



Commercial Lot for Sale

*Capitalize on the Navarro
College Market!*



PROPERTY HIGHLIGHTS

- Great visibility along Highway 31
- Prime retail or QSR development site for Navarro College market
- Existing parking lot and curb cuts
- 1/2 mile from expanding Walmart development center
- Traffic Count: 16,264 VPD

5 Mile Demographics

- **Population: 24,019**
- **Households: 8,567**
- **Avg HH Income: \$69,600**

**3205 W 7th Ave
Corsicana, Texas 75110**

**.82 acre (35,850 SF)
Zoned General Retail (GR)**

Presented by:

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