale Trade Retail Trade Transportation/Utilities	289 0.3% 1.0% 11.1% 0.3% 4.8% 10.7%	3.4% 9.5% 16.9% 1.4% 9.0% 6.5%	2.8% 9.1% 15.8% 1.3% 9.3% 6.5%
2022 Households by Income Household Income Base <\$15,000 \$15,000 - \$24,999 \$25,000 - \$24,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999	37.5 510 42.9% 19.4% 8.6% 6.7% 8.4% 4.9% 9.2%	6,149 13.2% 11.7% 9.0% 15.5% 18.5% 13.1% 12.9%	9,422 11.9% 10.9% 8.3% 14.6% 18.5% 13.7% 13.0%	2022 Employed Population 16+ by Industry Total Agriculture/Mining Construction Manufacturing Wholesale Trade Retail Trade Transportation/Utilities Information	289 0.3% 1.0% 11.1% 0.3% 4.8% 10.7% 0.3%	3.4% 9.5% 16.9% 1.4% 9.0% 6.5% 0.8%	2.8% 9.1% 15.8% 1.3% 9.3% 6.5% 0.9%
2022 Households by Income Household Income Base <\$15,000 \$22,000 + \$24,999 \$25,000 - \$34,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999	37.5 510 42.9% 19.4% 8.6% 6.7% 8.4% 4.9% 9.2% 0.0%	6,149 13.2% 11.7% 9.0% 15.5% 18.5% 13.1% 12.9% 2.5%	9,422 11.9% 10.9% 8.3% 14.6% 18.5% 13.7% 13.0% 4.7%	2022 Employed Population 16+ by Industry Total Agriculture/Mining Construction Manufacturing Wholesale Trade Retail Trade Transportation/Utilities Information Finance/Insurance/Real Estate	289 0.3% 1.0% 11.1% 0.3% 4.8% 10.7% 0.3% 9.3%	3.4% 9.5% 16.9% 1.4% 9.0% 6.5% 0.8% 4.8%	2.8% 9.1% 15.8% 1.3% 9.3% 6.5% 0.9% 4.7%
<b>2022 Households by Income</b> Household Income Base <\$15,000 \$15,000 + \$24,999 \$25,000 - \$44,999 \$35,000 - \$49,999 \$50,000 - \$74,999 \$75,000 - \$99,999 \$100,000 - \$149,999	37.5 510 42.9% 19.4% 8.6% 6.7% 8.4% 4.9% 9.2%	6,149 13.2% 11.7% 9.0% 15.5% 18.5% 13.1% 12.9%	9,422 11.9% 10.9% 8.3% 14.6% 18.5% 13.7% 13.0%	2022 Employed Population 16+ by Industry Total Agriculture/Mining Construction Manufacturing Wholesale Trade Retail Trade Transportation/Utilities Information	289 0.3% 1.0% 11.1% 0.3% 4.8% 10.7% 0.3%	3.4% 9.5% 16.9% 1.4% 9.0% 6.5% 0.8%	2.8% 9.1% 15.8% 1.3% 9.3% 6.5% 0.9%

#### **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

TREC	<b>Inf</b> Texas law require brokerag	<b>ormation Al</b> ss all real estate lice e services to prospe	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.	ion about
TYPES OF REAL ESTA • A BROKER is re • A SALES AGENT	<ul> <li>TYPES OF REAL ESTATE LICENSE HOLDERS:</li> <li>A BROKER is responsible for all broke</li> <li>A SALES AGENT must be sponsored b</li> </ul>	: cerage activities, incl by a broker and wor	S 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.	ed by the broker.
<ul> <li><b>A BROKER'S MINIMUM I</b></li> <li>Put the interests of</li> <li>Inform the client of</li> <li>Answer the client's</li> <li>Treat all parties to a</li> </ul>	<b>DKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the p</b> Put the interests of the client above all others, including the br Inform the client of any material information about the proper Answer the client's questions and present any offer to or count Treat all parties to a real estate transaction honestly and fairly.	<b>D BY LAW (A client is</b> all others, including t prmation about the p resent any offer to or saction honestly and	<ul> <li>A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):</li> <li>Put the interests of the client above all others, including the broker's own interests;</li> <li>Inform the client of any material information about the property or transaction received by the broker;</li> <li>Answer the client's questions and present any offer to or counter-offer from the client; and</li> <li>Treat all parties to a real estate transaction honestly and fairly.</li> </ul>	:(s:
A LICENSE HOLDER CAN		REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	FE TRANSACTION:	
<b>AS AGENT FOR OW</b> owner, usually in a v duties above and mu information disclosee	<b>AS AGENT FOR OWNER (SELLER/LANDLORD):</b> The broker becomes the owner, usually in a written listing to sell or property management agreemel duties above and must inform the owner of any material information about information disclosed to the agent or subagent by the buyer or buyer's agent.	<b>ORD):</b> The broker or property manager of any material info agent by the buyer or	<b>AS AGENT FOR OWNER (SELLER/LANDLORD):</b> 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.	gh an agreement with the orm the broker's minimum own by the agent, including
AS AGENT FOR BUYI written representation material information seller's agent.	ER/TENANT: The bro on agreement. A buye about the property o	ker becomes the bu er's agent must perfo or transaction known	<b>AS AGENT FOR BUYER/TENANT:</b> 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.	he buyer, usually through a ust inform the buyer of any to the agent by the seller or
AS AGENT FOR BOTH agreement of <i>each pai</i> underlined print, set fo	<ul> <li>H - INTERMEDIARY: <i>auty</i> to the transaction forth the broker's oblive</li> </ul>	: To act as an inter ion. The written agre ligations as an interm	<b>AS AGENT FOR BOTH - INTERMEDIARY</b> : To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> 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:	ist first obtain the written ind, in conspicuous bold or
<ul> <li>Must treat all p</li> <li>May, with the buyer) to comm</li> </ul>	arties to the transact parties' written cons nunicate with, provid	ion impartially and ficent, appoint a differ epiter appoint a differ	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.	r to each party (owner and :y to the transaction.
<ul> <li>Must not, unless sp o that the owner o that the buyer, o any confidenti disclose, unles;</li> </ul>	t not, unless specifically authorized in wr that the owner will accept a price less th that the buyer/tenant will pay a price gre any confidential information or any oth disclose, unless required to do so by law.	ecifically authorized in writing to do so by the party, will accept a price less than the written asking price; tenant will pay a price greater than the price submitt al information or any other information that a pa required to do so by law.	t 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 disclose, unless required to do so by law.	oker in writing not to
AS SUBAGENT: A lic buyer. A subagent ca	ense holder acts as a n assist the buyer bui	a subagent when aid t does not represent	<b>AS SUBAGENT:</b> 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.	ment to represent the wner first.
<ul> <li>TO AVOID DISPUTES, ALL</li> <li>The broker's duties a</li> <li>Who will pay the bro</li> </ul>	, ALL AGREEMENTS B tries and responsibilit te broker for services	<b>ETWEEN YOU AND</b> A ies to you, and your oprovided to you, who	AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH: and responsibilities to you, and your obligations under the representation agreement. oker for services provided to you, when payment will be made and how the payment will be calculated	LY ESTABLISH: nt. it will be calculated.
LICENSE HOLDER CO you to use the broke	<b>NTACT INFORMATIO</b> r's services. Please ac	<ul> <li>N: This notice is bein</li> <li>knowledge receipt of</li> </ul>	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.	not create an obligation for ecords.
Robert W.	/. Means	0558417	robert@rwmeans.com	903-594-8880
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Designated Broker of Firm	f Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	of Sales Agent/	License No.	Email	Phone
Chris Woolsey	loolsey	0769755	chris@rwmeans.com	903-600-1440
Sales Agent/Associate's Name	e's Name	License No.	Email	Phone
	Buyer/Ten	Buyer/Tenant/Seller/Landlord Initials	rd Initials Date	
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