



TRACT BREAKDOWN

● **Tract A - Interstate Pad Site**

- Approx. 2.3 Acres | \$12 PSF
- QSR · Drive-thru · Coffee · Convenience Store
- Medical

● **Tract B - Interstate Pad Site**

- Approx. 2.8 Acres | \$10 PSF
- QSR · Drive-thru · Coffee · Convenience Store
- Medical

● **Tract C - Retail / Medical Pad**

- Approx. 2.5 Acres | \$6 PSF
- Urgent Care · Dental · Clinic · Strip Retail

● **Tract D - Commercial Anchor**

- Approx. 6.5 Acres | \$5 PSF
- Grocery · Neighborhood Retail Center
- Flex Commercial · Big Box Users

● **Tract E - Bulk Development Opportunity**

- Approx. 10.9 Acres | \$3 PSF
- Multifamily · RV Park
- Mixed-Use Development

● **Tract F - Industrial / Storage**

- Approx. 7.7 Acres | \$2 PSF
- Truck Parking · Contractor Yard
- Mini Storage · Yard Use

Jerry Brewer
903-691-0941

NAI American Realty
Steven Harvey, Broker
903-793-2666