

FOR SALE



# RESIDENTIAL LAND DEVELOPMENT

4816 W Business 31 | Corsicana, TX 75110



Corsicana Middle & High School



D.R. Horton's 250+ Acre Single Family Community Development



State Hwy-31 W

Jose Antonio Navarro Elementary School

**Karam Khalil**

817.803.3287  
VISIONCOMMERCIAL.COM  
INFO@VISIONCOMMERCIAL.COM

PRICE | \$1,650,000 | \$1.13 PSF

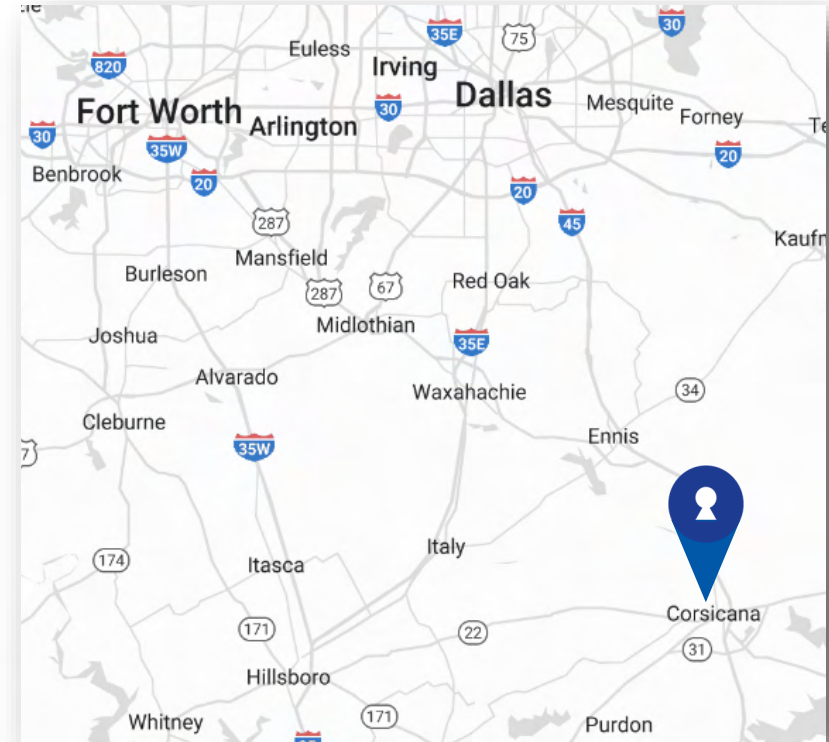
**\$400,000 Seller Financing Available**  
**30 Year Term | 5% Fixed Interest Rate**



PROPERTY AREA | **1,885,959 SF**  
**43.30 ACRES**

## PROPERTY HIGHLIGHTS

- 👁️ D.R. Horton has begun construction on over 250+ acres only 0.5 miles up the road
- 👁️ Major city announcement: TJ Maxx, Academy, ULTA & Hobby Lobby have officially entered the Corsicana market and began construction only 0.5 miles up the road
- 👁️ Under construction or completed: Dutch Bros, Layne’s Chicken, Chase, McDonald’s, Mavis Discount Tire & more!
- 👁️ This large 43.30 acre site has 531 feet of HWY-31 frontage with no easements, great shape, not in a flood zone, gently levelled and utilities nearby
- 👁️ 1-mile from Navarro College, Corsicana High and Middle School, Navarro Regional Hospital, Walmart Supercenter, College Park Mall and more!
- 👁️ High value investment opportunity to develop today or hold long-term as Corsicana's in it's growth phase with fortune-500 companies entering the market



## DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	1,205	4,371	9,521	27,106
DAYTIME POPULATION	978	5,725	10,203	30,474
AVG HH INCOME	\$69,067	\$68,063	\$70,597	\$72,953

\*STDB.com 2024

## TRAFFIC COUNT

16,264 VPD at State Hwy 31 W & Veterans Dr

## ADDITIONAL INFORMATION

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- 👁️ The site is surrounded by national brand retail tenants including Walmart Supercenter, TJ Max, ULTA, Academy, Hobby Lobby, ALDI, McDonald's, Murphy USA, Tractor Supply Co, Burger King, Exxon, H-E-B, KFC, O'Reilly Auto Parts and many others
- 👁️ This site is one mile from Navarro College, servicing 7,139 students and 675 employees
- 👁️ This site is less than two miles from Corsicana High School, which features an enrollment 1,761 students and employees 152 staff
- 👁️ The site is beneficially located 1.5 miles from Navarro Regional Hospital, with 160+ total staffed beds and \$452,989,637 gross patient revenue
- 👁️ Centrally located near Corsicana schools and community hubs including Navarro College (7,139 students), Corsicana Middle School (935 students), Jose Antonio Navarro Elementary (581 students), IOOF Park, Navarro Junior College Baseball Fields, Stuart J. Beebe Athletic Complex, and several others



**DUTCH BROS** Office  
**Smitty's** CAR WASH  
**VERABANK** GENUINE BANKING  
**LAYNE'S** Chicken Fingers  
**MAVIS DISCOUNT TIRE**  
**McDonald's**

**OLLIE'S** GOOD STUFF CHEAP  
**SHOE sensation**  
**planet fitness**  
**ATWOODS** RANCH & HOME GOODS  
**Bealls** INC.

**HARBOR FREIGHT**  
 QUALITY TOOLS LOWEST PRICES  
**DOLLAR TREE**

**GREENKEY STORAGE**

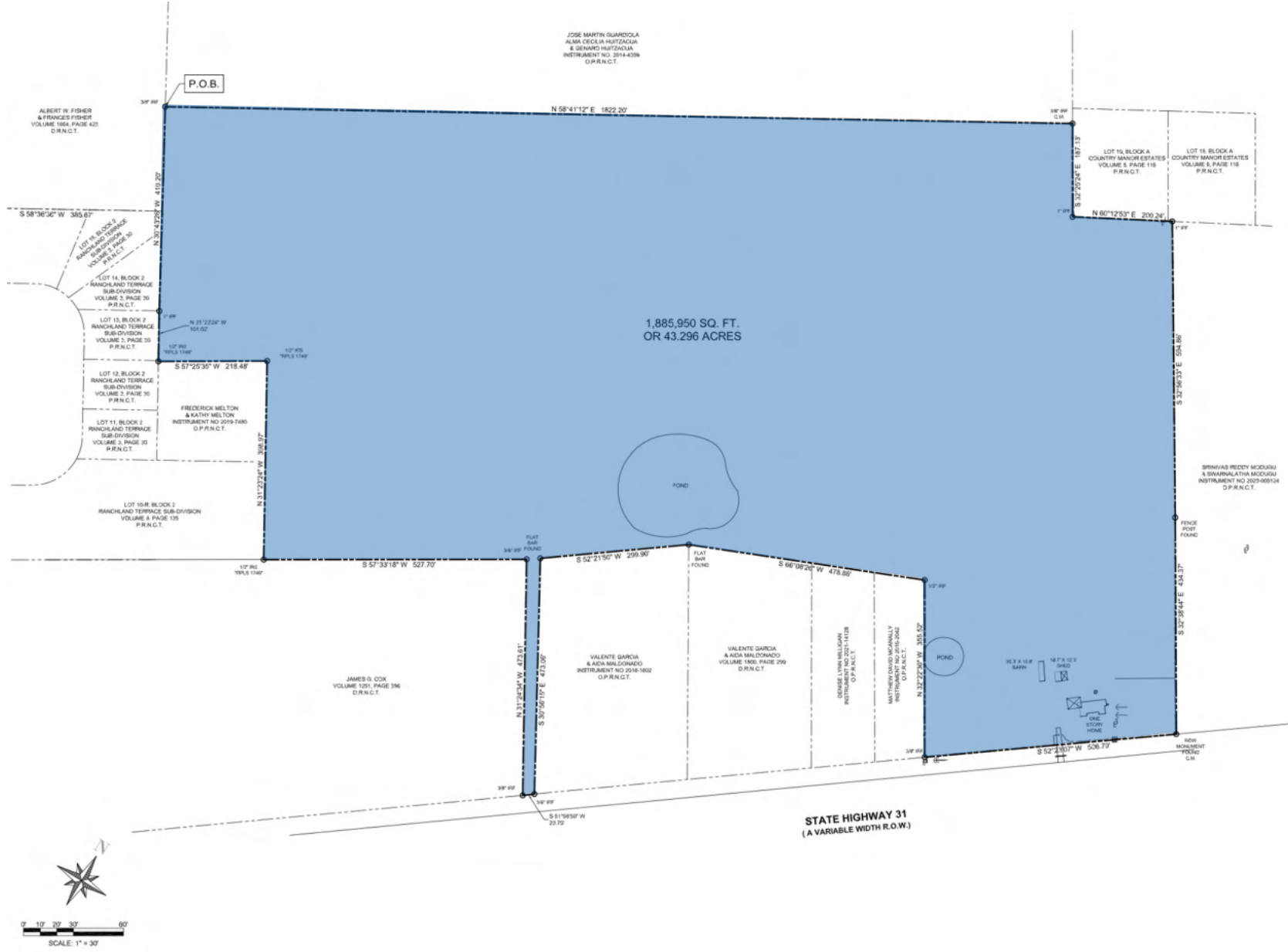
**TAKE 5**  
**ALDI**  
**Exxon**  
**COUNTRY MEADOWS** RETIREMENT COMMUNITIES

CURRENTLY UNDER CONSTRUCTION  
**T.J. Maxx**  
**Academy SPORTS+OUTDOORS**  
**ULTA BEAUTY**  
**HOBBY LOBBY**

**BP CUSTOMS LLC** AUTO AND REPAIR (937) 467-3062  
**American RV Park** CORSICANA, TEXAS  
**BACKROAD BROADBAND**  
**RES CARE** COMMUNITY LIVING  
**STEEL S** METAL SUPPLY, LLC  
**CAMPTOWN** OUTFITTERS

**WOODFOREST** NATIONAL BANK  
**MURPHY USA**  
**SALLY.**  
**TSC TRACTOR SUPPLY CO**  
**Great Clips** **cicis**





The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.



SUBJECT SITE

D.R. Horton's 250+  
Acre Single Family  
Community Develop-  
ment

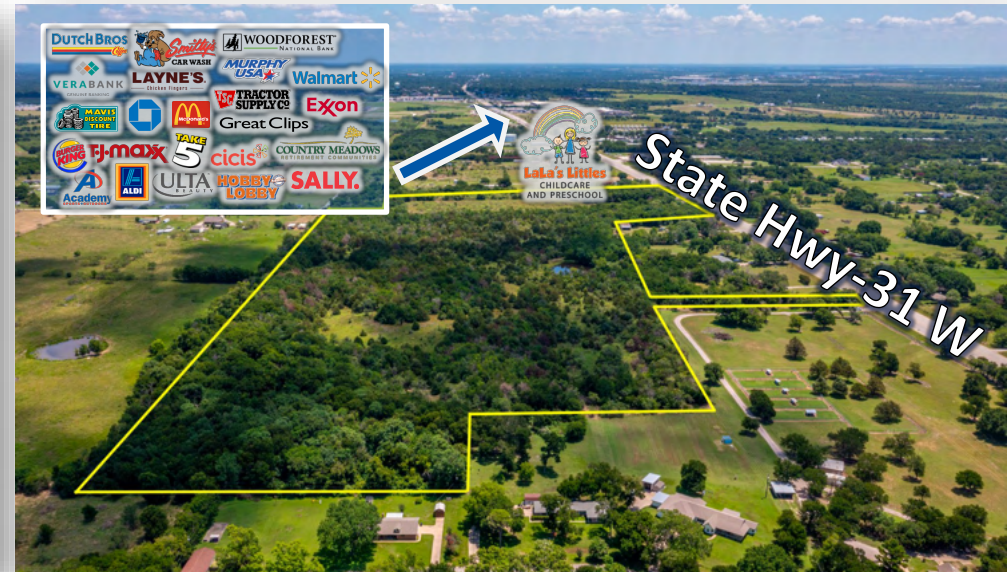
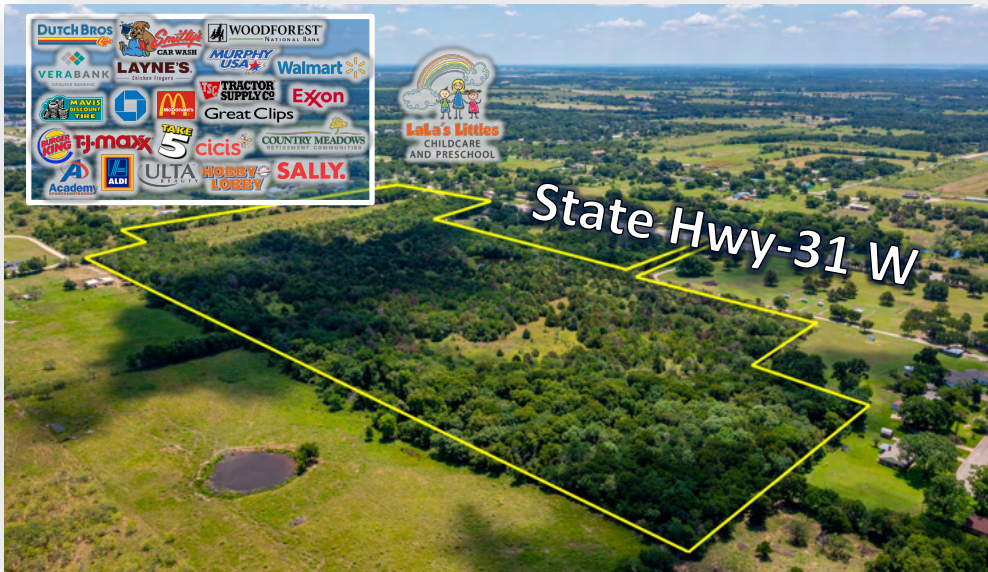
State Hwy-31 W























### COMMERCE

250+ Major Companies & Headquarters  
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



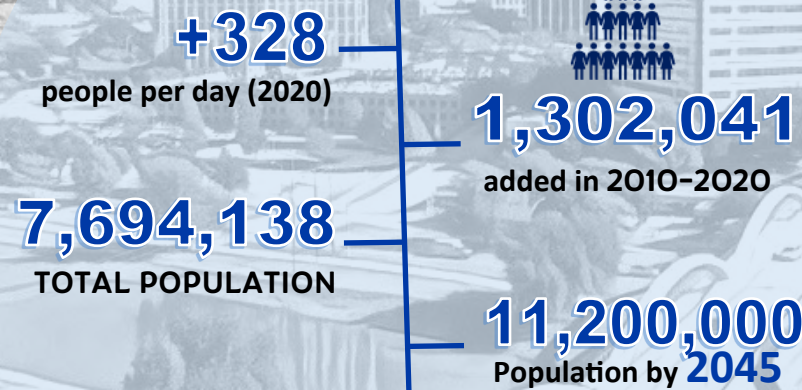
- #1 in the country for 3-year job growth (185,600 jobs)
- #1 in the country for job recovery to pre-pandemic high (3,951,900 jobs) BLS, Dec. 2021
- 4 Global 500 Companies Fortune, 2021
- 9 World's Most Admired Companies Fortune, 2022
- 22 Fortune 500 Companies



**50% LOWER COST OF LIVING**  
With a lower cost of living than the top three U.S. Metros.

**+7.2% EMPLOYMENT GROWTH**  
With a year over year gain of 277,600 jobs as of July 2022

### DFW AREA GROWTH



4TH LARGEST METRO IN U.S. OVER 200 CITIES

- 3 Commercial AIRPORTS**
- DFW International
  - Dallas Love Field
  - Alliance
- Travel anywhere in Continental U.S. in **4 hours**
- Access nearly **60** international destinations

### HIGHER EDUCATION

**Three Research 1 Universities**

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

**30** Higher Education Institutions  
**15** Major Universities Including: **TCU**, **SMU**

### HEALTH CARE

**138** HOSPITALS & FACILITIES with Acute Care  
**32** MAJOR HOSPITALS  
**23** HEALTHCARE SYSTEMS

# INFORMATION ON 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

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Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)