

INDUSTRIAL PROPERTY FOR SALE OR LEASE



MEANS
Real Estate | Insurance | Consulting

1000 Ferguson Rd | Corsicana, Texas 75110



Exclusively Listed By:
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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)



GLA

21,698 SF



YEAR BUILT

1980



LOT SIZE

5.0 AC

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

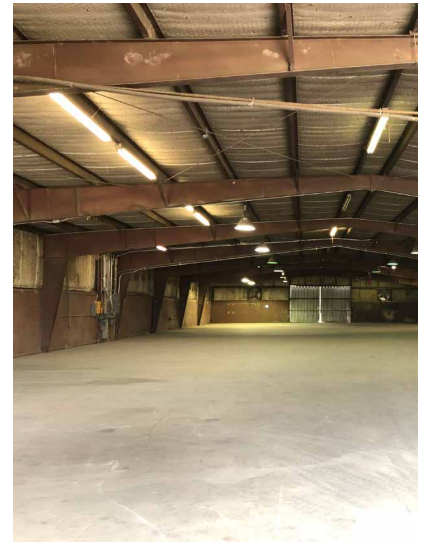
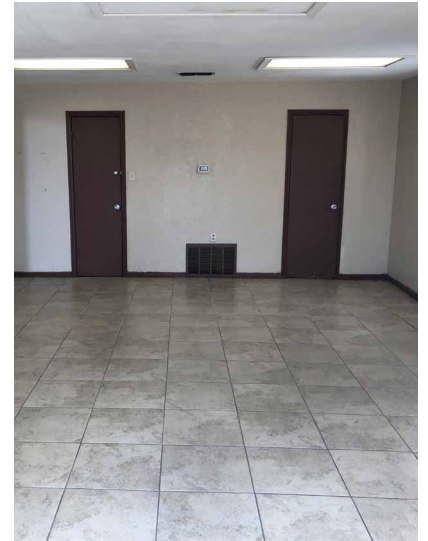
LOCATION

- 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

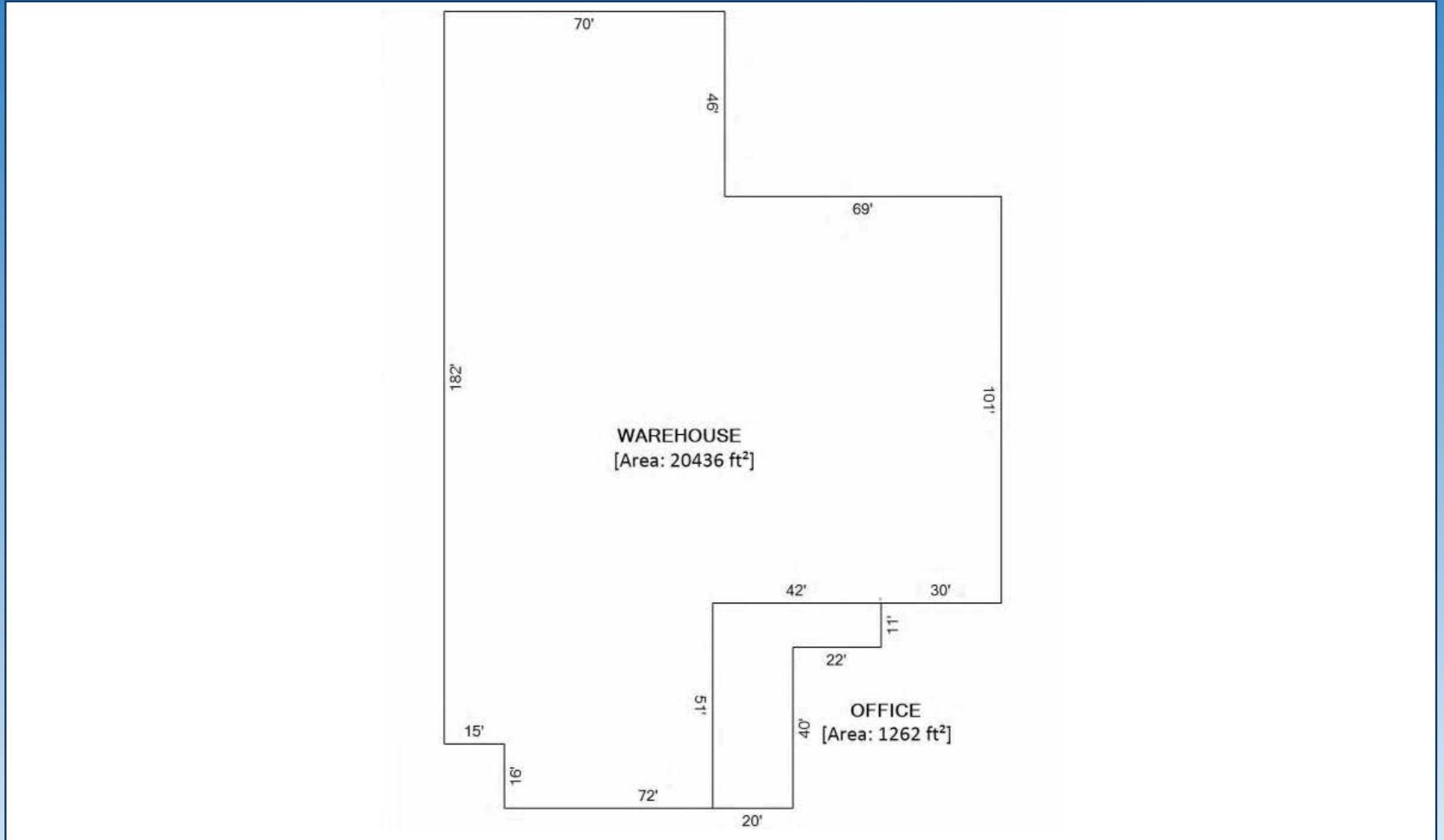
RETAIL AERIAL



PROPERTY PHOTOS

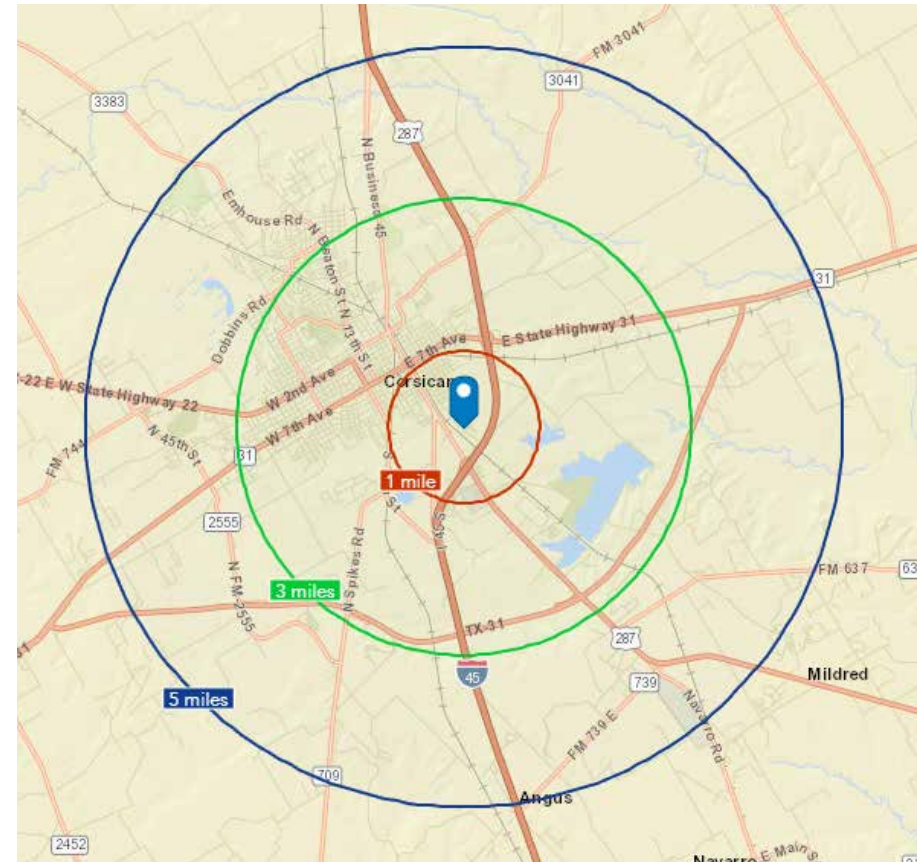


WAREHOUSE PLAN



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,321	17,104	25,560
2020 Total Population	1,352	17,971	27,533
2020 Group Quarters	0	768	1,072
2022 Total Population	1,322	17,758	27,340
2022 Group Quarters	0	768	1,072
2027 Total Population	1,277	17,396	26,980
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
Household Summary			
2010 Households	535	6,146	9,170
2010 Average Household Size	2.47	2.72	2.73
2020 Total Households	524	6,252	9,533
2020 Average Household Size	2.58	2.75	2.78
2022 Households	511	6,153	9,426
2022 Average Household Size	2.59	2.76	2.79
2027 Households	492	5,998	9,256
2027 Average Household Size	2.60	2.77	2.80
2022-2027 Annual Rate	-0.75%	-0.51%	-0.36%
2010 Families	356	4,220	6,397
2010 Average Family Size	3.07	3.31	3.28
2022 Families	322	4,081	6,374
2022 Average Family Size	3.36	3.44	3.43
2027 Families	309	3,978	6,261
2027 Average Family Size	3.37	3.45	3.43
2022-2027 Annual Rate	-0.82%	-0.51%	-0.36%
Housing Unit Summary			
2000 Housing Units	718	6,905	9,992
Owner Occupied Housing Units	48.1%	55.3%	58.3%
Renter Occupied Housing Units	42.2%	36.0%	33.4%
Vacant Housing Units	9.7%	8.7%	8.3%
2010 Housing Units	651	6,879	10,209
Owner Occupied Housing Units	40.4%	50.7%	55.1%
Renter Occupied Housing Units	41.9%	38.6%	34.7%
Vacant Housing Units	17.8%	10.7%	10.2%
2020 Housing Units	604	6,968	10,542
Vacant Housing Units	13.2%	10.3%	9.6%
2022 Housing Units	595	6,877	10,448
Owner Occupied Housing Units	42.0%	53.1%	56.4%
Renter Occupied Housing Units	43.7%	36.3%	33.9%
Vacant Housing Units	14.1%	10.5%	9.8%
2027 Housing Units	595	6,880	10,470
Owner Occupied Housing Units	40.7%	52.7%	56.1%
Renter Occupied Housing Units	41.8%	34.4%	32.3%
Vacant Housing Units	17.3%	12.8%	11.6%
Median Household Income			
2022	\$17,686	\$50,544	\$54,231
2027	\$19,932	\$53,871	\$58,316
Median Home Value			
2022	\$85,039	\$99,100	\$120,891
2027	\$92,257	\$126,042	\$159,854
Per Capita Income			
2022	\$13,123	\$24,222	\$27,000
2027	\$13,526	\$26,410	\$29,942
Median Age			
2010	33.4	32.9	34.3
2022	36.6	33.9	35.4
2027	37.5	34.9	36.6
2022 Households by Income			
Household Income Base	510	6,149	9,422
<\$15,000	42.9%	13.2%	11.9%
\$15,000 - \$24,999	19.4%	11.7%	10.9%
\$25,000 - \$34,999	8.6%	9.0%	8.3%
\$35,000 - \$49,999	6.7%	15.5%	14.6%
\$50,000 - \$74,999	8.4%	18.5%	18.5%
\$75,000 - \$99,999	4.9%	13.1%	13.7%
\$100,000 - \$149,999	9.2%	12.9%	13.0%
\$150,000 - \$199,999	0.0%	2.5%	4.7%
\$200,000+	0.0%	3.5%	4.5%
Average Household Income	\$34,471	\$70,456	\$77,536



	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	823	11,082	17,551
Less than 9th Grade	11.2%	12.3%	10.5%
9th - 12th Grade, No Diploma	10.3%	12.2%	11.2%
High School Graduate	22.5%	22.9%	22.7%
GED/Alternative Credential	3.3%	4.0%	4.6%
Some College, No Degree	31.8%	24.3%	22.9%
Associate Degree	12.4%	8.8%	10.5%
Bachelor's Degree	8.5%	10.0%	11.6%
Graduate/Professional Degree	0.0%	5.6%	6.0%
2022 Employed Population 16+ by Industry			
Total	289	6,990	11,159
Agriculture/Mining	0.3%	3.4%	2.8%
Construction	1.0%	9.5%	9.1%
Manufacturing	11.1%	16.9%	15.8%
Wholesale Trade	0.3%	1.4%	1.3%
Retail Trade	4.8%	9.0%	9.3%
Transportation/Utilities	10.7%	6.5%	6.5%
Information	0.3%	0.8%	0.9%
Finance/Insurance/Real Estate	9.3%	4.8%	4.7%
Services	60.2%	41.9%	42.9%
Public Administration	1.7%	6.0%	6.7%

AREA OVERVIEW



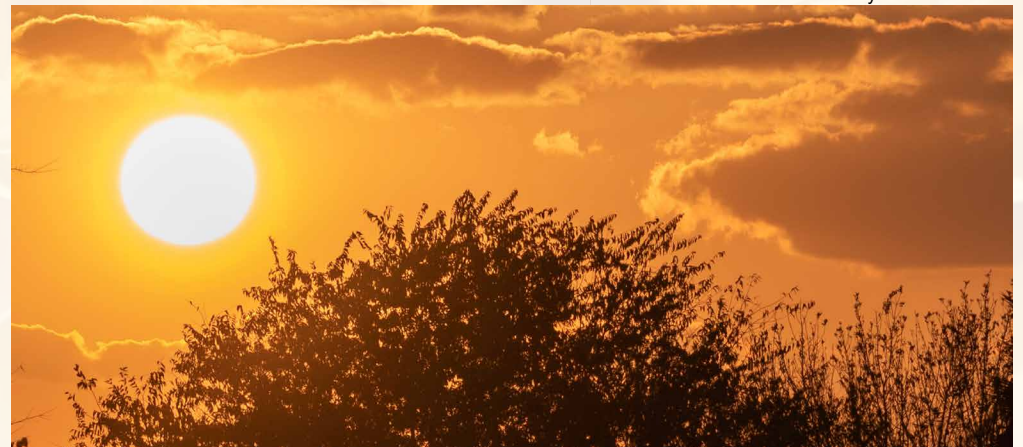
**Russell Stover Candies • Collin Street Bakery
Visit the Pioneer Village • Angelita Vineyard • Richland
Chambers Lake • Oak Trail Golf Club**

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

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Robert W. Means **0558417** **robert@rwmeans.com** **903-594-8880**
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Chris Woolsey **0769755** **chris@rwmeans.com** **903-600-1440**
 Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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