

FOR LEASE

CORSICANA RENAISSANCE

3621 WEST SH 31 BUSINESS
CORSICANA, TEXAS

Collett

RETAIL



PROPERTY INFO

OPEN FALL 2024



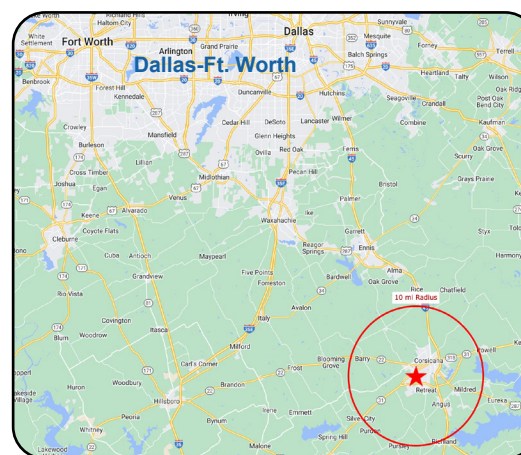
- .68 Acre Pad Site Available
- Adjacent to Super Walmart and Aldi.
- New QSRs include McDonald's, Dutch Bros Coffee and Layne's Chicken.

TRAFFIC COUNTS

VPD

State Hwy 31
45th Street

15,645
8,141



CONTACT

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rwright@collettretre.com

DEMOGRAPHICS

3-MILE 5-MILE 10-MILE

Population (2023)	19,637	29,361	31,327
Average HH Income	\$65,808	\$71,722	\$73,174
Daytime Population	8,675	11,498	11,717

AERIAL

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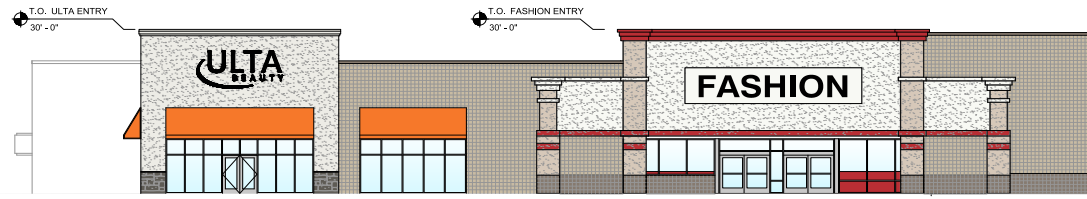
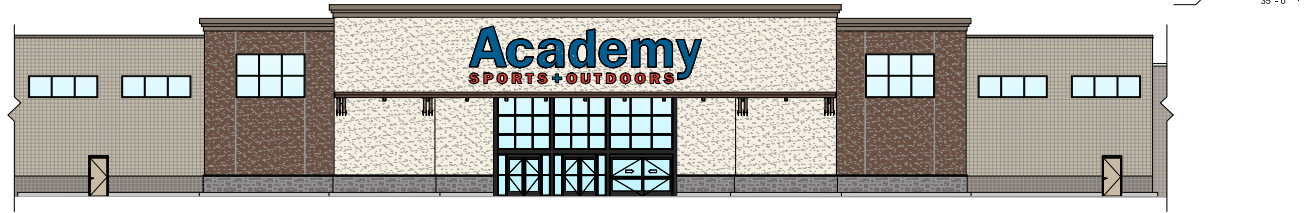
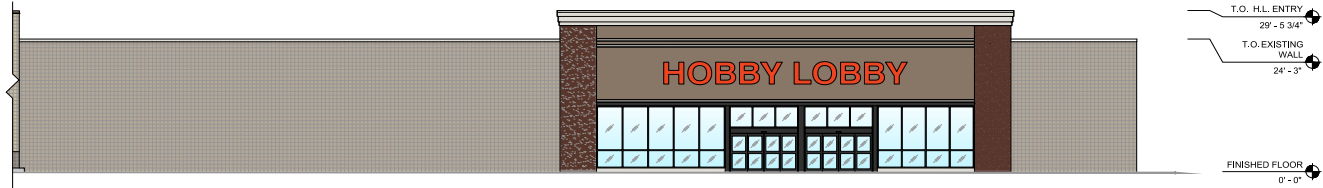
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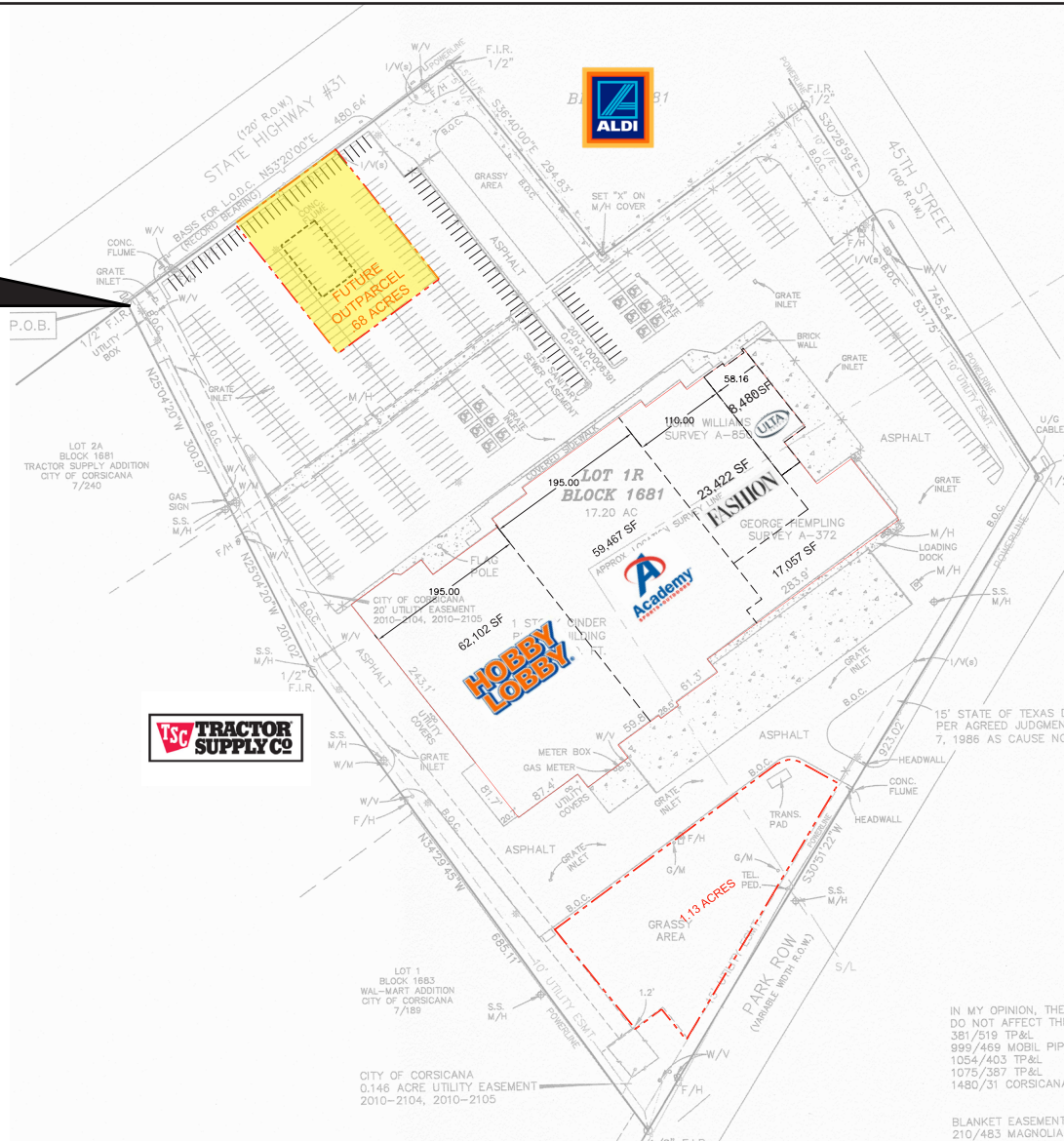
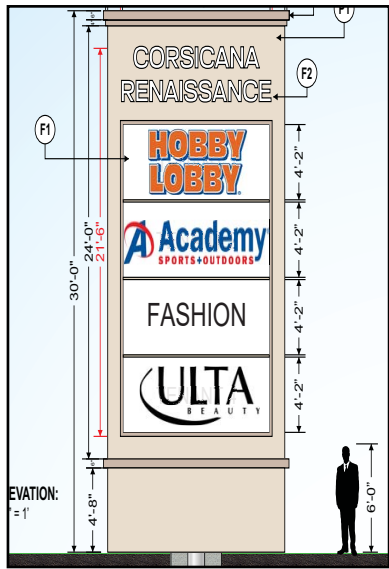


SITE PLAN

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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

