

# SITE AVAILABLE

## BUILD TO SUIT/GROUND LEASE

### PALESTINE, TEXAS

SWC LOOP 256 & OLD ELKHART RD

CHARLOTTE W. COOPER

CLAY MOTE



LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT





Walmart  
DISTRIBUTION  
CENTER

Walmart  
SUPERCENTER

LOWE'S

SITE

HOBBY LOBBY

Brookshire's

Office DEPOT

CVS

PALESTINE  
HIGH SCHOOL

BENBROOK DR

CROCKETT RD

S ROYALL ST

14,251 VPD

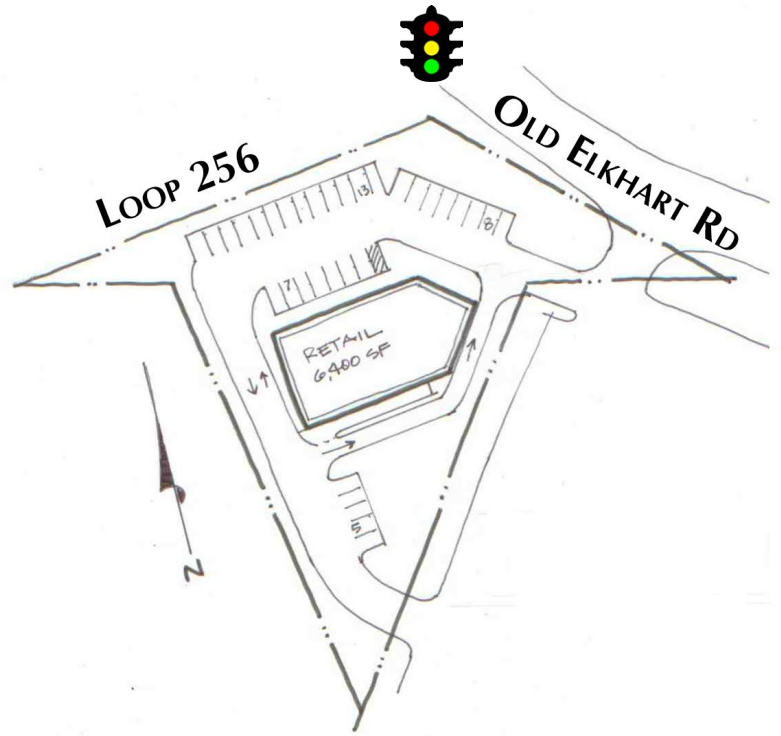
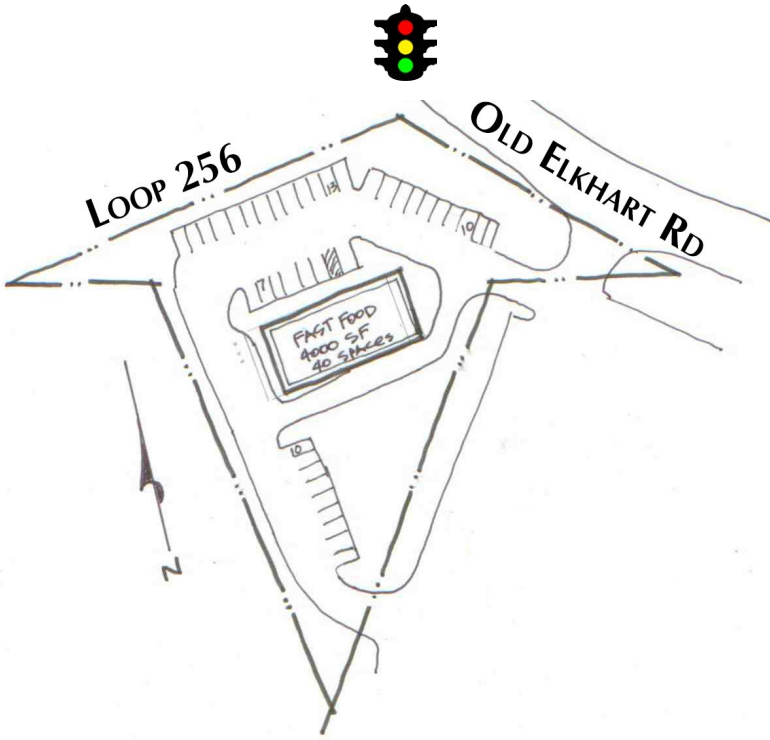
23,819 VPD

LOOP  
256

OLD ELKHART RD



# SWC LOOP 256 & OLD ELKHART RD



DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2015 EST POPULATION	3,372	21,923	32,411
2015 EST AVG HH INCOME	\$71,386	\$62,010	\$61,993

TRAFFIC COUNTS	
LOOP 256	23,819 VPD (TXDOT 2013)
CROCKETT (HWY 287)	14,251 VPD (TXDOT 2013)

- ### HIGHLIGHTS
- Approximately 45,215 SF
  - Highest traffic counts in town
  - Across the street from Walmart Supercenter
  - Directly in front of new Hobby Lobby
  - Signalized Intersection



