

CORSICANA SHOPPING CENTER

CORSICANA, TX | 1809-1813 W 7TH AVENUE



- Located along West 7th Avenue, Corsicana's Main Retail Drag
- Perfectly Placed Between HEB & Wal-Mart Supercenter
- Four 2nd Generation Spaces Available [2,816 – 9,527 SF], Including a 2nd Generation Restaurant Space
- \$14.50 PSF + NNN Estimated at \$3.60 PSF
- Corsicana is the County Seat of Navarro County
- Great Pylon Signage Opportunities
- Excellent Traffic & Visibility
- Corsicana is Known as the Birthplace of the Texas Oil Industry

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Population	8,604	24,742	28,426
2023 Daytime Population	7,591	29,480	33,436
2023 Total Households	2,801	8,612	9,892
2023 Average HH Income	\$69,465	\$72,524	\$73,925

TRAFFIC COUNTS:

W 7th Ave: 22,208 VPD

CENTER SIZE: 44,086 SF

AVAILABLE: 2,816 SF - 9,527 SF

FOR LEASE: PLEASE CALL FOR DETAILS

AREA RETAILERS:

HIBBETT
SPORTS

BIG
LOTS!

BUDDY'S
HOME FURNISHINGS

Jack
in the box

SONIC

FAMILY DOLLAR
my family, my family dollar.

WHATABURGER

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

BUSH'S
CHICKEN!

BOOT BARN

BRAUM'S

SHIPLEY
HOMES

Shipley

verizon

THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

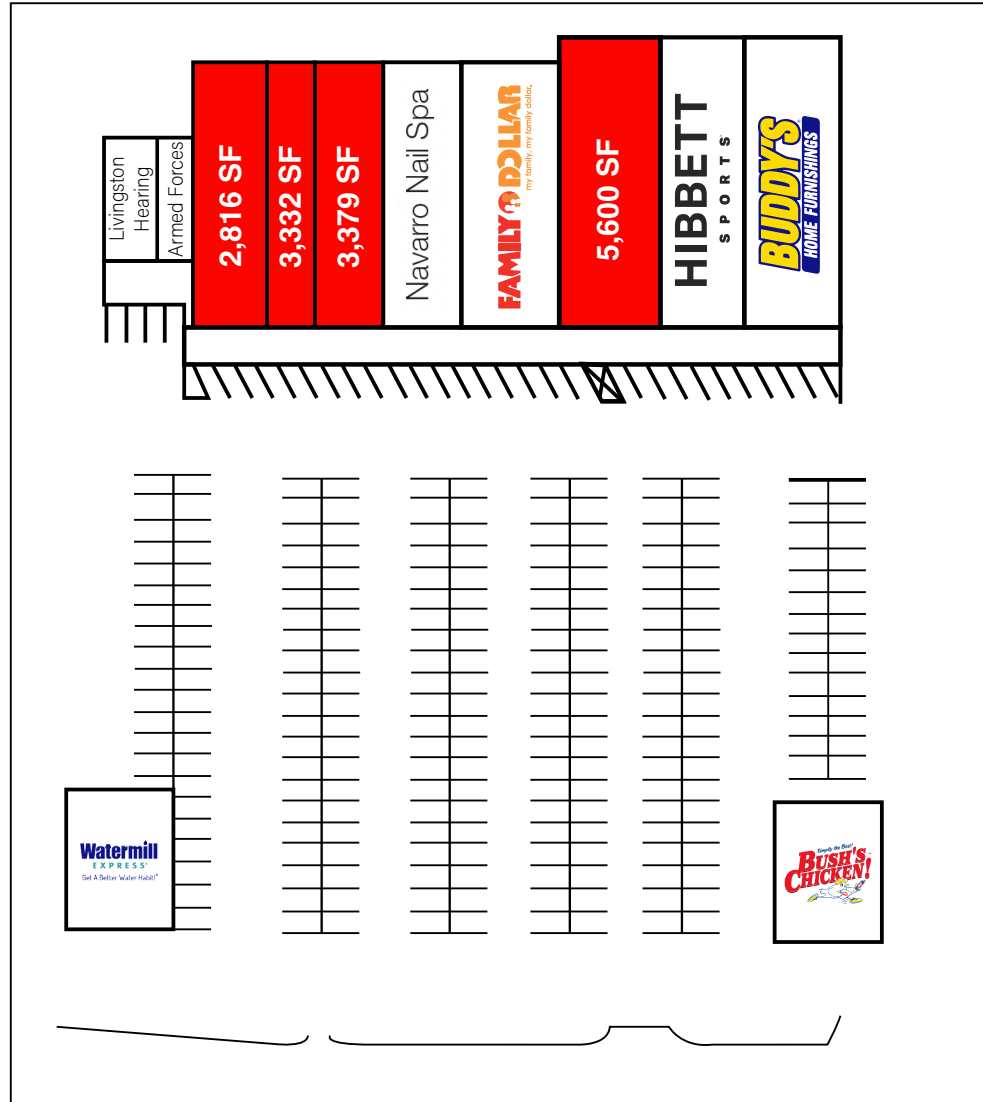
THAD BECKNER

214.572.8457

tbeckner@theretailconnection.net

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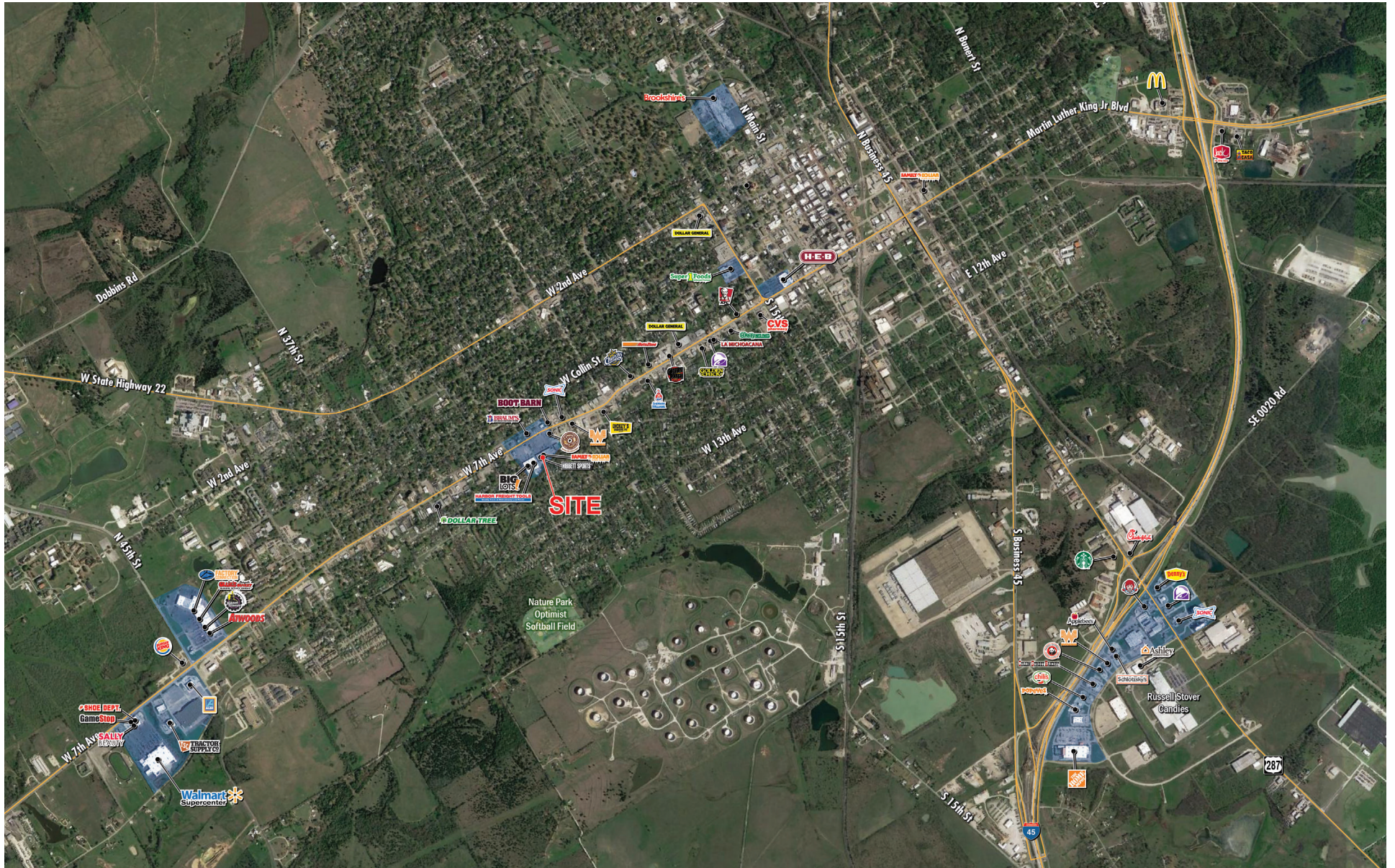
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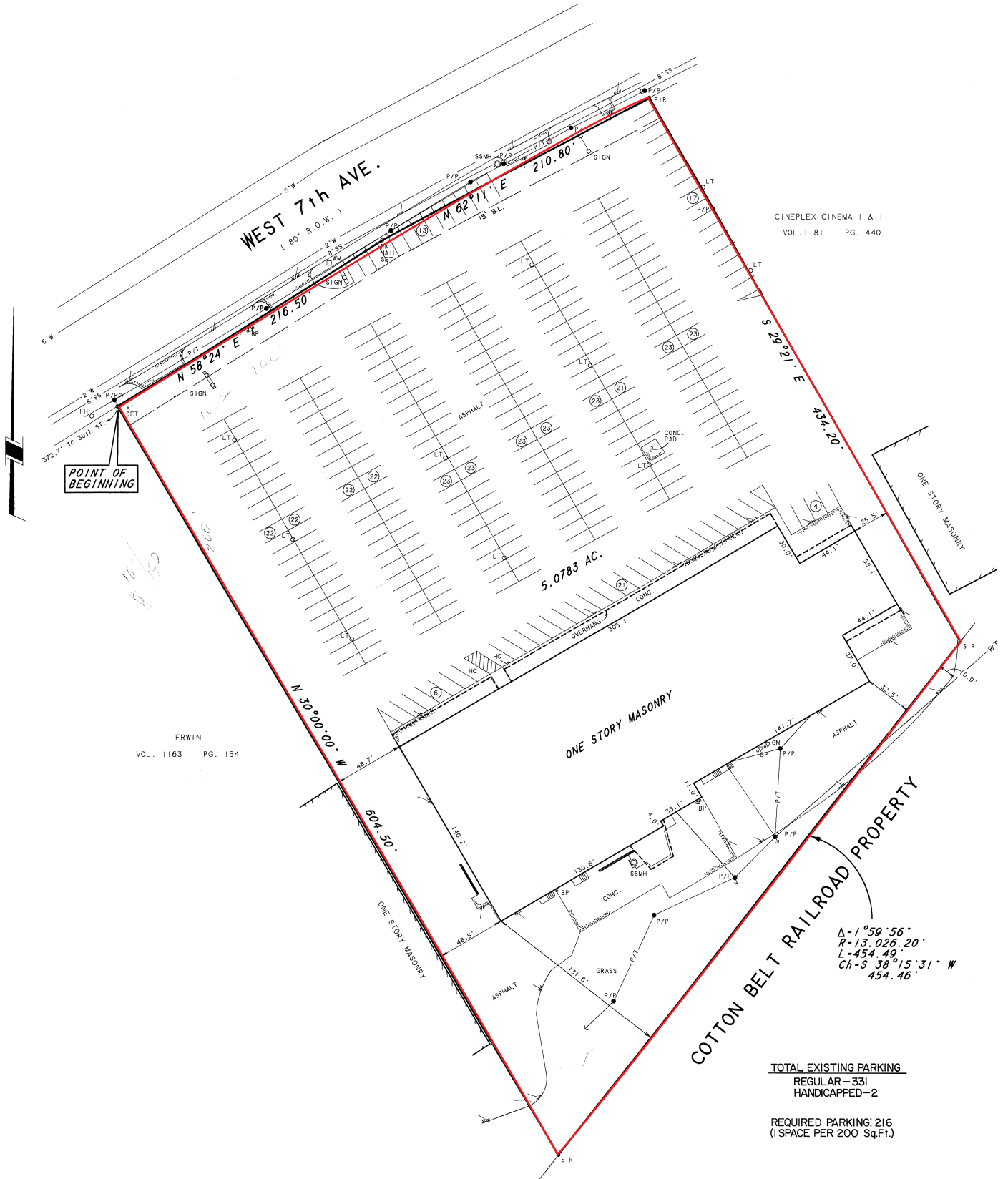
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CINEPLEX CINEMA I & II
VOL. 1181 PG. 440

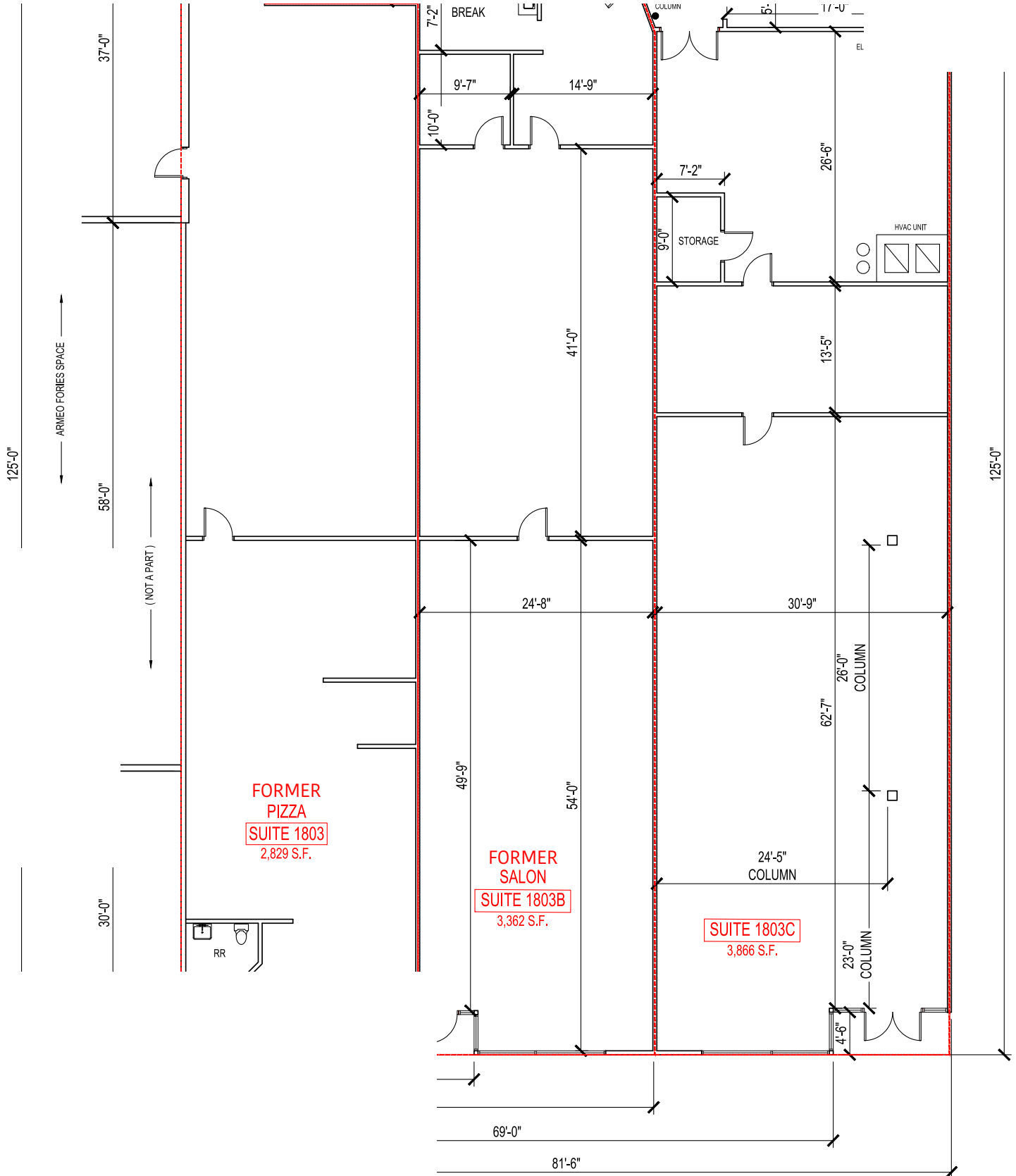
ERWIN
VOL. 1163 PG. 154

TOTAL EXISTING PARKING
REGULAR—331
HANDICAPPED—2

REQUIRED PARKING: 216
(1 SPACE PER 200 SqFt.)

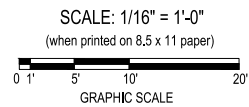
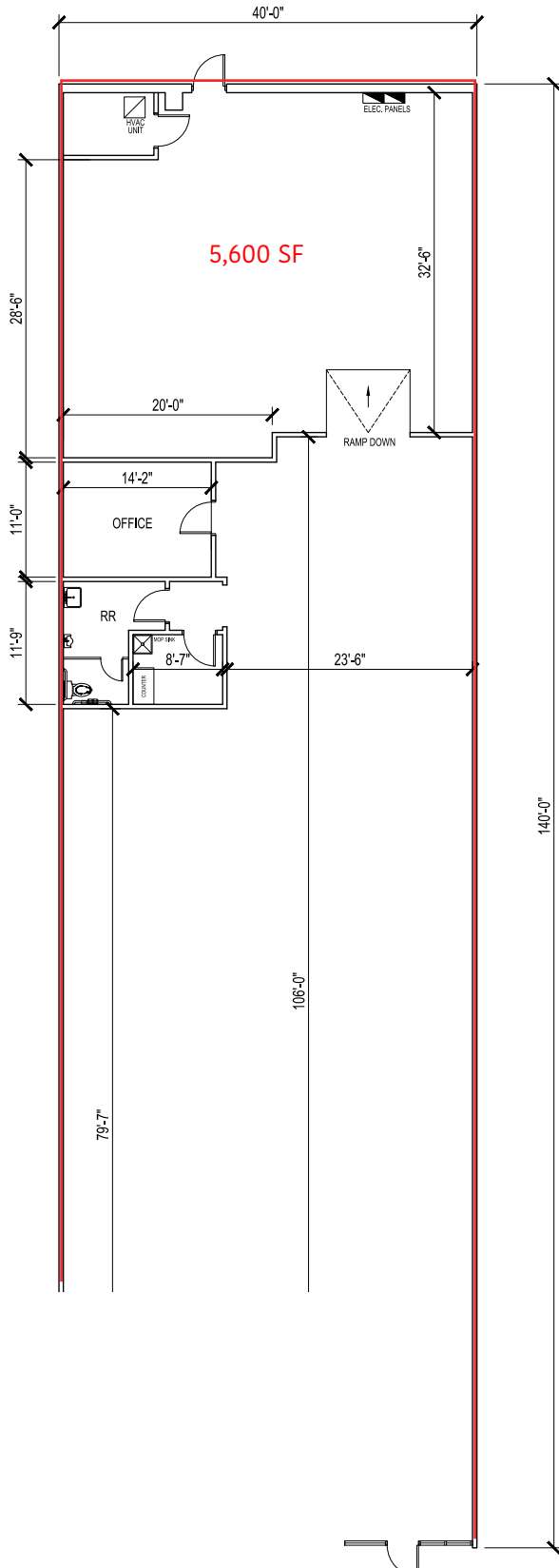
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FLOOR PLAN - 5,600 S.F.
1809C W. SEVENTH AVE.
CORSICANA, TEXAS.

Revised: 2/14/22

Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the

broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date