



Gasoline Service Station Anchor Opportunity

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

PROPERTY HIGHLIGHTS

Shadow Anchored by Lowe's
Only Regional Shopping Center within 30 miles
Within minutes of Regional Hospital
Located on I-30 and Highway 271 (Loop) 39,700
Traffic Counts

TRAFFIC COUNTS

Highway 271: 14,700
Interstate-30: 25,000

TRAFFIC GENERATORS



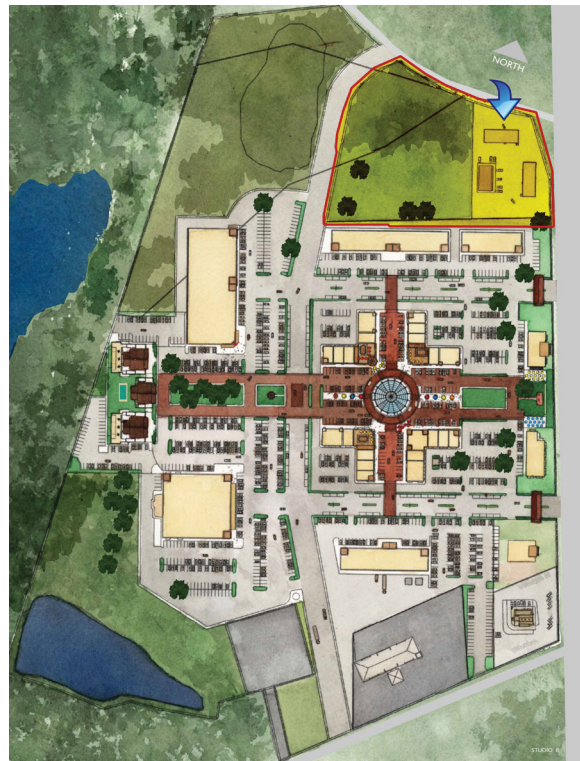
LEASING & SALES CONTACT

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The **Lake Country Town Center** site is located at the North West corner of Interstate 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. It is one of the primary shopping, dining and hotel locations between those two cities.

The site will be an open air shopping center positioned 118 miles from Dallas and 63 miles from Texarkana. As the only regional shopping area within 30 miles, it offers an incredible secondary market opportunity, allowing retailers to have a presence in a market that currently services 90,000+ residents and a gap leakage of \$372,329,100.

Mt. Pleasant, Texas is leaking approximately \$15,905,250 in Gasoline Service Stations sales.

DEMOGRAPHICS

Retail Trade Area Population 84,500
Average Household Income \$50,990
Per Capita Income \$18,440

POPULATION BY RACE/ETHNICITY

White 72.84%
Black or African American 11.31%
Hispanic Origin 24.73%
Median Age 37.50



SHADOW ANCHORED BY LOWE'S

November 2012. All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions. Prepared by The Retail Coach, LLC, a national retail consulting and market research firm. 662.844.2155.

SOURCES: The Retail Coach, LLC | US Census Bureau | Nielsen 2011, 2012

