

FOR LEASE



## SEQ Lamar Avenue & 25th St.

2500 Lamar Ave, Paris, TX 75460

Ally Huynh

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www.expcommercial.com

# For Lease

2500 Lamar Ave, Paris, TX 75460



## HIGHLIGHTS

- Recently delivered retail/medical space ready for occupancy
- Drive-thru end cap for QSR, coffee, urgent care, or pharmacy concepts.
- Serves undersupplied market: 25,000 city population growing 3.81% annually with limited new construction.
- Immediate proximity to Paris ISD campuses (3,900 students) generating consistent parent/family traffic.
- 1-mile trade area: 9,394 residents | 4,040 households.
- Regional draw: 50,000+ Lamar County population .

## AVAILABLE

RBA:	1,500 - 6,000 SF
Lease Rate:	Contact Broker
Delivered:	May 1st, 2026

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Population	23,915	29,680	38,450
Total Households	9,925	12,181	15,590
Average HH Income	\$62,549	\$66,528	\$73,184
Annual Population Growth	0.6%	0.6%	0.6%

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# Site Plan

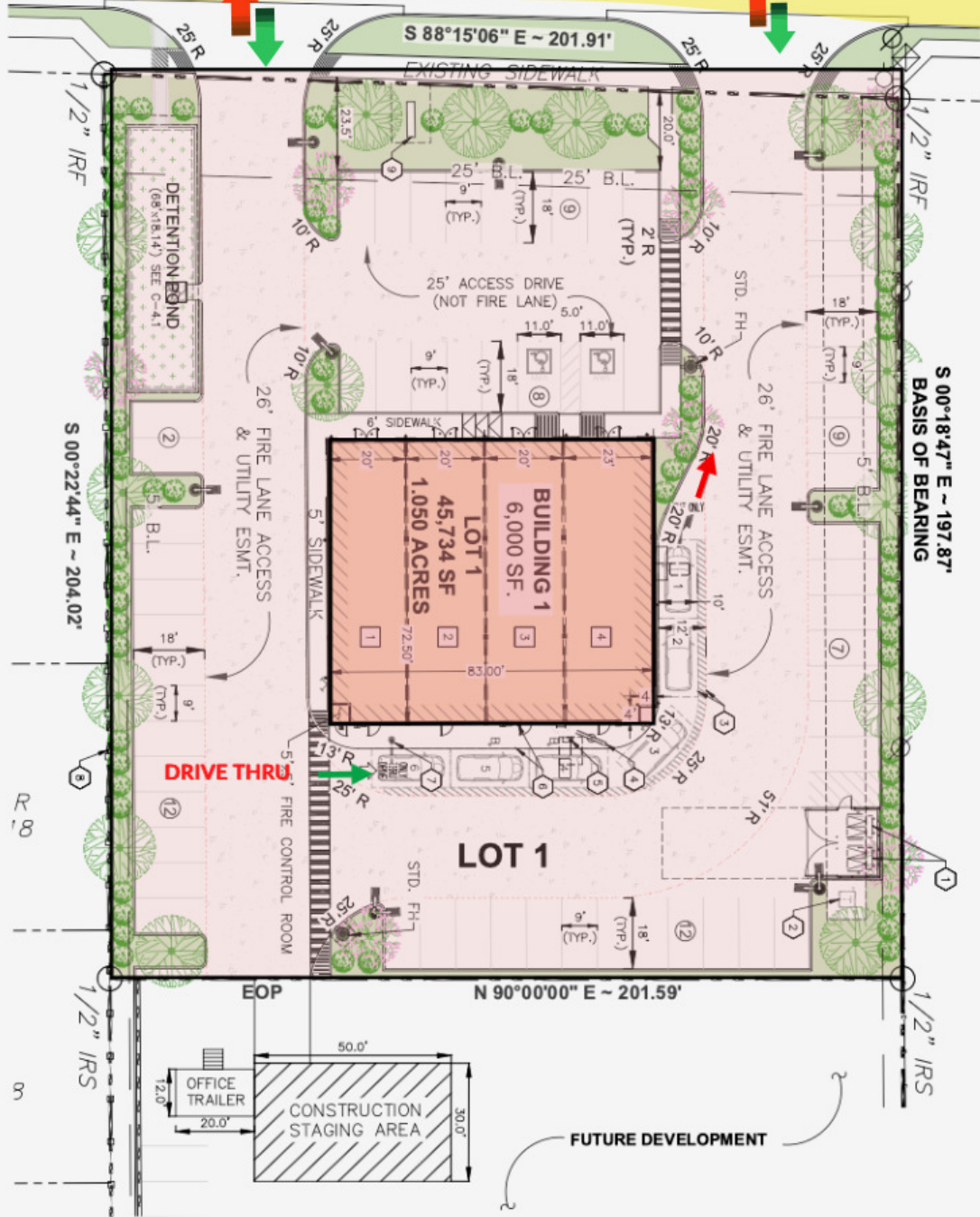
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## LAMAR AVENUE

(11,813 VPD)<sup>2</sup>  
(W. & S. ELYMOUTH R.O.W.)

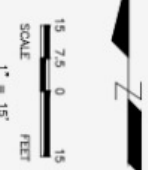
SURFACE COVERAGE TABLE	
AREA DESCRIPTION	AREA (SQ. FT.)
INTERIOR SUBFACES	37,382
PAVEMENT	11,114
CONCRETE	31,673
ASPHALT	1,441
GRASS	2,200
LANDSCAPE	1,000
WOOD	1,000
ROCK	1,000
OTHER	1,000
<b>TOTAL</b>	<b>66,706</b>



- KEY NOTES**
- (1) TRASH RECEPTACLES WITH SCREENING, SEE C-9.0.
  - CONCRETE PAVEMENT TRANSITION: COMPATIBLE WITH ELECTRICAL SERVICE PROVIDER FOR SPECIFICATIONS.
  - PAVEMENT STRIPING
  - MENU BOARD (TO BE INSTALLED BY OTHERS)
  - LOOP INDUCTION SYSTEM SPEAKER & OPTIONAL CANOPY (TO BE INSTALLED BY OTHER)
  - CURBLESS CONCRETE PAVING, INSTALL BOLLARDS 5' FROM BUILDING FACADE AS SHOWN (15' ON-CENTER)
  - CLEARANCE SIGN (TO BE INSTALLED BY OTHERS)
  - INSTALL 8' SOLID FENCE ALONG PROPERTY LINE (SUBJECT TO APPROVAL BY SEPARATE PERMIT)
  - MULTI-TENANT MONUMENT SIGN (SUBJECT TO APPROVAL BY SEPARATE PERMIT)

**NOTES**

- EXISTING PROPERTY ADDRESS: 2500 & 2504 LAMAR AVENUE, PARIS, TEXAS 75460
- ACCORDING TO FEMA FLOOD HAZARD MAP, COMMUNITY MAP AND AERIALS, EFFECTIVE DATE AUGUST 14, 2011, ZONE X, THIS PROPERTY DOES NOT APPEAR TO BE WITHIN A 100-YEAR FLOOD PLAIN.



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# Additional Photos

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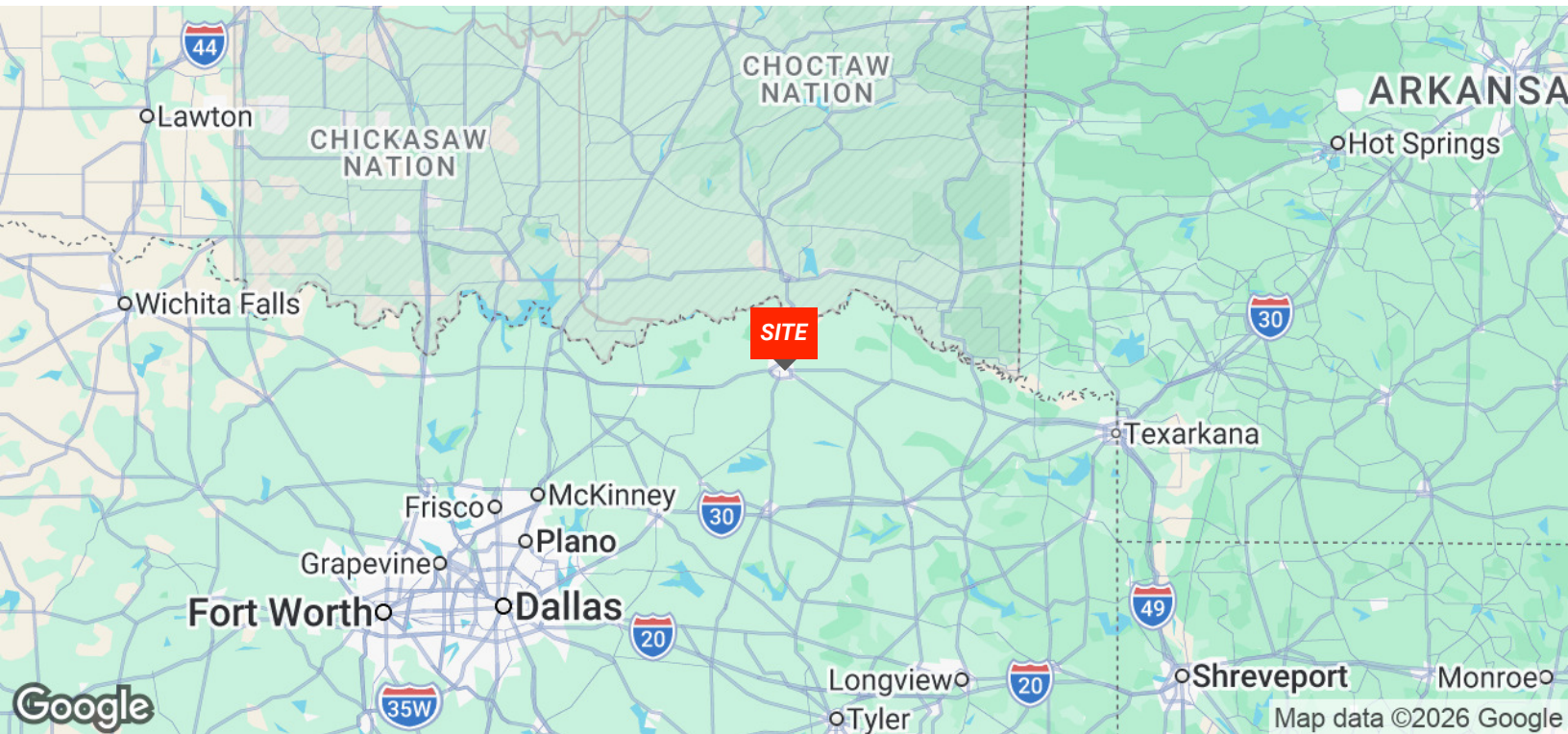
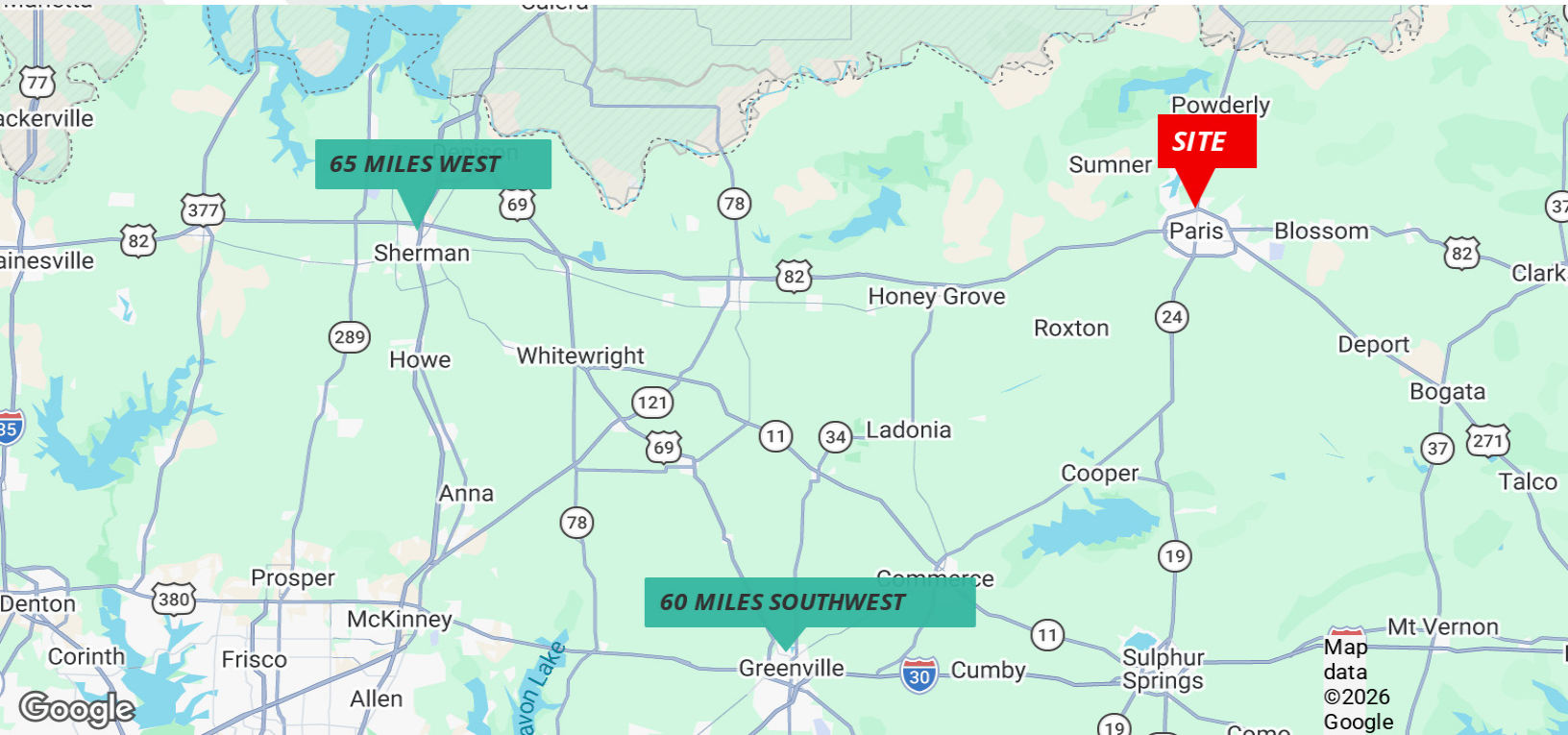


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# Regional Map

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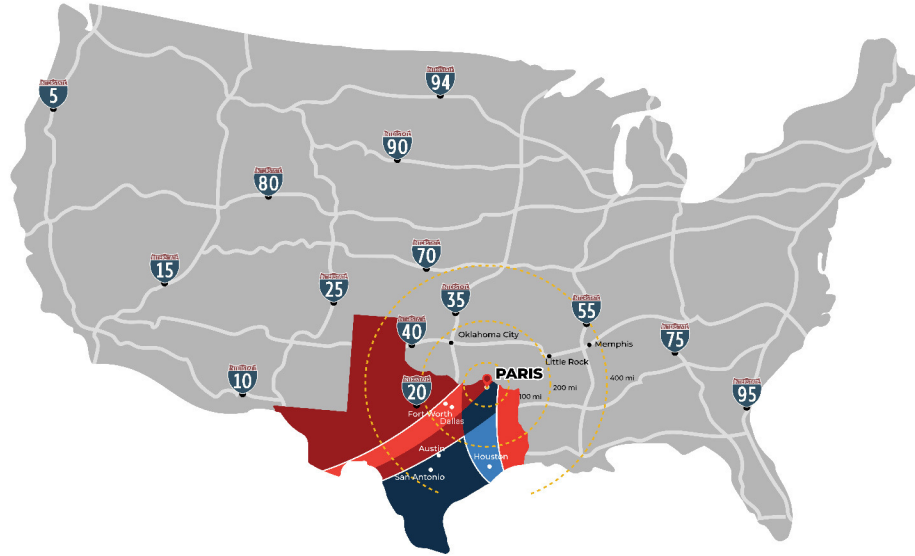
# ECONOMIC PROFILE

## PARIS, TEXAS

**49,705** Micropolitan Population

**25%** Workforce in Manufacturing

**#6** In Housing Affordability



600+ Available Acres • 1.5 Hours from DFW Metroplex • No State Income Tax

### WORKFORCE DATA

Empl (Place of Work)	Unempl
45-minute radius  158,962	6,792
<b>Unemp Rate</b>	<b>Annual Mean Wage<sup>1</sup></b>
3.8%	\$49,100

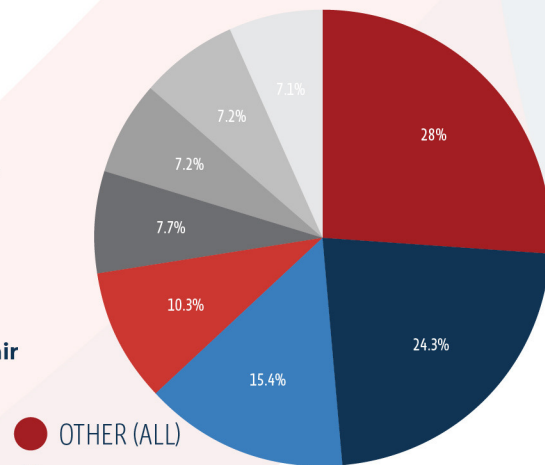
### 1.5 HOURS FROM DFW

Cities	Distance (Mi)	Drive Time
Dallas-Ft. Worth	105	1hr 40mins
Houston	306	4hr 54mins
Austin	300	4hr 36mins
Oklahoma City, OK	223	3hr 19mins
Tulsa, OK	185	2hr 56mins
Little Rock, AR	243	3hr 47mins
Shreveport, LA	166	2hr 51mins

### AVERAGE WAGE COMPARISON

PARIS	NATIONAL	
\$43.06	\$59.70	Management
34.01	\$42.02	Business and Financial
\$23.68	\$31.15	Educational Instruction and Library
\$19.65	\$24.29	Sales and Related
\$19.33	\$22.61	Office and Administrative Support
\$22.26	\$28.21	Construction and Extraction
\$24.82	\$27.44	Installation, Maintenance, and Repair
\$20.65	\$22.37	Production
\$41.00	\$46.78	Architecture and Engineering
\$37.41	\$41.54	Life, Physical, and Social Science
\$25.92	\$27.65	Community and Social Services

### INDUSTRY BREAKDOWN



- OTHER (ALL)
- MANUFACTURING
- HEALTH CARE/SOCIAL ASSISTANCE
- RETAIL TRADE
- ACCOMODATION AND FOOD
- CONSTRUCTION
- ADMIN/SUPPORT & WASTE MANAGEMENT
- EDUCATIONAL SERVICES

Source: JobsEQ®. Data as of 2022Q4. The shaded areas of the graph represent national recessions

### JOB GROWTH TREND

**4% OVERALL INCREASE**  
**IN THE LAST FIVE YEARS.**



Where Texans Reach Higher

# ECONOMIC PROFILE

## PARIS, TEXAS



■ 22,825 Housing Units  
 ■ \$210,700 Average Home Value



### LEGEND

- ① 123 Acres
- ② 125 Acres
- ③ 116 Acres
- ④ 45 Acres
- ⑤ 200 Acres
- ⑥ 8 Acres
- ⑦ 23 Acres

## EDUCATION

### Paris Junior College

- Higher than average rates of graduates with vocational degree and certifications
- Tailored training/education for you business

### Texas A&M University of Commerce

- D1 University
- 35 min drive from Paris

### Major School Districts

- CTE Programs providing job preparedness in vocational roles

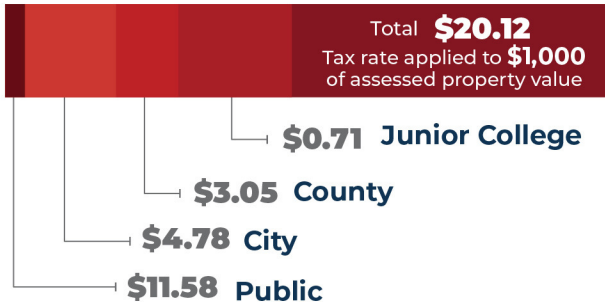
## HIGH QUALITY • AFFORDABLE COST

- Revitalized Historical Downtown
- Local Parks and Museums
- Three Area Lakes
- Biking Destination
- World Famous Eiffel Tower

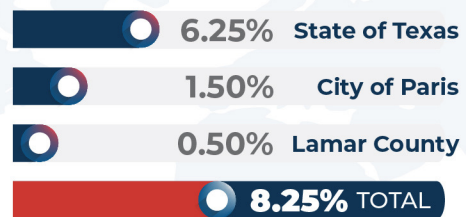
**36+** Large Scale Events Annually

Total Cost of Living **13.6%** Lower Than National Average  
 Housing Cost **39.5%** Below National Average  
**#6** Home Buyer Affordable Housing

## PROPERTY TAX



## SALES TAX



## NO STATE INCOME TAX

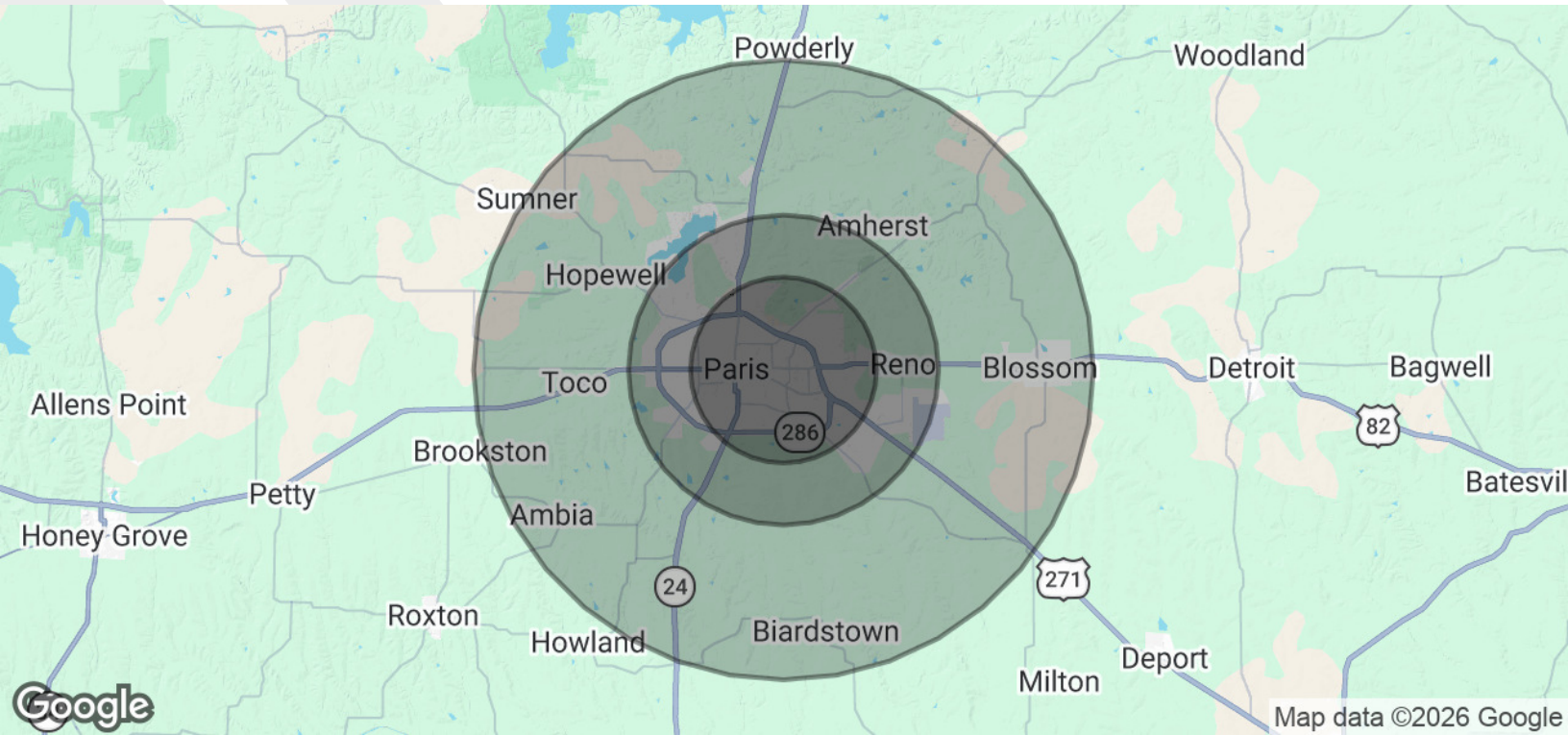
## MAJOR EMPLOYERS



# Demographics Map & Report

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	23,915	29,680	38,450
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	9,925	12,181	15,590
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$62,549	\$66,528	\$73,184
Average House Value	\$169,786	\$182,497	\$198,848

2020 American Community Survey (ACS)

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# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker’s duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant’s agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>eXp Commercial</b>	<b>9010212</b>	<b>TX.Broker@expcommercial.com</b>	<b>855.450.0324</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Cliff Bogart</b>	<b>313043</b>	<b>TX.Broker@expcommercial.com</b>	<b>855.450.0324</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Cliff Bogart</b>	<b>313043</b>	<b>TX.Broker@expcommercial.com</b>	<b>855.450.0324</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Ally Huynh</b>	<b>TX #0763573</b>	<b>ah@thecreality.com</b>	<b>972.265.9683</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date