



Lake Country Town Center

Retail Lease and Pad Site Opportunities | Mt. Pleasant, Texas

The 54 acre Lake Country Town Center site is located at the North West corner of I-30 and Highway 271 (the new loop around Mt. Pleasant) in the heart of the East Texas I-30 corridor that connects Dallas and Texarkana.

Lake Country Town Center will feature a pedestrian-friendly, open air shopping center with a diverse assortment of shops, restaurants and hotels in a unique streetscape setting for a totally new shopping experience for the area. When complete, Mt. Pleasant will become one of the region's ultimate shopping and dining destinations and will serve as the perfect setting for new retail brands.

Mt. Pleasant offers exceptional access to consumers in the region, including high visibility with easy access from both Interstate 30 and Highway 271, the area's busiest highways with more than 39,000 vehicles passing daily. It's position is 118 miles from Dallas and 63 miles from Texarkana. The area offers an incredible secondary market opportunity. It will be the only regional shopping area within 30 miles, providing an opportunity for retailers to have a presence in a market that currently services 90,000+ residents.

CITY

Mt. Pleasant

GLA - PHASE 1

136,000 SF

ADDRESS

NE corner of Corridor I-30 and Hwy 271

SITE SIZE

54 Acres

STYLE OF DEVELOPMENT

Regional Shopping Center Development

TRADE AREA

90,000 people within a 20 minute drive of the site

ANCHOR PADS

2 Building Pads @ 88,700 SF

TRAFFIC GENERATORS

Lowe's	Ford
Dodge	Toyota
I-Hop	McDonald's
El Chico	Two Seniorita's
Applebee's	Holiday Inn
Express	La Quinta
Best Western	Comfort Inn

PAD SITES

6 from 1/2 acre to 5 acres

PAD SITE SALES & RETAIL LEASE RATE

Call for Pricing

LEASING & SALES CONTACT

1221 North Jefferson Ave
Mount Pleasant, TX 75455

RESIDENTIAL SPACE

40,500 SF

Jon & Tanya Anderson
903.563.2122 or 903.285.7631

CONSTRUCTION START

Winter 2016

Gavin & Minka Boyd
512.939.5973 or 512.662.3817

PHASE 1 DELIVERY

Summer 2016

Property Email
Infinitevision111@gmail.com

