

**33.26 ACRES**  
FOR SALE

**SALES CONTACT**  
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**MANAGING BROKER**  
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## PROJECT HIGHLIGHTS

- 2 Lowe's Outparcels available (32 AC & 1.36 AC)
- Located near Mt Pleasant High School
- Excellent visibility and access from I-30
- Traffic counts: 40,982 ADT (I-30)

## DEMOGRAPHICS



### TOTAL HOUSEHOLDS

<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
4,367	6,472	8,020



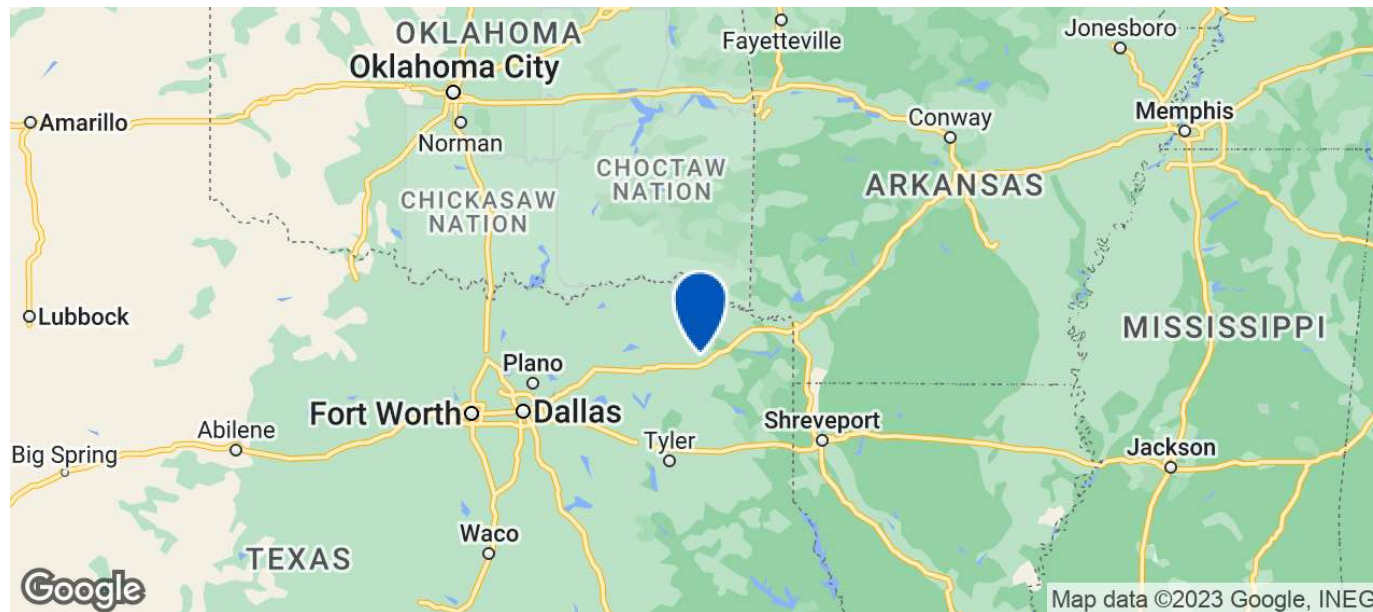
### TOTAL POPULATION

<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
13,096	19,164	23,359



### AVERAGE INCOME

<b>3 MILES</b>	<b>5 MILES</b>	<b>7 MILES</b>
\$70,628	\$71,454	\$73,837



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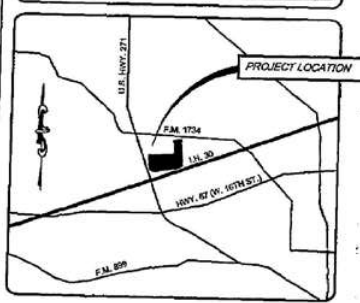
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**VICINITY MAP - NOT TO SCALE**



**SITE DEVELOPMENT NOTES**

**Zoning:** Site is currently zoned Commercial and General Retail; Lowe's lot must be rezoned Commercial to accommodate Lowe's uses.

**Access:** Site has three full access points along U.S. 271, one access point along the I-30 service road and one access to F.M. 1734.

**Stormwater:** City of Mount Pleasant does not have a stormwater ordinance; a pond will be utilized to meet Lowe's requirements.

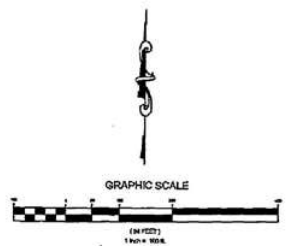
**Wetlands:** Existing wetlands have been identified on the site but are below regulated limits. Area is located in excess property.

**Building Modifications:** prototypical footprint

**Development Agreements:** none

**Site Development Concerns:** An existing petroleum pipeline runs across the site, the approximate limits have been shown. A topographical survey is needed to determine the exact location of the pipeline and easement. City water and sanitary sewer must be extended to the site. The City has given a preliminary cost estimate of \$500,000 to complete the extension. Lowe's will be responsible for approximately \$150,000 of the total cost.

**Signage:** An interstate pylon sign is desirable for this site to give customers the ability to access the off ramp before reaching the site.



**SITE DATA**

**GENERAL**

**Site:**  
 Acreage: Total 31.26, Developed 12.48  
 Latitude: 33.1727 N  
 Longitude: 95.9009 W

**Building:**  
 Classification 94K STANDARD  
 Total Sq. Ft. 109,826  
 Garden Center Sq. Ft. 23,815

**List Architectural Upgrades Required:**  
 NONE

**Can Flex Space be Used for Display and Staging of Merchandise?** YES

**List Limits to Visibility of Building:**  
 NONE

**SIGNS**

**Road Signage Requested:**  
 No. of Pylon Signs 1  
 Max. sq. ft. 250  
 Max. height 75  
 Shopping Center? NO  
 (Position on SC Sign? N/A)

No. of Monument Signs 0  
 Max. sq. ft. 112  
 Max. height 17.5  
 List Limits to Visibility of Road Sign:  
 Pylon needed for off ramp access from West bound I-30

**Building Signage Requested:**  
 Front Elevation Max. sq. ft. TYPICAL  
 Additional Building Signs Requested:  
 Right Side NO  
 Left Side NO  
 Rear of Bldg NO

**PARKING**

**Lowe's Standard Requirements:**  
 Standard Spaces: 418  
 Handicapped Spaces: 12  
 Total Spaces: 430  
 Ratio (spaces/1000 sq. ft.) 3.91

**City/Municipality Parking Requirements:**  
 Standard Spaces: 425  
 Handicapped Spaces: 12  
 Total Spaces: 437  
 Ratio (spaces/1000 sq. ft.) 3.93  
 Ratio w/GC sq. ft. 3.84

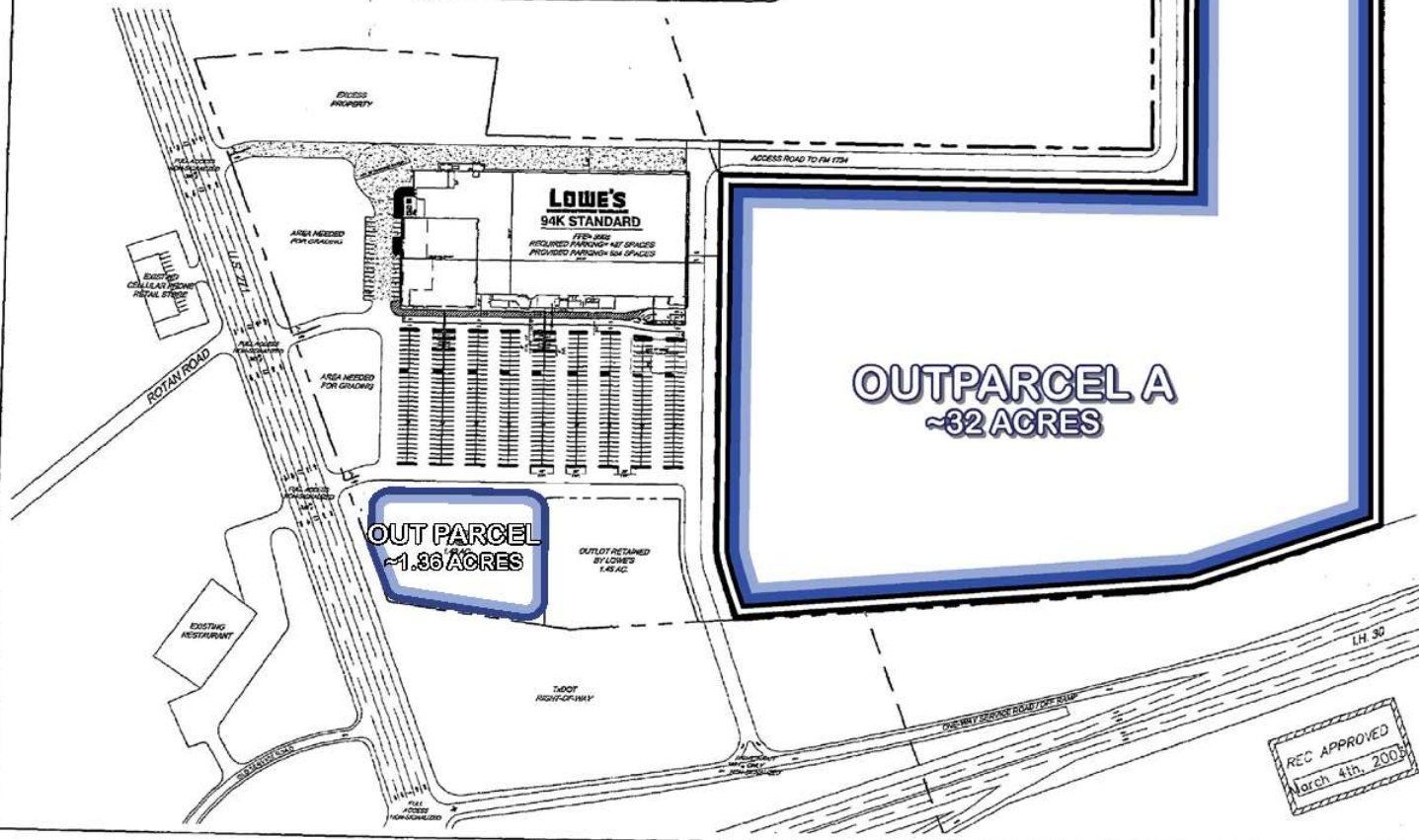
**Parking Provided:**  
 Standard Spaces: 503  
 Handicapped Spaces: 12  
 Total Spaces: 515  
 Ratio (spaces/1000 sq. ft.) 5.69  
 Ratio w/GC sq. ft. 3.85

**TRAFFIC**

**Signals:**  
 Existing Yes  No  
 Location  
 Proposed Yes  No  
 Location  
 Required Yes  No

**Traffic Counts:**  
 23,029 /Day  
 I-30 East of Hwy 271  
 7,300 /Day  
 Hwy 271 North of I-30  
 /Day

**Infrastructure:**  
 Future Infrastructure Improvements Proposed by Government Agencies That Will Affect the Lowe's Site:



**REC APPROVED**  
March 4th, 2003

**LOWE'S HOME CENTERS, INC.**

**PROJECT TEAM**  
 David Shelton, Site Director, Eng. & Const.  
 Steve Smith, Site Director, Eng. & Const.  
 Wayne Blackmon, Site Development Manager  
 Bill Blackmon, Site Development Manager

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**LOWE'S ENGINEERING AND CONSTRUCTION**  
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 Houston, Texas 77040  
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**PRELIMINARY Site Plan**  
**LOWE'S OF Mount Pleasant**  
 Mount Pleasant, Texas  
 PROJECT # 03-00232 | DRAWING # 03-00232-01

**REC**

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