

4.07 ACRES
FOR SALE

SALES CONTACT
CHRISTOPHER M. GIBBONS
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MANAGING BROKER
TED Gildea
617.369.5914
tgildea@atlanticretail.com

PROJECT HIGHLIGHTS

- 2 Lowe's Outparcels available (2.92 AC & 1.15 AC)
- Located along Henderson's main retail corridor near Walmart, Tractor Supply, Boot Barn, & Kroger
- Excellent visibility and access from US-79
- Traffic counts: 14,292 ADT (US-79)

DEMOGRAPHICS



TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
4,218	5,516	6,799



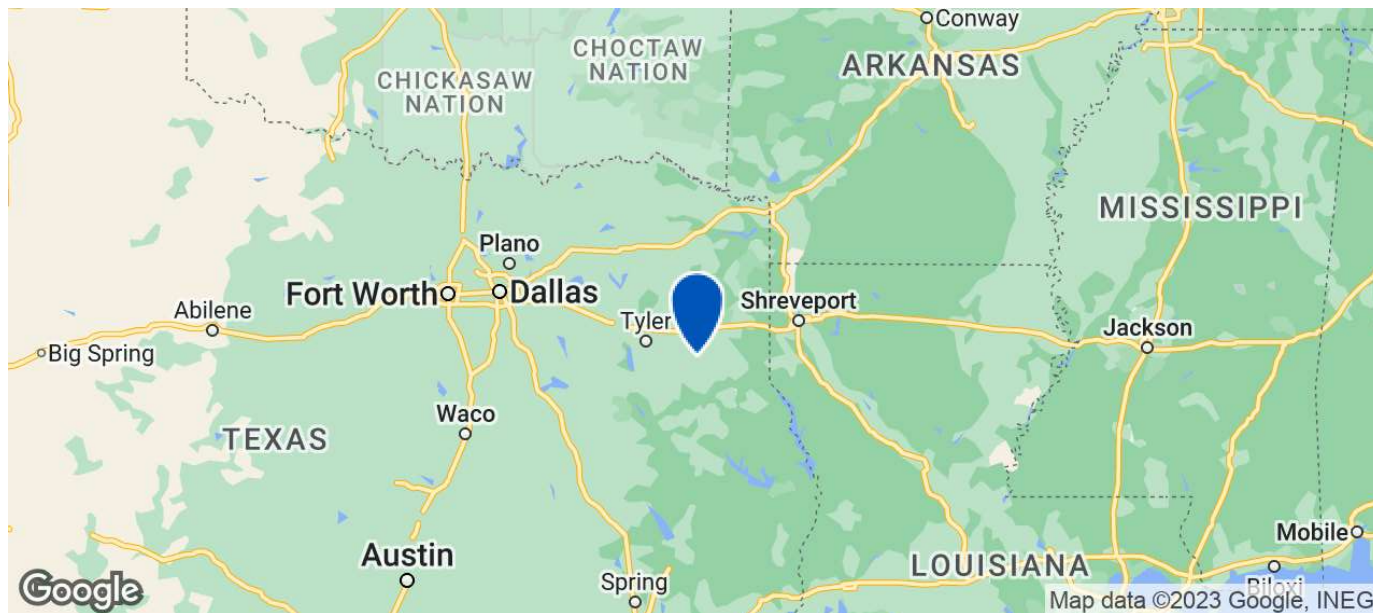
TOTAL POPULATION

3 MILES	5 MILES	7 MILES
13,426	18,711	21,821



AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$79,562	\$79,646	\$79,611



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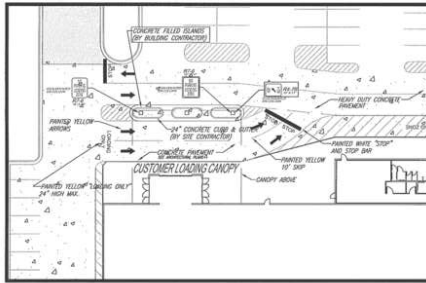
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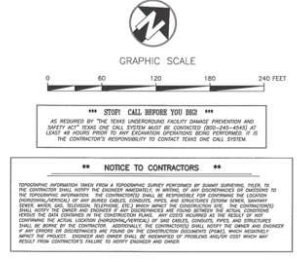




ENLARGED CUSTOMER LOADING CANOPY
SCALE: 1"=30'

CONSTRUCTION NOTES:

- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLIPED PAVING, EXIST PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXIST BUILDING ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATIONS AND SIZES OF ROOF DOWNPOUTS.
- ALL DRIVE PLACES IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN CURBSIDE PAVEMENT (ENTER TO PARKING LOT SIDE FIRST DETAIL).
- ALL DRIVE CONTROL SIGNS SHALL BE FURNISHED AS SHOWN IN THE ATTACHED MARKING OR UNIFORM CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- ALL CURB RADIUS ARE 4:01 TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- ALL CURB RADIUS SHOWN ARE TO FACE OF CURB.
- ALL FINISH DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
- CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MATCH EXISTING CURB AND SURF IN GRADE, SIZE, TYPE AND ALIGNMENT AT ADJACENT ROADWAYS.
- THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR REVIEW OF CHANGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, SANITARY UTILITIES, PAVEMENT FINISHES, CURB ETC. REVISIONS SHALL BE FOUND TO BE BETTER THAN EXISTING CONDITIONS.
- ALL SANITARY APPROACHES SHALL BE CONSTRUCTED PER CITY OF HENDERSON AND TEXAS DOT STANDARDS (WITHIN PUBLIC ROADS).
- REFER TO ISLAND DETAILS FOR SPECIFIC ISLAND DIMENSIONS. CONSULT LOWE'S CONSTRUCTION MARKER FOR ELECTRONIC MEDIA TO BE USED FOR CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN.
- ALL DIMENSIONS ARE TO OUTSIDE OF MASONRY UNLESS OTHERWISE SHOWN.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH LOWE'S DIVISION 2 OF LOWE'S STANDARD SPECIFICATIONS.
- CONTRACTOR TO INSTALL BARRIED WIRE FENCE SHOWN GRAPHICALLY ON PLANS CONSISTING OF 2 STRAND BARBED WIRE (12.5 GAUGE), 2 FOOT WITH 4.5 (1.5 UNITS) 14-GAUGE STAPLES AT CORNERS, APPROXIMATE CORNER POSTS SHALL BE INSTALLED AS NECESSARY.

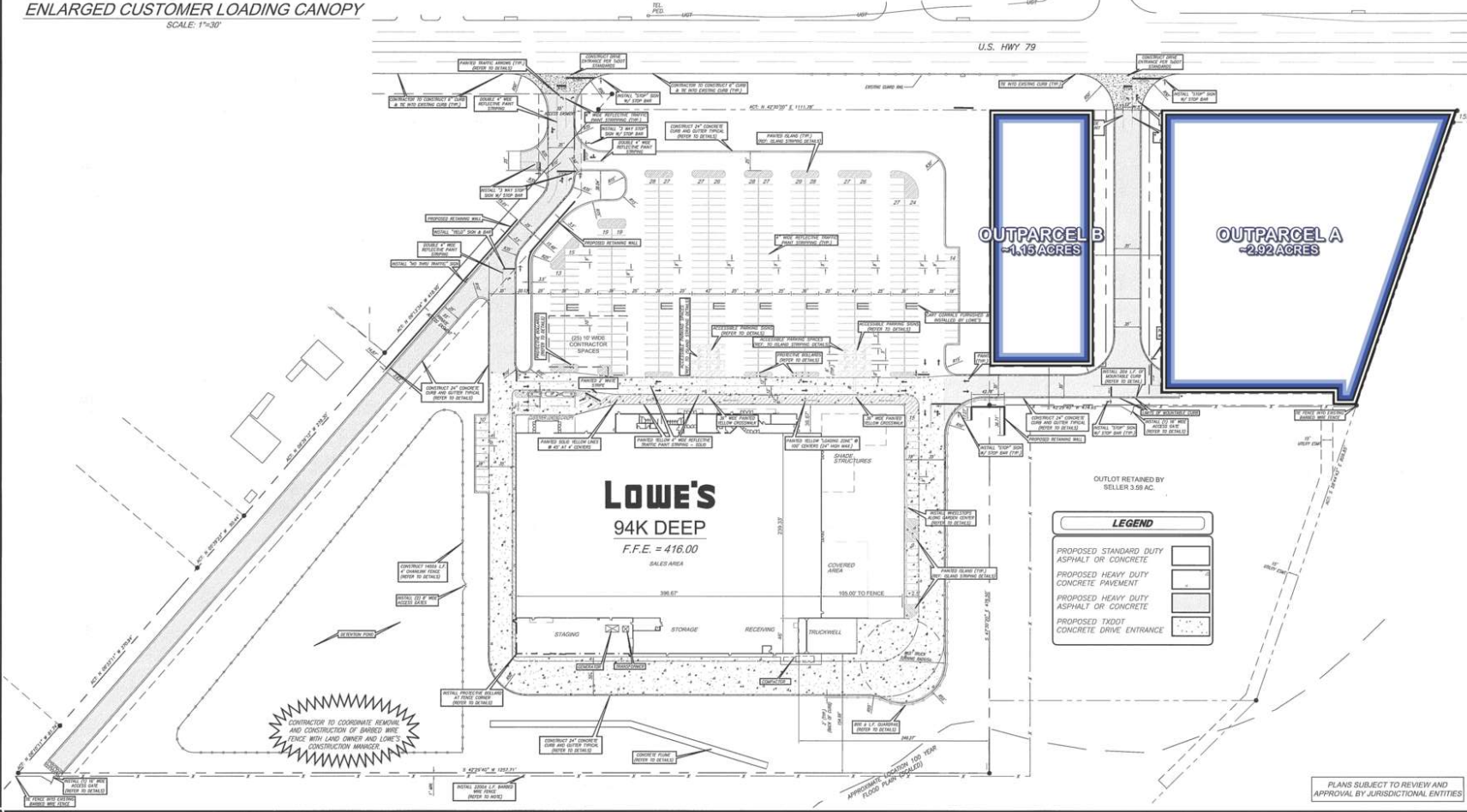


SITE DATA

Acres:		Sloping:	
Lowe's Tract	18.05	Non-Covered Area	-8,915 SF
Lowe's Outlots	4.57	Stopping Area Total	6,915 SF
Developer Outlot	2.59		
Total	25.22		

Main Building:		Lowe's Parking Required:	
Sales Floor	94,936 SF	Standard	418
Office Area	2,547 SF	Handicapped	12
Receiving/Storage	9,343 SF	Total Parking Required	430
Utility Rooms	1,371 SF	Rate = 2.87 (rooms/1000 sq)	
Handicapped:		Local Parking Required	424
Main Entrance	1,122 SF	Standard	12
Main Exit	395 SF	Handicapped	436
Lumber	480 SF	Total Parking Required	436
Main Building Total	111,196 SF	Rate = 2.9 (rooms/1000 sq)	

Garden Center:		Lowe's Parking Provided:	
Shade Structures	8,422 SF	Standard	424
Covered Area	8,252 SF	Handicapped	12
Open Area	13,048 SF	Total Parking Provided	436
Garden Center Total	29,722 SF	Rate = 2.88 (rooms/1000 sq)	
		Rate w/FC vs. R. = 3.19	



LEGEND

[Symbol]	PROPOSED STANDARD DUTY ASPHALT OR CONCRETE
[Symbol]	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED HEAVY DUTY ASPHALT OR CONCRETE
[Symbol]	PROPOSED TxDOT CONCRETE DRIVE ENTRANCE

REVISIONS

DATE	BY	DESCRIPTION
02/12/24	AME	ISSUE SET
02/12/24	AME	PERM SET
02/12/24	AME	REV SET



ADAMS CONSULTING ENGINEERS, INC.
CIVIL, ENVIRONMENTAL ENGINEERS - SURVEYORS
10000 Westpark Drive, Suite 200, Dallas, TX 75241
214.343.8888

LOWE'S HOME CENTERS, INC.
HWY. 268 EAST, EAST DOCK N. WILKESBORO, NC 28699
336.658.4000 (TX) 336.658.3277 (FL)



SITE PLAN
LOWE'S OF HENDERSON, TEXAS
PROJECT NO. 2024-017 DRAWN BY: SEAN CHECKED BY: SLL

ORIGINAL ISSUE DATE:
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE: 1/16/24
DRAWING NUMBER: C-5

PLANS SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES

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