



4 ACRES
FOR SALE

SALES CONTACT
CHRISTOPHER M. GIBBONS
214.572.8408
CGibbons@theretailconnection.net

MANAGING BROKER
TED GILDEA
617.369.5914
tgildea@atlanticretail.com

PROJECT HIGHLIGHTS

- Lowe's Outparcel available (4.00 AC)
- Located in a major retail corridor near Walmart, Hobby Lobby, Tractor Supply Co., Walgreens, CVS, McDonald's and Starbucks
- Great visibility and access from TX-256
- Strong traffic counts (26,587 ADT) on TX-256

DEMOGRAPHICS



TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
5,523	8,584	10,209



TOTAL POPULATION

3 MILES	5 MILES	7 MILES
14,753	22,672	26,730



AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$59,132	\$59,867	\$60,600



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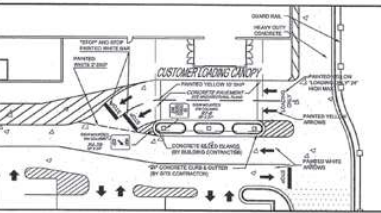
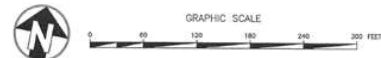
**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION SHOWN FROM A TOPOGRAPHIC SURVEY PERFORMED BY GEOMATIC CONSULTANTS OF ONE BRANCH, INC. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS INDICATED IN SECTION 2 OF ANY DISCREPANCY OR DISCREPANCY TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION, DIMENSIONS, AND DEPTH OF ANY EXISTING UTILITIES, STRUCTURES, AND FEATURES BEFORE ANY CONSTRUCTION BEGINS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSIONS OF ANY DISCREPANCIES AND NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

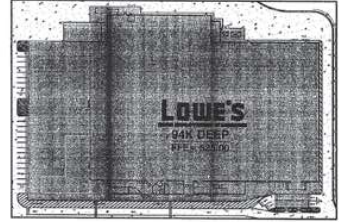
LEGEND

REGULAR DUTY PAVEMENT	
HEAVY DUTY PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	
CONCRETE DRIVE APPROACH	

- CONSTRUCTION NOTES**
- CONTRACTOR SHALL VERIFY THE PROPOSED PLANS FOR EXISTING UTILITIES AND DIMENSIONS OF EXISTING PAVEMENT, CURB AND GUTTER, AND OTHER FEATURES. EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
 - ALL CURB AND GUTTER SHALL BE 42" TO FRONT OF CURB, WITH APPLICABLE, UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL VERIFY THE LOCATION AND DIMENSIONS OF ALL EXISTING UTILITIES, STRUCTURES, AND FEATURES BEFORE ANY CONSTRUCTION BEGINS.
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ENLARGED CUSTOMER LOADING CANOPY
SCALE - 1"=30'



BUILDING LIMITS
SCALE - NTS

SITE DATA

Acres:	
Lowe's Tract	20.83
Outparcel	2.25
Total	20.83
Main Building:	
Sales Floor	94,836 S.F.
Office Area	3,547 S.F.
Receiving/Overlook	8,311 S.F.
Main Building Total	116,123 S.F.
Garden Center:	
Shade Structures	5,517 S.F.
Covered Area	7,029 S.F.
Open Area	15,174 S.F.
Garden Center Total	27,720 S.F.
Parking Requirements:	
Lowe's Parking Required:	
Standard	418
Handicapped	12
Total Parking Required	430
Ratio = 3.31 (spaces/1000 sf)	
Local Parking Required:	
Standard	448
Handicapped	12
Total Parking Required	460
Ratio = 4.18 (spaces/1000 sf)	
Parking Provided:	
Standard	454
Handicapped	12
Total Parking Provided	466
Ratio = 4.31 (spaces/1000 sf)	

PLANS SUBJECT TO REVIEW AND APPROVAL BY JURISDICTIONAL ENTITIES

*** STOP! CALL BEFORE YOU DIG! ***
AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND REPAIR ACT, TAKE ONE (1) ONLY. SYSTEM MUST BE CONSTRUCTED (800-485-4568) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS BEING PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE (800-485-4568).

LowE's HOME CENTERS, INC.
2715 TX-256 LOOP PALESTINE, TX 77477

REVISIONS

DATE	DESCRIPTION
08/14/24	ISSUE SET
08/14/24	COMMENTS
08/14/24	COMMENTS
08/14/24	REVISIONS

LOWE'S ENGINEERING AND CONSTRUCTION
PALESTINE, TEXAS
336.655-4000 (TX)
336.655-2427 (FL)

LOWE'S ENGINEERING AND CONSTRUCTION
PALESTINE, TEXAS
336.655-4000 (TX)
336.655-2427 (FL)

ORIGINAL
ISSUE DATE: 08/14/24
PRINT SET ISSUE DATE: 08/14/24
CONSTRUCTION SET ISSUE DATE: 08/14/24
DRAWING NUMBER: C-7

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