

TEJAS LOGISTICS SYSTEM COMPLEX

401 Hardy Avenue, Corsicana, TX 75110



SALE PRICE: \$795,000

LOT SIZE: 28.17 Acres

ZONING: I-1: Light Industrial District

MARKET: Central Texas

CROSS STREETS: Dallas Street

PROPERTY OVERVIEW

H&A Commercial Team– KW Commercial, Central Texas would like to announce our newest listing at 401 Hardy Avenue in Corsicana, Texas.

PROPERTY FEATURES

- 28.17 Acres (1,227,085.2 SF)
- Total Improvements: 198,560 SF
- Improvements(6): 57,120 SF, 28,800 SF, 28,160 SF, 28,160 SF, 28,160 SF, 28,160 SF
- 14 Truck Capacity Doors
- 100% Dry Sprinkler System
- Zoned: Corsicana I-1: Light Industrial District
- Hardy Avenue Frontage: 265'
- Property Depth: 2195'-2590'
- Hardy Avenue: 5,730 Vehicles/Day (TxDOT: 2016)
- 2017 Taxes: \$19,419.09

KW COMMERCIAL
3701 West Waco Drive
Waco, TX 76710

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INDUSTRIAL FOR SALE

PROPERTY BREAKDOWN

401 Hardy Avenue, Corsicana, TX 75110



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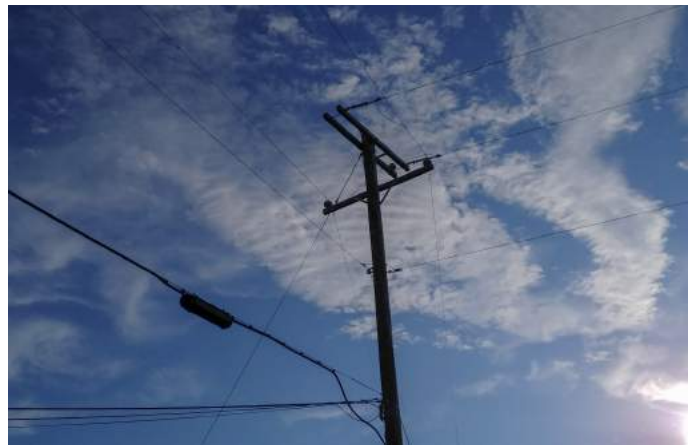
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ADDITIONAL PHOTOS

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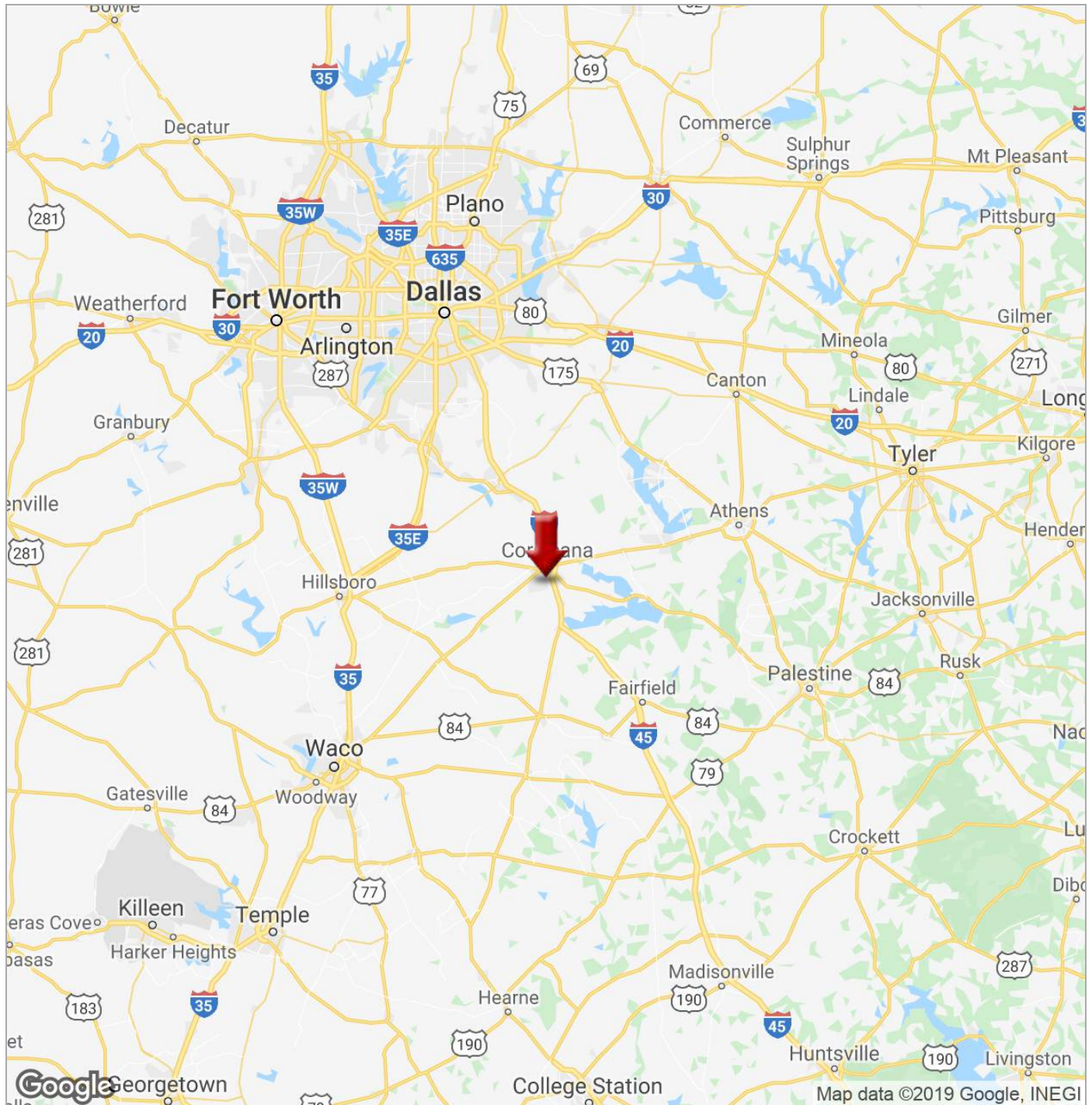
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LOCATION MAP (TEXAS)

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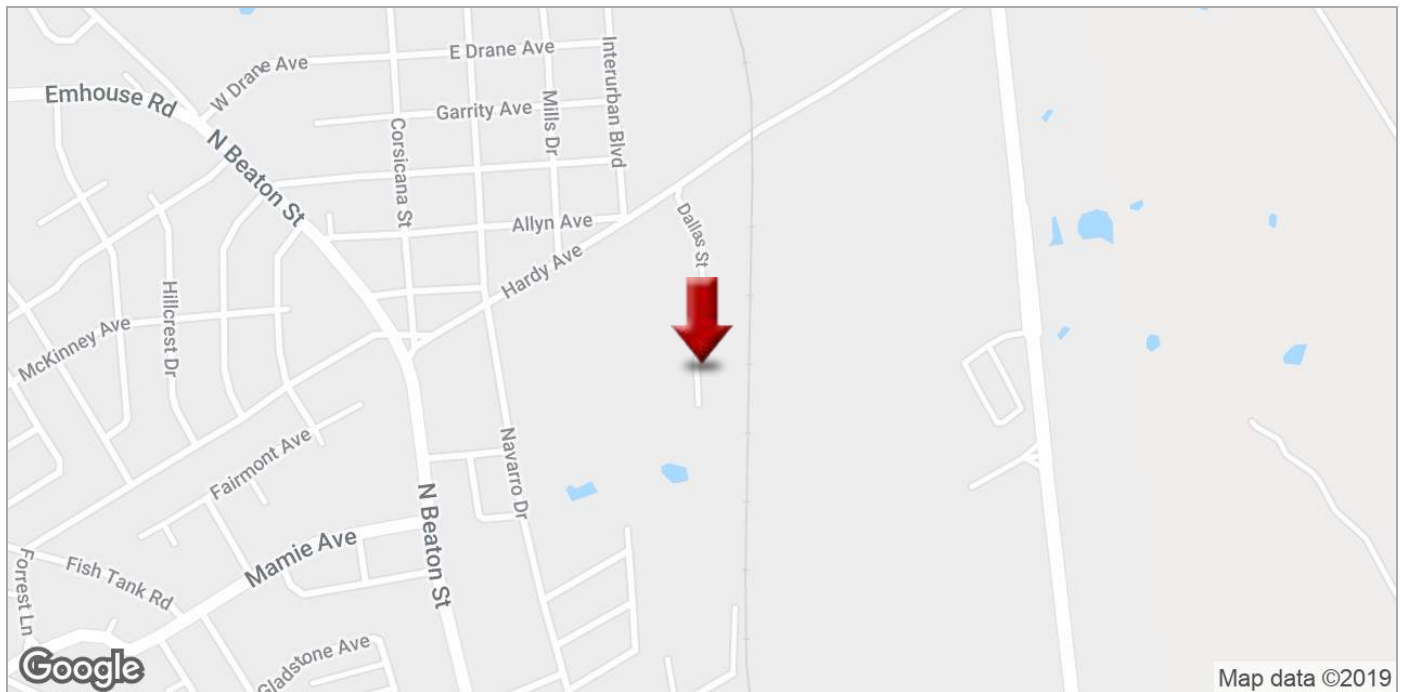
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LOCATION MAPS (LOCAL)

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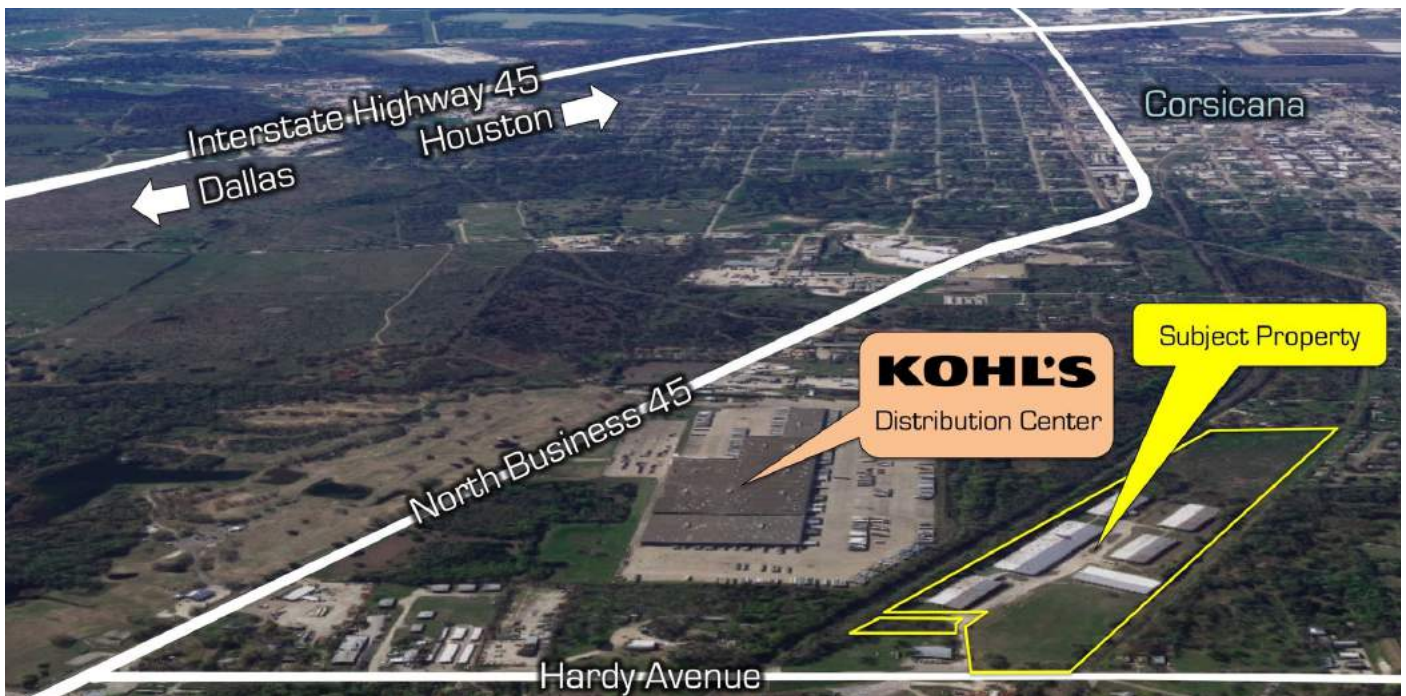
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RELATION TO INTERSTATE HIGHWAY 45

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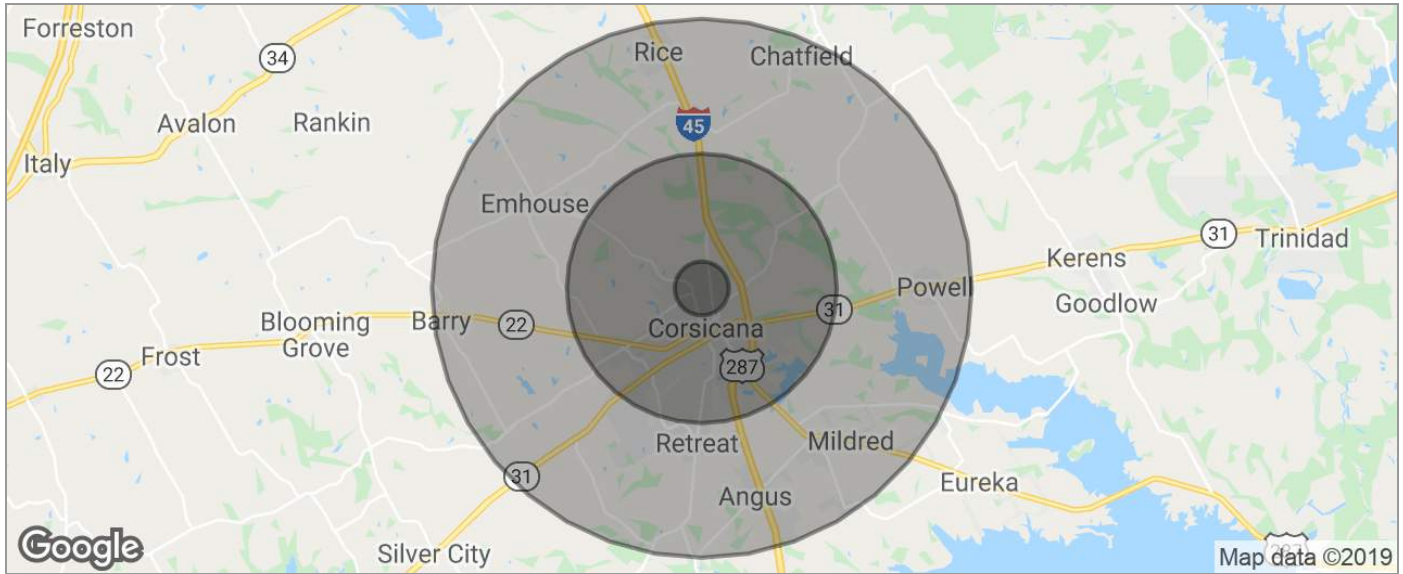
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DEMOGRAPHICS MAP

401 Hardy Avenue, Corsicana, TX 75110



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,221	13,658	30,284
MEDIAN AGE	39.9	38.1	35.8
MEDIAN AGE (MALE)	35.4	35.3	33.4
MEDIAN AGE (FEMALE)	41.7	39.2	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	511	5,138	10,964
# OF PERSONS PER HH	2.4	2.7	2.8
AVERAGE HH INCOME	\$61,596	\$57,005	\$54,309
AVERAGE HOUSE VALUE	\$128,784	\$117,058	\$110,815
RACE	1 MILE	5 MILES	10 MILES
% WHITE	72.7%	69.6%	70.3%
% BLACK	21.0%	19.5%	16.5%
% ASIAN	0.0%	0.3%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.1%	2.1%	3.2%
% OTHER	4.3%	7.7%	8.5%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	16.3%	25.5%	28.2%

* Demographic data derived from 2010 US Census

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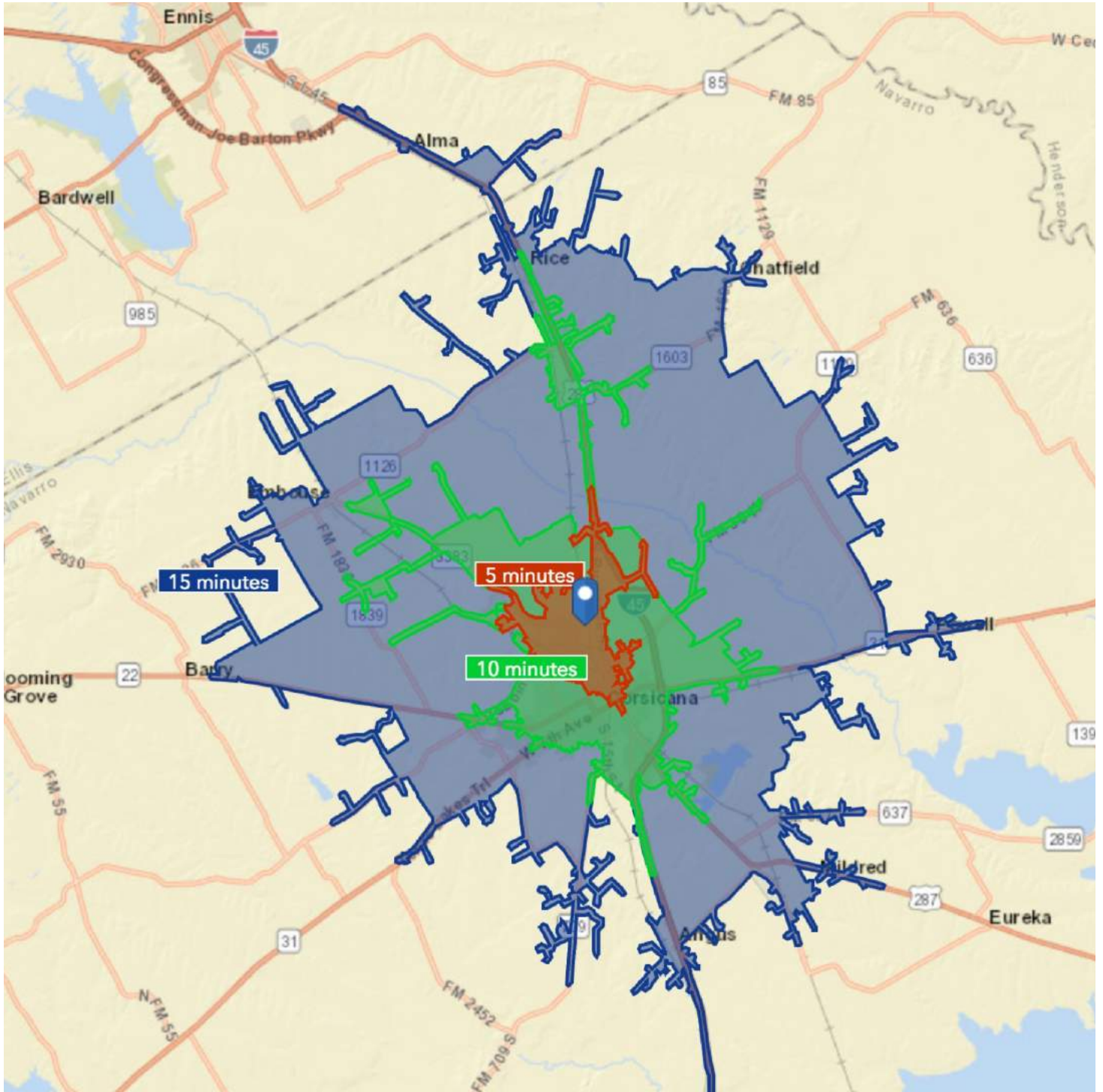
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DRIVE TIME DISTANCE MAP

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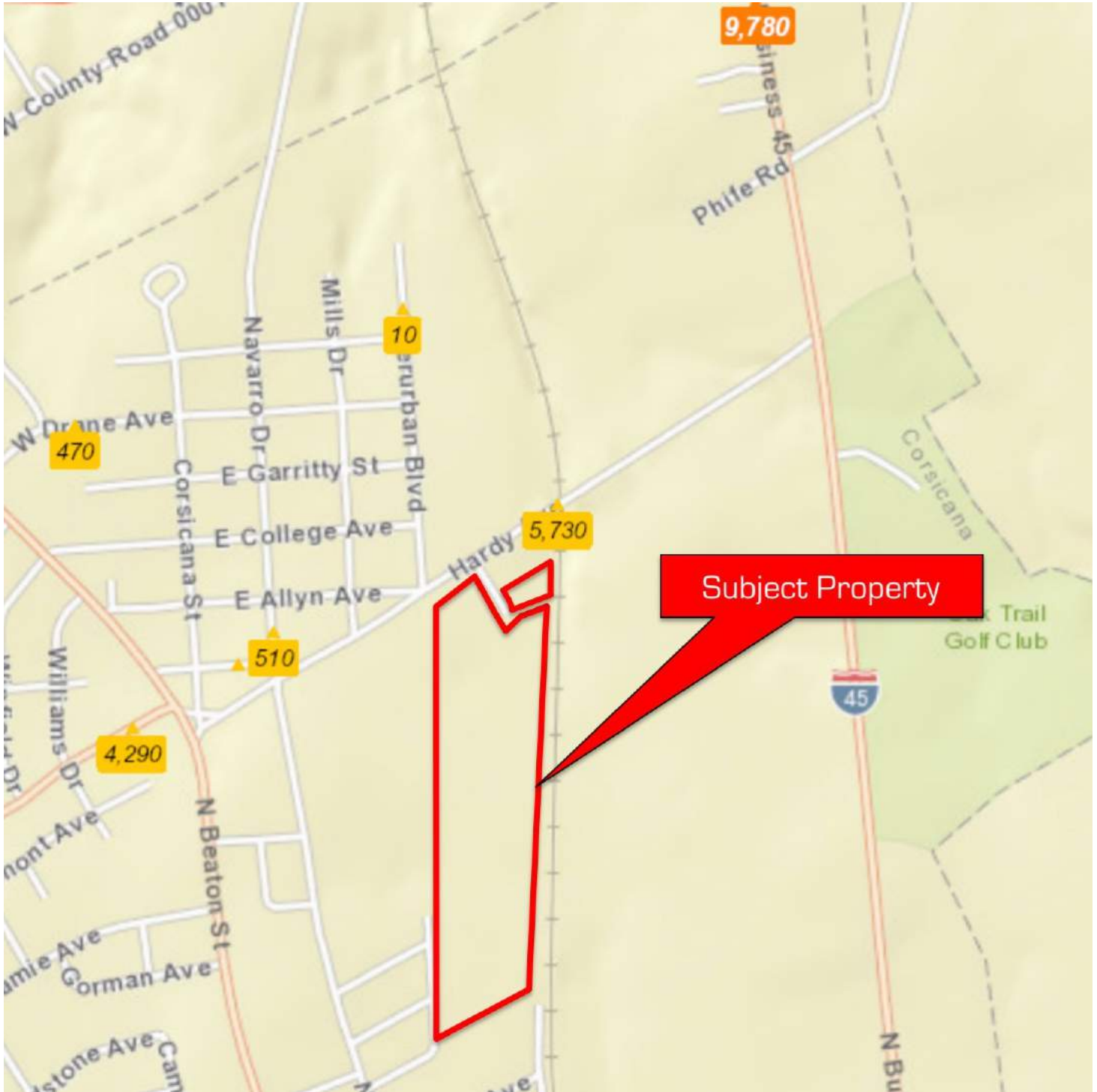
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TXDOT MAP (2016)

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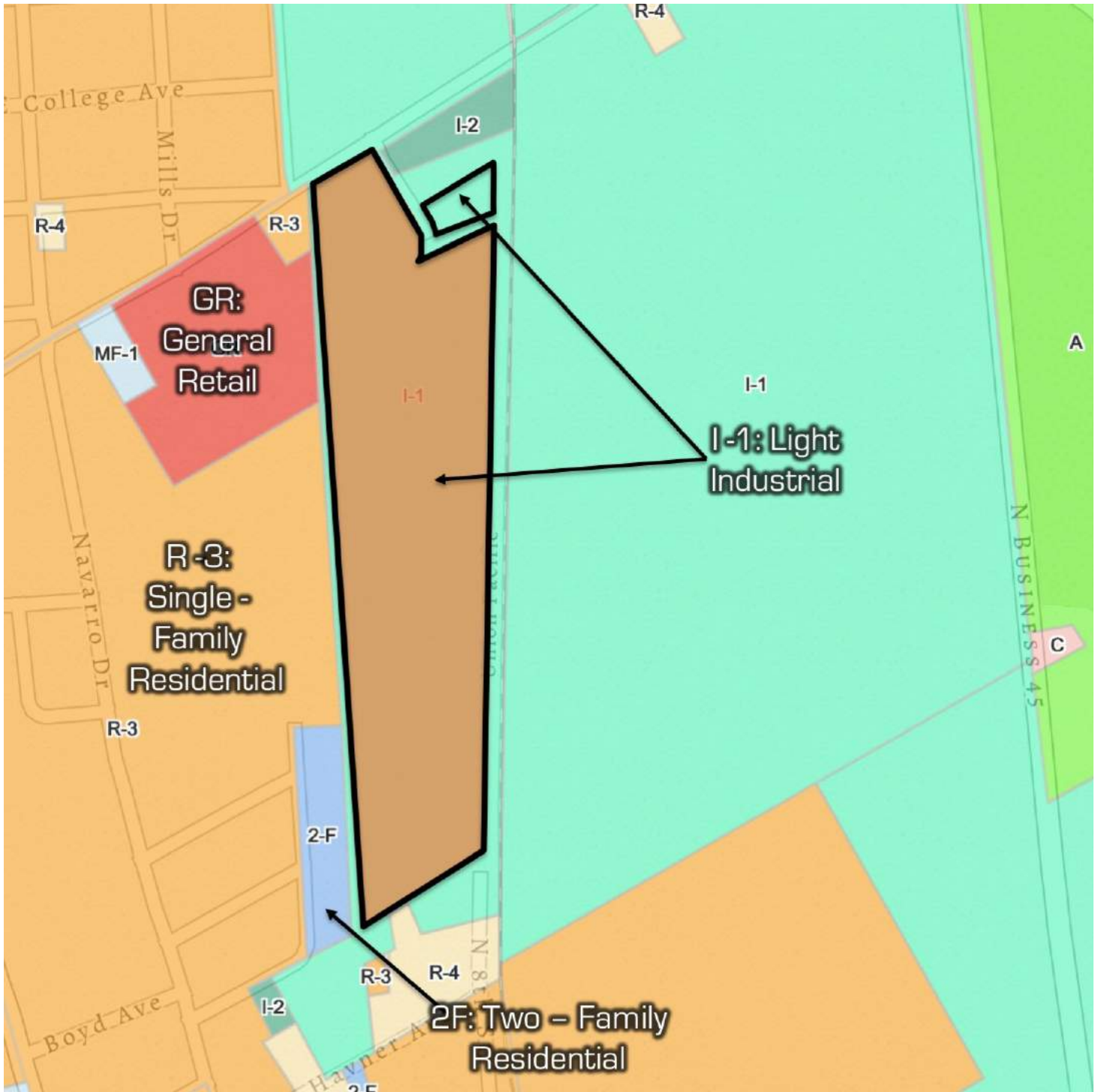
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ZONING MAP

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CITY SEWER & WATER MAP (EXPANDED)

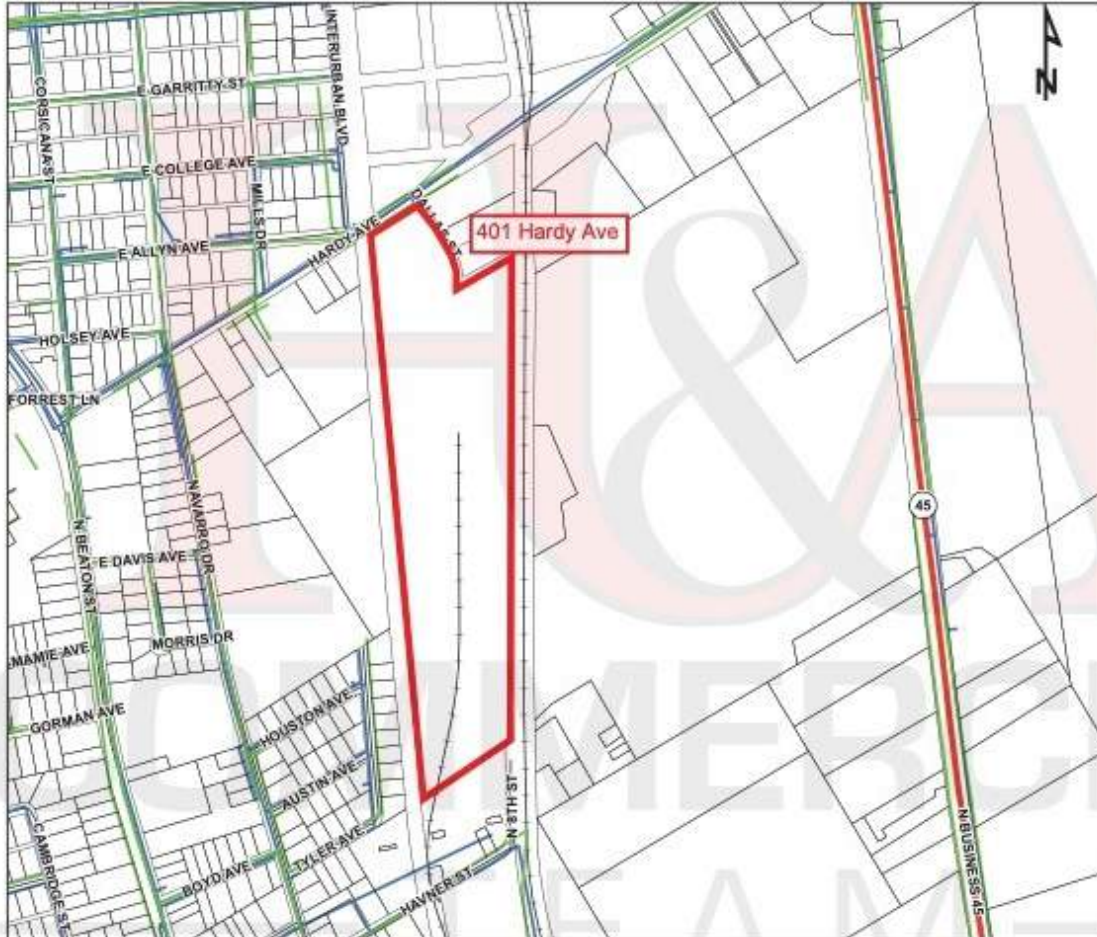
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1:7,025

ENGINEERING MAP

CITY OF CORSICANA



Legend

- Waterlines
- Sewerlines

DISCLAIMER
The City of Corsicana provides this information as a public service on an "as-is" basis. While we strive to provide accurate and timely information, the City makes no guarantee or warranty as to the accuracy, completeness, or timeliness of the information contained herein.

This information contained does not represent a survey product and should be used for informational purposes only. Use of the information is the sole responsibility of the user. Use of this data indicates a user's unconditional acceptance of all risks associated with its use.

CITY OF CORSICANA, ENGINEERING
MAP PRODUCED BY LHM
DATE PRODUCED: Sept 10, 2019
IMAGERY NOTE: Pictometry JAN 2018

0 475 950 1,900 2,850 Feet
FEMA Flood Data Adopted 6/JUNE/2012
Contour Data from TNRIS Strabap - 2013

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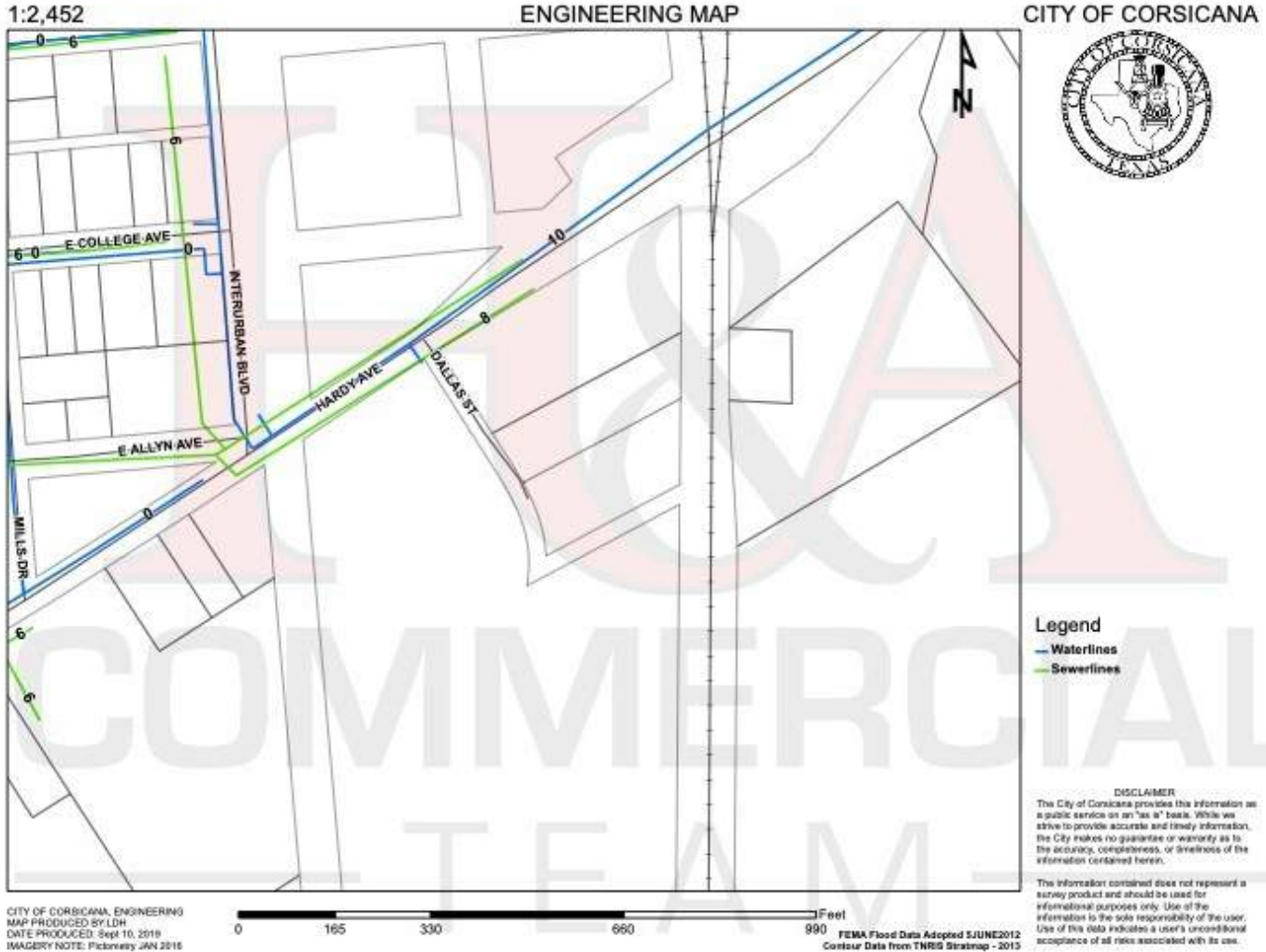
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CITY SEWER & WATER MAP (CLOSE UP)

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INDUSTRIAL FOR SALE

FEMA FLOOD MAP

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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.

11-2-2015



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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brad Harrell, CCIM	363789	info@BradHarrellCCIM.com	(254) 870-0050
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date