

FOR SALE OR LEASE

CORSICANA RENAISSANCE

3621 W. HIGHWAY 31 BUSINESS, CORSICANA, TEXAS

Collett
RETAIL



FOR SALE OR LEASE .60 ACRE PAD SITE AVAILABLE

- Adjacent to Super Walmart and Aldi.
- New pad users include McDonald's, Dutch Bros Coffee, Layne's Chicken, Chase Bank, and Chipotle.



TRAFFIC COUNTS

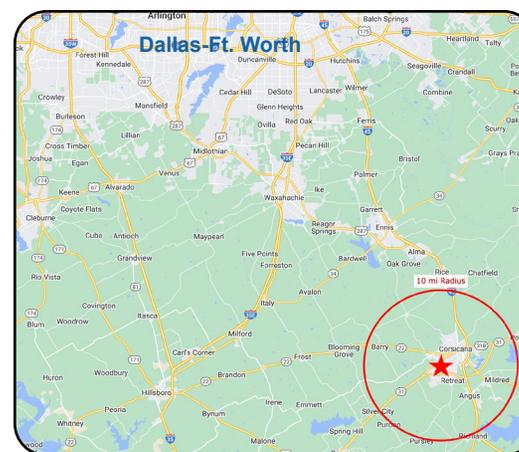
VPD

State Hwy 31
45th Street

15,645
8,141



SCAN ME



CONTACT

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DEMOGRAPHICS

3-MILE

5-MILE

10-MILE

Population (2025)	19,018	28,763	35,446
Average HH Income	\$78,150	\$80,947	\$83,972
Daytime Population	8,627	12,355	13,194

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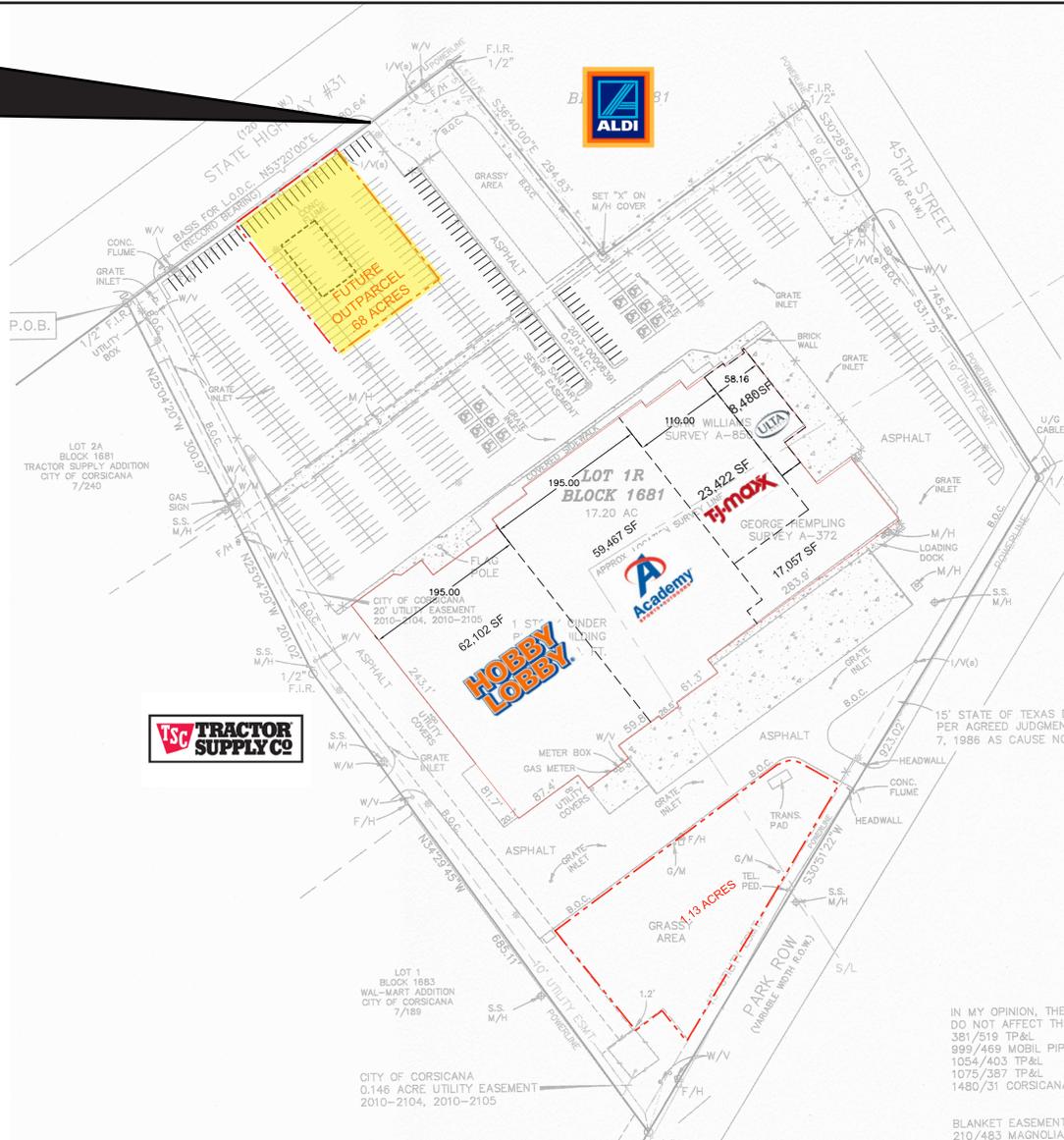
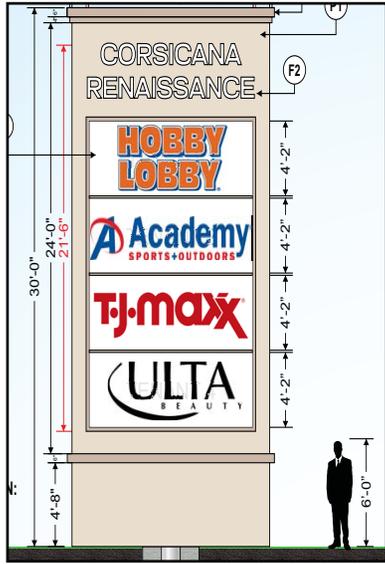
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IN MY OPINION, THE F
DO NOT AFFECT THIS
381/519 TP&L
999/469 MOBIL PIPE
1054/403 TP&L
1075/387 TP&L
1480/31 CORSICANA

BLANKET EASEMENTS:
210/463 MAGNOLIA

