

Searching for the ideal retail location?

If **EXPANSION** is in your **FUTURE**, we **NEED TO TALK** with you about **YOUR OPPORTUNITIES AT CORSICANA CROSSING** the intersection of **I-45** and **HWY 287 EXIT 229**, with a traffic count of over **50,000 CARS** per day



Ideal Pad sites,
from
1 to 20 acres,
starting at
\$2.75 /sq. ft

Contact Owner/Developer Jerry Bauer
at 612-812-6184 or jbauer@msn.com
www.CorsicanaParcels.com



We've already done that for you.



Join the growing number of Businesses in this Superior Corsicana, Texas Location

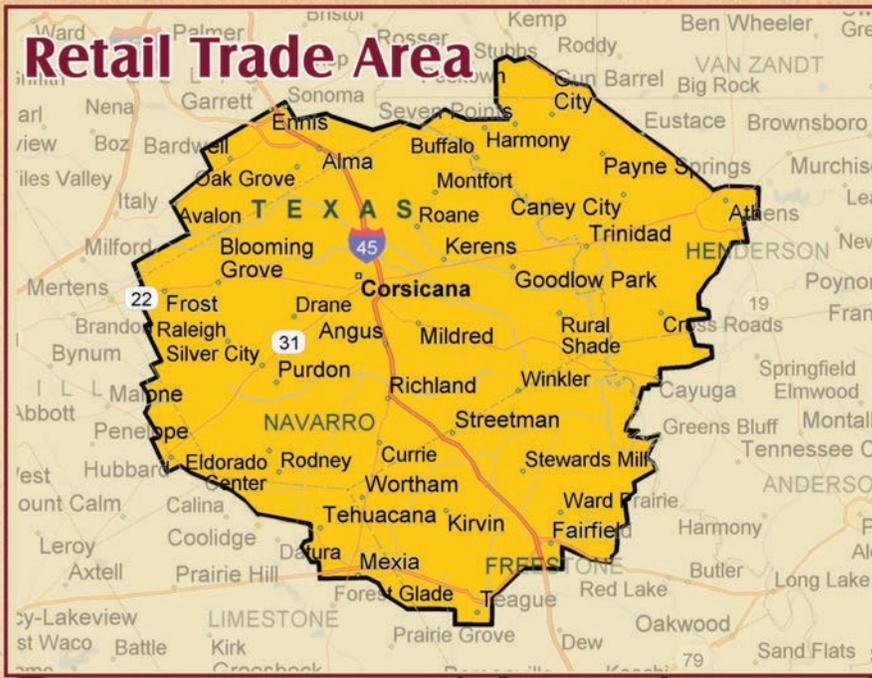
Applebee's
Chili's
Collin Street Bakery
Community National Bank
Denny's
Dollar General
Gander Mountain
Hampton Inn
Holiday Inn
Home Depot
McCoy's
Office Depot
Panda Express
Russell Stover
Schlotzsky's
Shulman's Movie Bowl Grille
Sonic
SplashiCana Water Park
Subway
Taco Bell
Vanity Fair
Wendy's
Whataburger

A large number of **major retail brands** have already chosen to **locate** in Corsicana Crossing, and all are **doing well** because of that choice.

Corsicana Crossing offers retail establishments both **great visibility** and **easy access** on & off Interstate 45 for their customers

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Retail Trade Area



Retail Trade Area Demographics:

Population

- 2019 Projection 156,506
- 2014 Estimate 152,626

Income

- 2014 Average per Household \$55,454
- 2014 Median per Household \$41,256

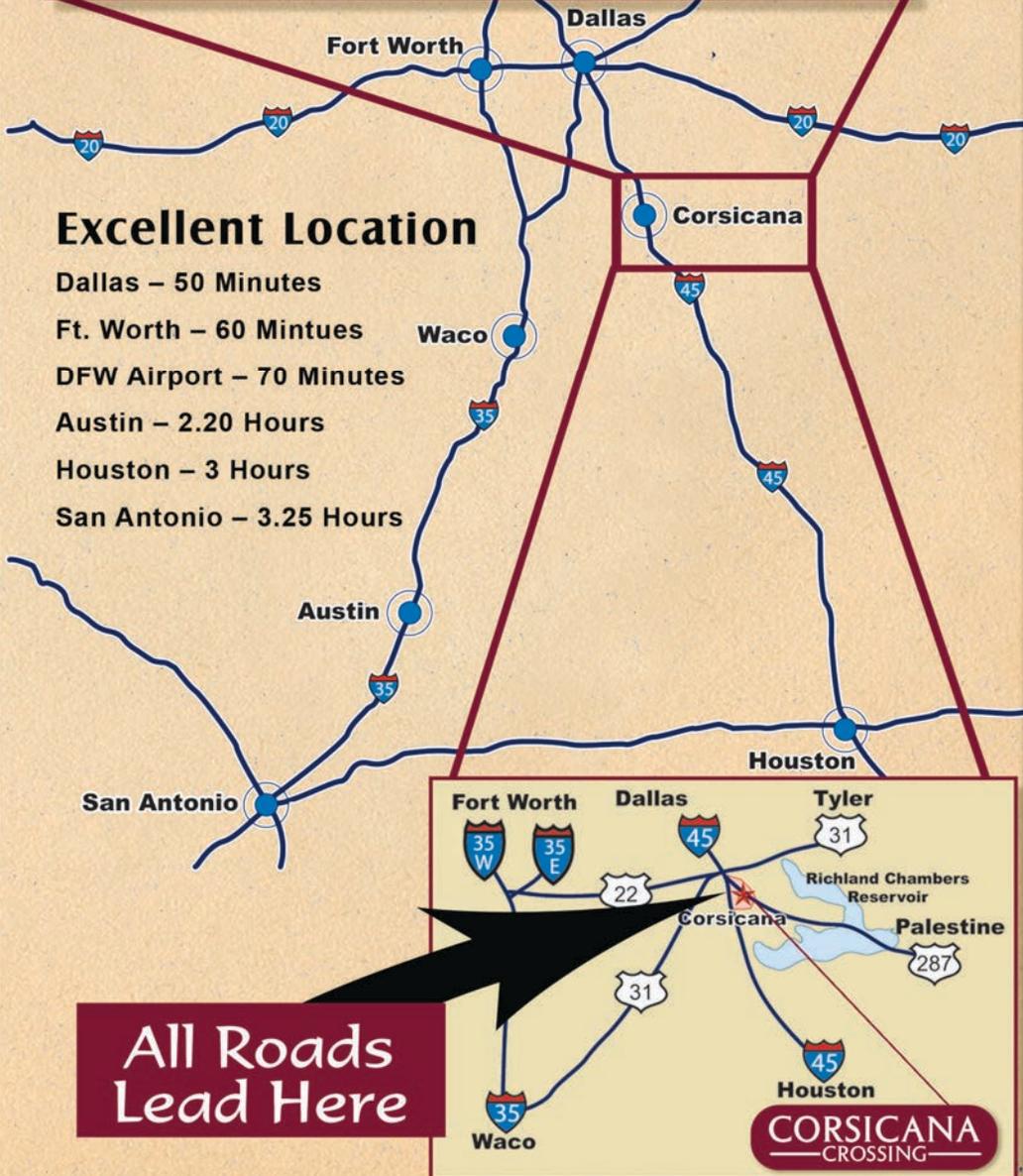
Ethnicity/Race

- White 72.69%
- Black or African-American 11.97%
- American Indian or Alaska Native 0.71%
- Hispanic Origin 23.13%

Median Age 39.0

Excellent Location

- Dallas – 50 Minutes
- Ft. Worth – 60 Minutes
- DFW Airport – 70 Minutes
- Austin – 2.20 Hours
- Houston – 3 Hours
- San Antonio – 3.25 Hours



In addition to its **prime I-45 location**, Corsicana Crossing is only 15 miles (on US-287) from Richland Chambers Reservoir, the 3rd **largest inland lake** in Texas (and home to a number of **affluent lakeside communities**)

SplashiCana, a 23-acre water and adventure park, is being **developed** right across the street from Corsicana Crossing and is scheduled to open on **Memorial Day Weekend of 2015.**

All Roads Lead Here

CORSICANA CROSSING

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Don't miss this great opportunity

23-ACRE WATER & AMUSMENT PARK
OPENING 2015

 **SPLASH ICANA**
CORSICANA WATER PARK
EXPECTED TO DRAW OVER
100,000 VISITERS

The **first step** in establishing a successful retail operation is choosing a great location. **We've already done that for you.**

- ✓ High **Traffic** Counts
- ✓ Great **Visibility** from interstate 45
- ✓ Easy **Access** from I-45 & US 287
- ✓ Located 50 minutes from Downtown Dallas on I-45, which connects Houston with the metroplex

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