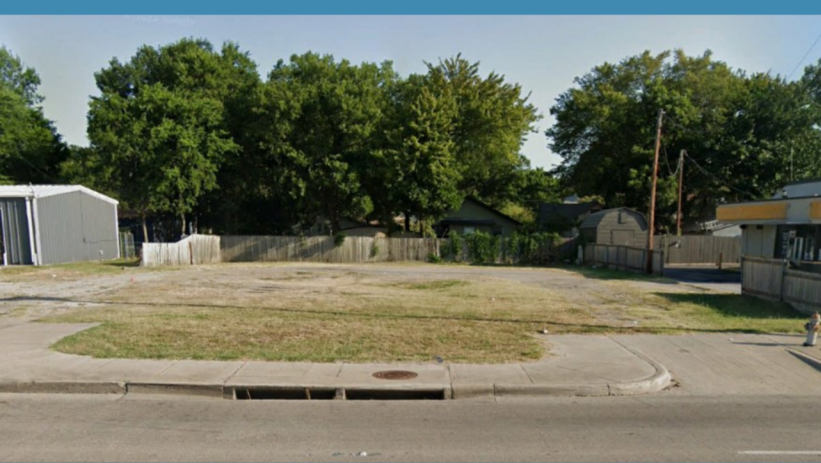




Ground Lease

7th Ave/Hwy 31 Land



PROPERTY HIGHLIGHTS

- +/- 55 miles to Downtown Dallas
- Excellent visibility along main arterial
- Perfect for drive thru
- Great surrounding mix of QSR and retail
- Traffic Count: 16,242 VPD

5 Mile Demographics

- Population: 23,641
- Households: 8,104
- Avg HH Income: \$82,241

**1412 W 7th Ave
Corsicana, Texas 75110**

+/- .2 acre
Zoned General Retail (GR)

Presented by:
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