



PALESTINE MALL REDEVELOPMENT FOR LEASE

214.378.1212

1930 TX-256 LOOP
PALESTINE, TX

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LOCATION

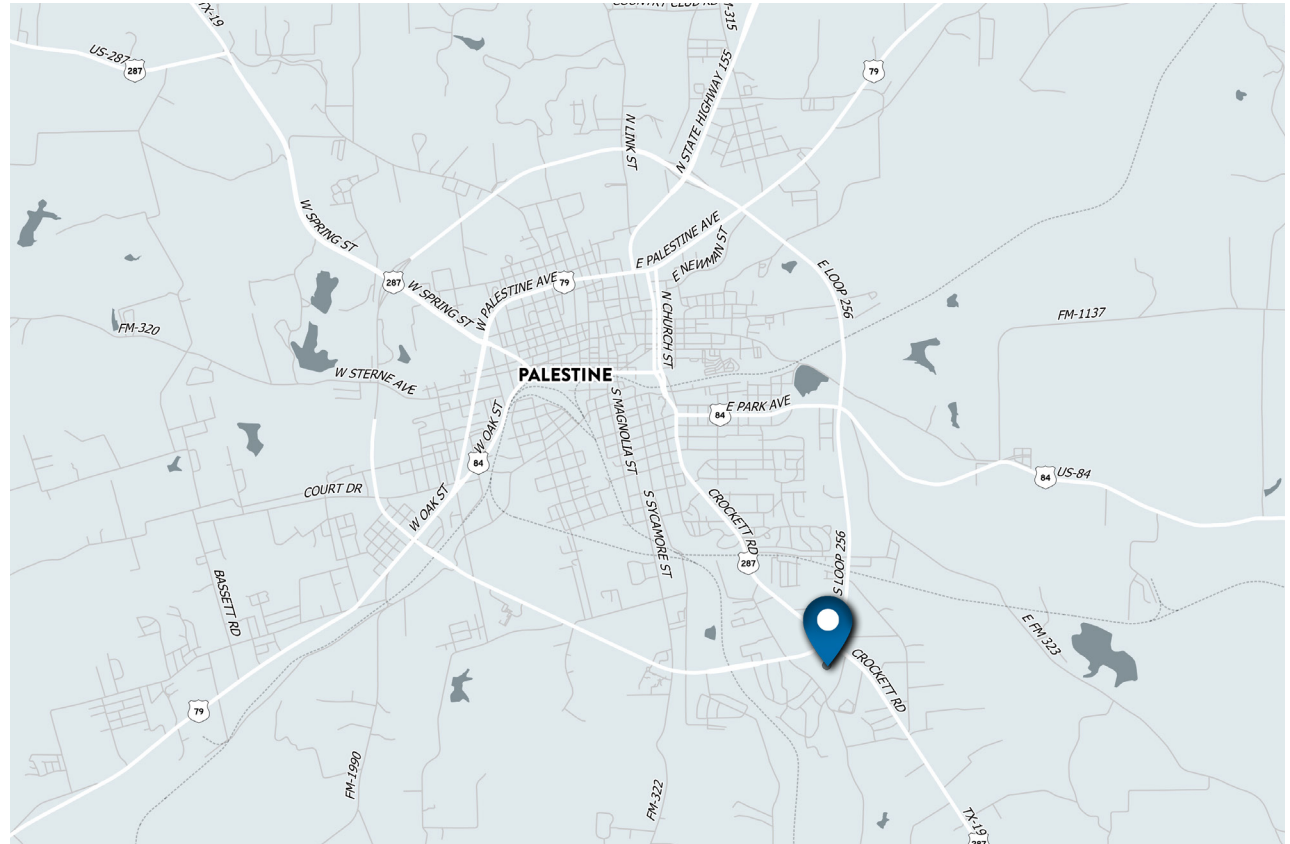
1930 S TX-256 LOOP

TRAFFIC COUNTS

LOOP 256: 24,474 VPD
HIGHWAY 287: 17,000 VPD

PROPERTY HIGHLIGHTS

- ★ FULL SCALE MALL REDEVELOPMENT
- ★ STRONGEST RETAIL CORRIDOR IN THE MARKET
- ★ 30 MILE DRAW TRADE AREA
- ★ MULTIPLE JR BOX AVAILABILITY
- ★ PAD SITES FOR SALE OR LEASE
- ★ 78' PYLON AND (2) 30' MONUMENT SIGNAGE OPPORTUNITIES
- ★ WALMART ACROSS THE STREET IS RANKED 22 OUT OF 399



AREA ATTRACTIONS

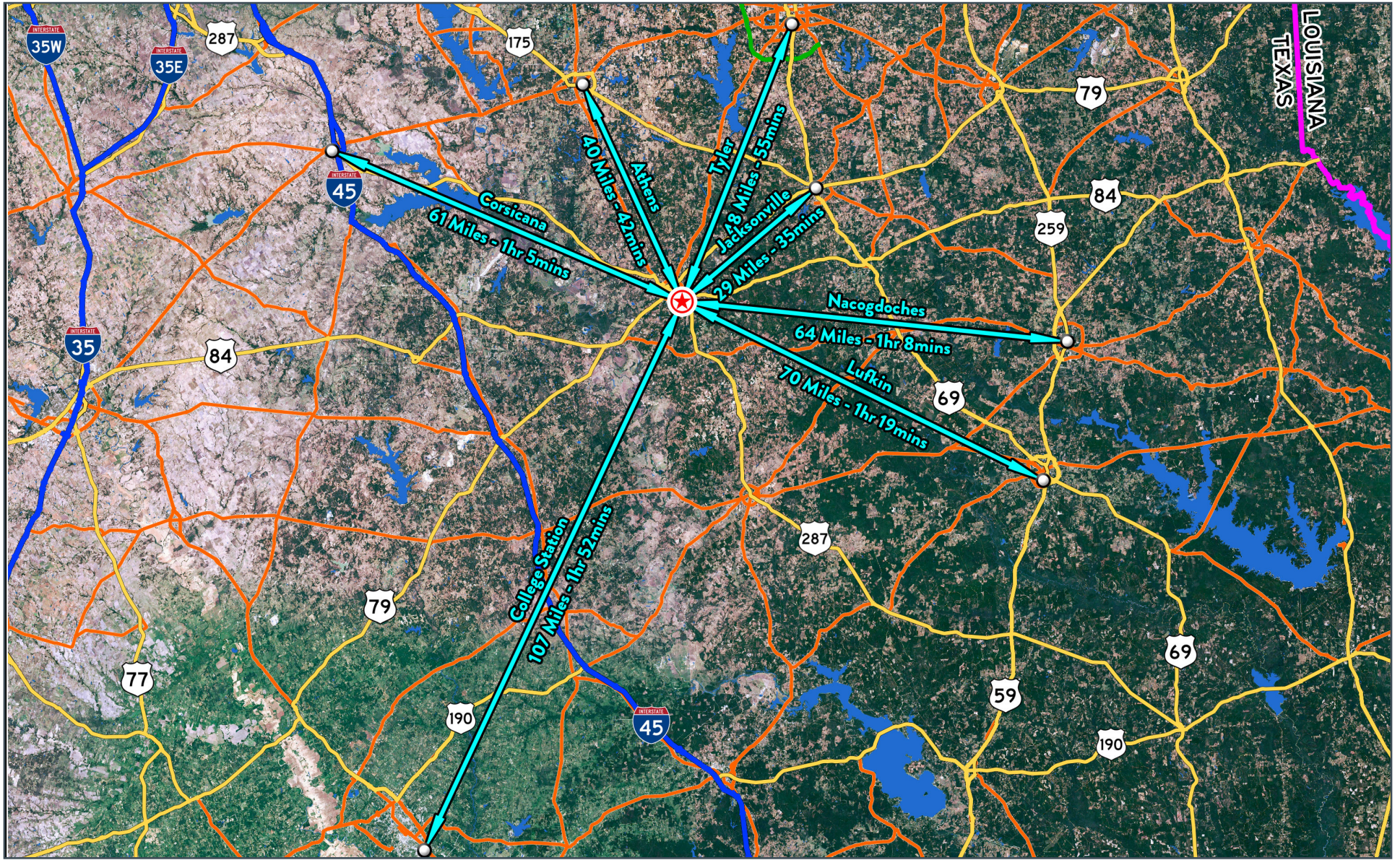


2024 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES	45 MINUTE DRIVE TIME
EST. POPULATION	3,125	12,745	22,012	100,640
EST. DAYTIME POPULATION	1,721	6,776	8,837	29,040
EST. AVG. HH INCOME	\$80,277	\$65,918	\$67,034	\$62,888









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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.

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 supervised by a broker to perform any services and works with clients on behalf of the broker.

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- 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.

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
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Agent's Supervisor's Name	License No.	Email	Phone
John Christon	471769	jchriston@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

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