

SITES

FOR LEASE

Decatur Pad Sites

NEQ US-287 & US-380 | Decatur, TX



Decatur Pad Sites

NEQ US-287 & US-380 | Decatur, TX



0.38± AC - Tract 1
Available

0.32± AC - Tract 2
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- Two separate parcels ideally located at the primary retail intersection in Decatur.
- Parcel 1 - 0.38 acres with excellent frontage on S Washburn St./ Bus. 380 (10,018 AADT), a primary artery for regional traffic entering central Decatur. Site also features incredible pole signage with clear visibility to US-287.
- Parcel 2 - 0.32 acres fronting US-287 with ability to extend additional square footage (51,041 AADT). Extraordinary freeway visibility as well as pole and reader board signage
- Both sites ideal for small QSR, Coffee, Automotive and medical
- S. Washburn and US-287 features a combined 61,059 AADT and features national retailers including Walmart Supercenter, Lowe's, Bomgaar's, CVS, Whataburger, McDonald's, Starbucks, Taco Bell, and more.

JOIN THESE RETAILERS

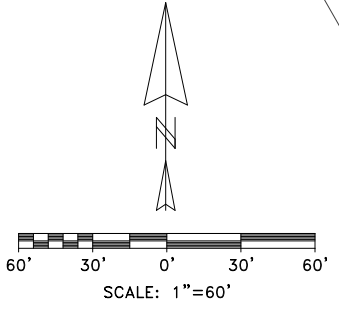
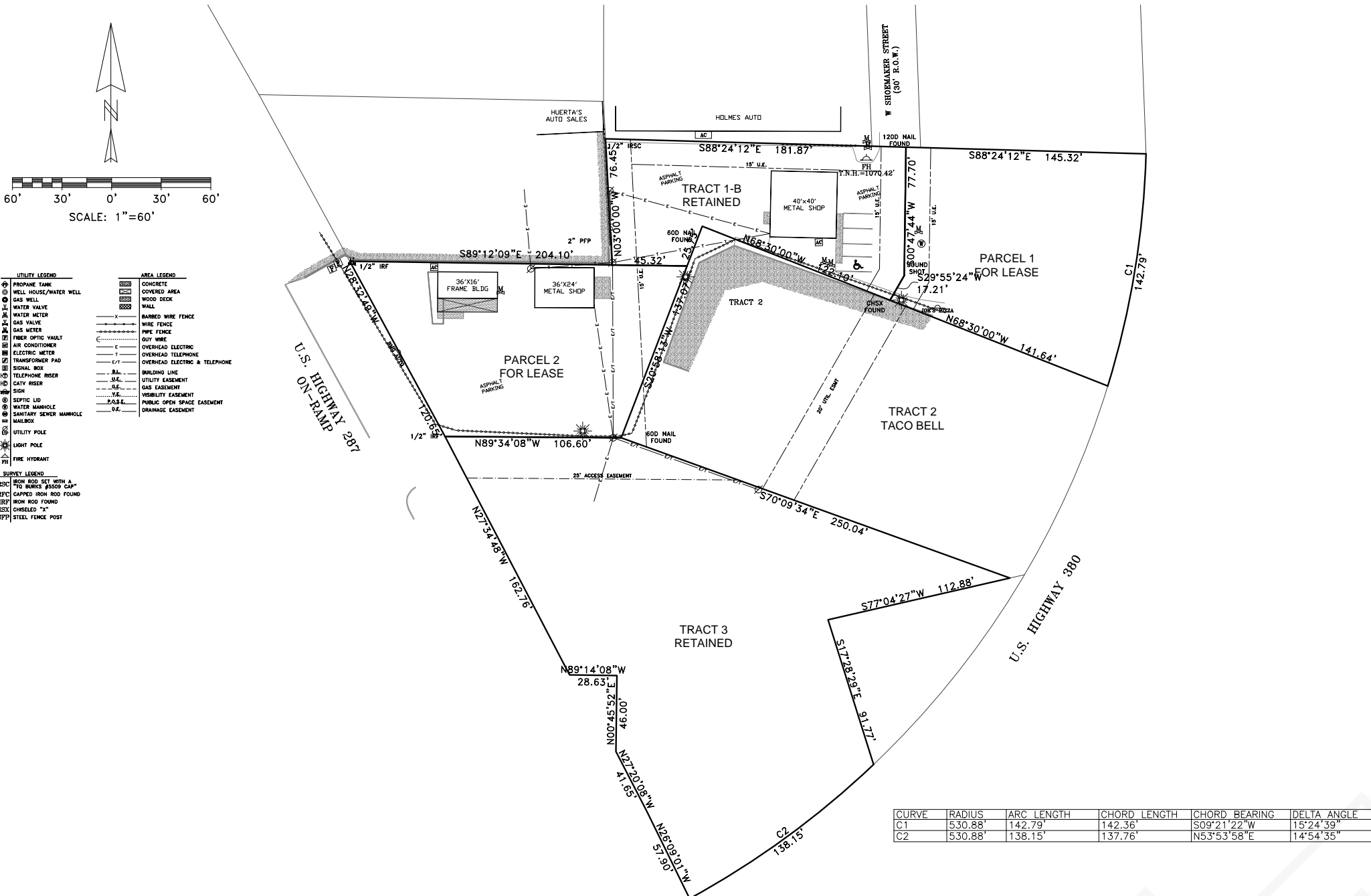


TRAFFIC COUNTS

US-380
US-287

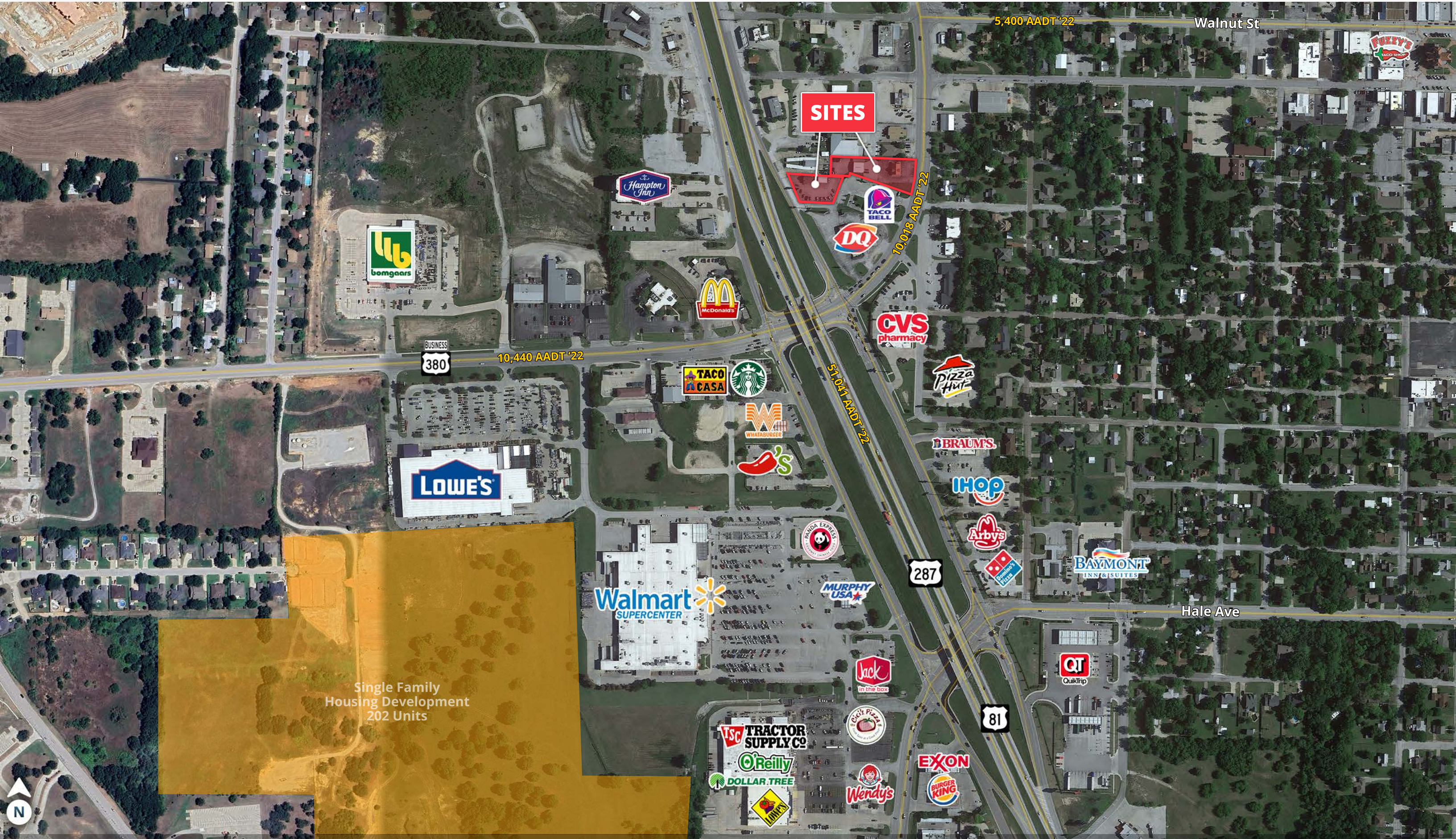
10,018 AADT '22
51,041 AADT '22

Source: TxDOT



- UTILITY LEGEND**
- PROpane TANK
 - WELL HOUSE/WATER WELL
 - GAS WELL
 - WATER VALVE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - FIBER OPTIC VAULT
 - AIR CONDITIONER
 - ELECTRIC METER
 - TRANSFORMER PAD
 - SIGNAL BOX
 - TELEPHONE RISER
 - CATV RISER
 - SIGN
 - SEPTIC LID
 - WATER MANHOLE
 - SANITARY SEWER MANHOLE
 - MANHOLE
 - UTILITY POLE
 - LIGHT POLE
 - FIRE HYDRANT
- AREA LEGEND**
- CONCRETE
 - COVERED AREA
 - WOOD DECK
 - WALL
 - BARRIED WIRE FENCE
 - WIRE FENCE
 - PIPE FENCE
 - GUY WIRE
 - OVERHEAD ELECTRIC
 - OVERHEAD TELEPHONE
 - OVERHEAD ELECTRIC & TELEPHONE
 - BUILDING LINE
 - UTILITY EASEMENT
 - GAS EASEMENT
 - VISIBILITY EASEMENT
 - PUBLIC OPEN SPACE EASEMENT
 - DRAINAGE EASEMENT
- SURVEY LEGEND**
- IRSC: IRON ROD SET WITH A TO BURNS #5509 CAP
 - IRPC: CAPPED IRON ROD FOUND
 - IRF: IRON ROD FOUND
 - CHEX: CHESEBOLD "X"
 - SFP: STEEL FENCE POST

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	530.88'	142.79'	142.36'	S09°21'22"W	15°24'39"
C2	530.88'	138.15'	137.76'	N53°53'58"E	14°54'35"



SITES

Single Family
Housing Development
202 Units

5,400 AADT '22

Walnut St

10,440 AADT '22

BUSINESS
380

10,018 AADT '22

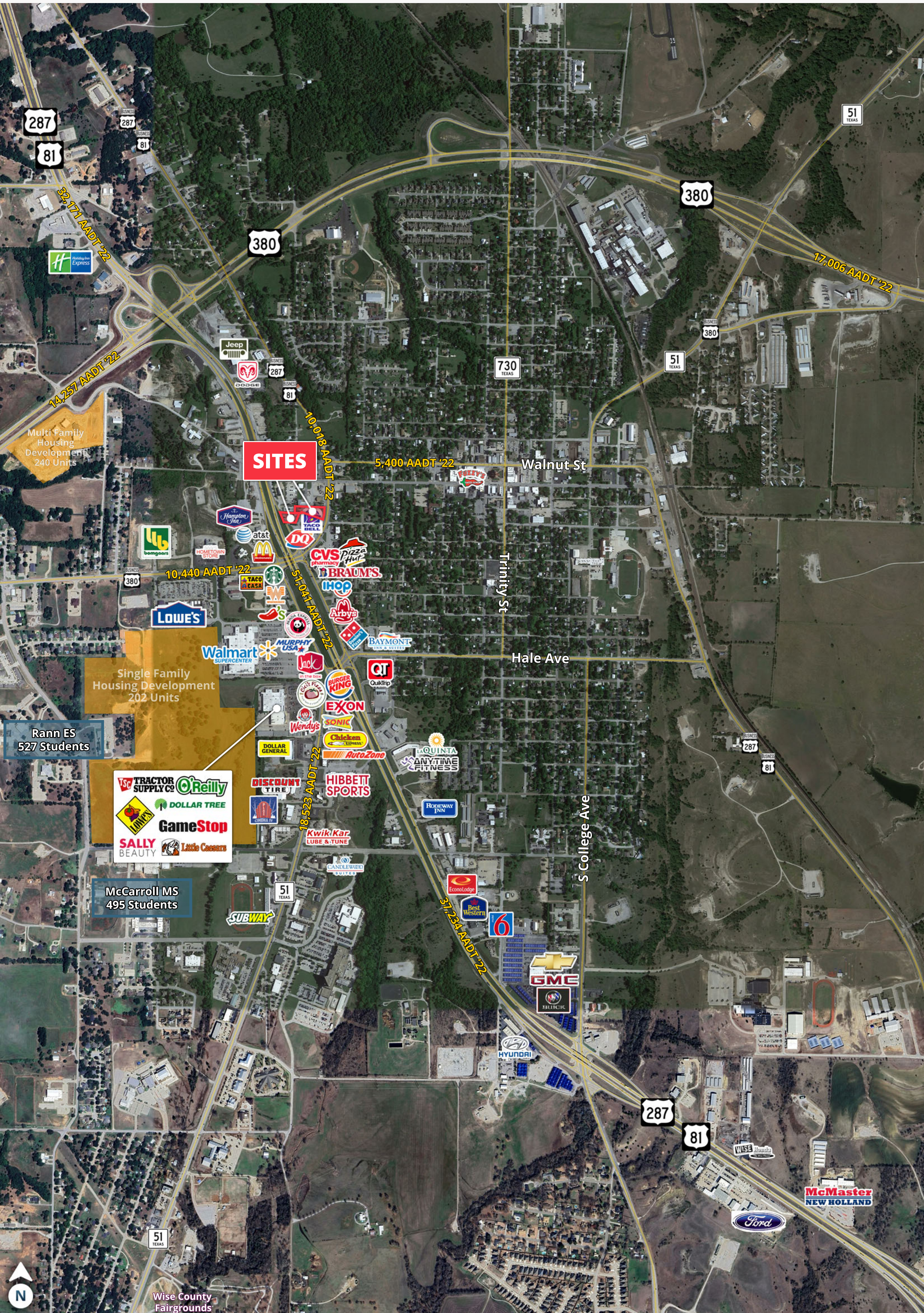
57,041 AADT '22

287

Hale Ave

81





SITES

Multi Family Housing Development
240 Units

Single Family Housing Development
202 Units

Rann ES
527 Students

McCarroll MS
495 Students



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	4,521	8,293	10,981
2028 Projected Population	4,905	8,870	11,632
Projected Annual Growth Rate 2023 to 2028	1.64%	1.35%	1.16%

Daytime Population

	1 mile	3 miles	5 miles
2023 Daytime Population	7,740	15,058	17,998
Workers	5,231	10,609	12,285
Residents	2,509	4,449	5,713

Income

	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$110,839	\$116,766	\$122,910
2023 Est. Median Household Income	\$68,079	\$73,231	\$79,304

Households & Growth

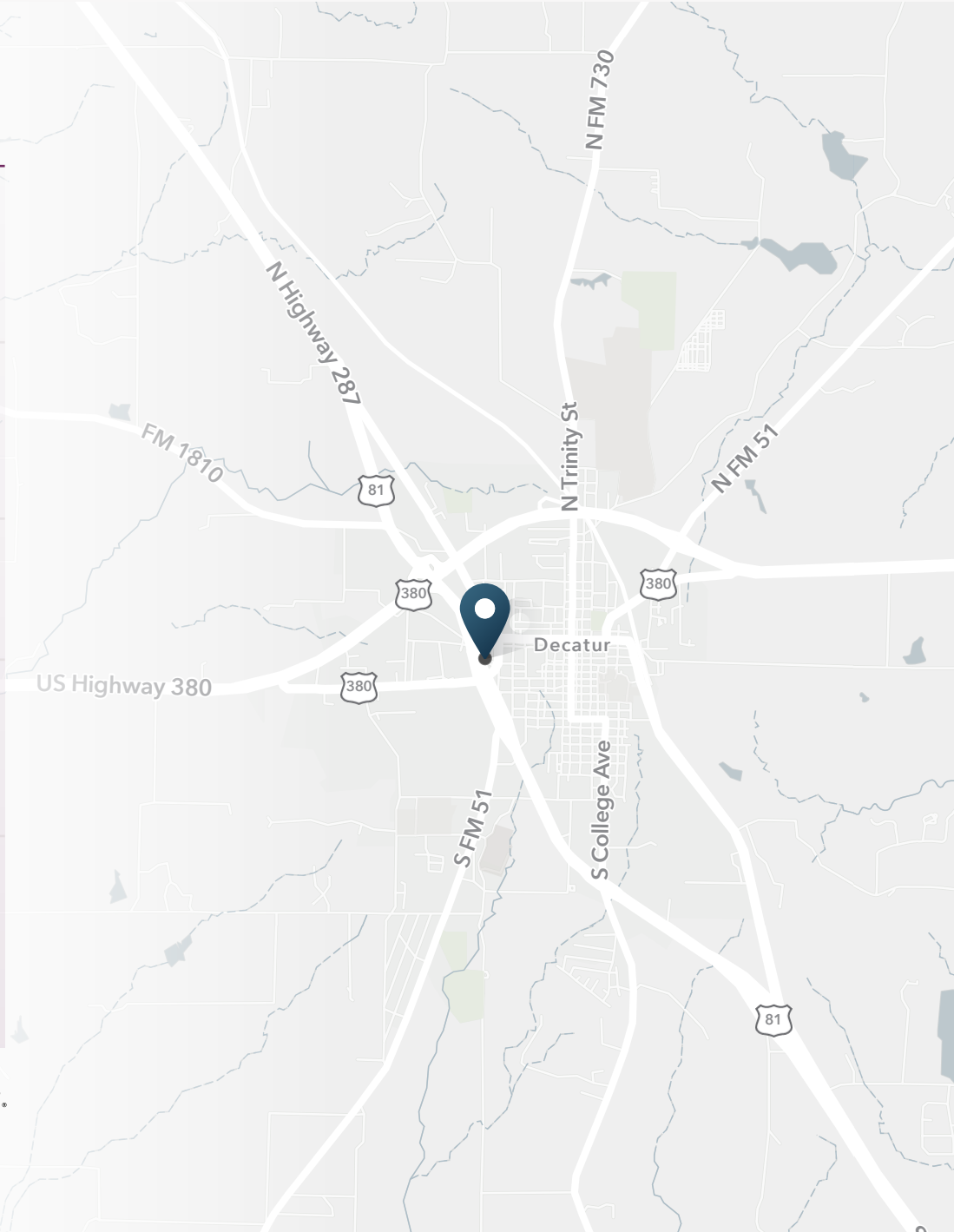
	1 mile	3 miles	5 miles
2023 Estimated Households	1,685	3,093	4,023
2028 Estimated Households	1,848	3,332	4,278
Projected Annual Growth Rate 2023 to 2028	1.86%	1.50%	1.24%

Race & Ethnicity

	1 mile	3 miles	5 miles
2023 Est. White	70%	72%	74%
2023 Est. Black or African American	1%	1%	1%
2023 Est. Asian or Pacific Islander	1%	1%	1%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	14%	12%	11%
2023 Est. Hispanic	31%	28%	25%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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