



# REGIONAL MARKET DATA

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

1221 North Jefferson Ave  
Mount Pleasant, TX 75455

Jon & Tanya Anderson  
903.563.2122 or 903.285.7631

Gavin & Minka Boyd  
512.939.5973 or 512.662.3817

Property Email  
Infinitevision111@gmail.com

## TRADE GAP ANALYSIS LEAKAGE HIGHLIGHTS

Grocery Store \$60,835,300  
Restaurants \$60,403,530  
Toys & Game Stores \$2,729,895  
Miscellaneous Retail \$24,989,620  
Drug Stores & Proprietary \$11,081,030  
Radio, TV & Computer Stores \$43,682,360  
Home Furniture & Furnishings \$10,927,950  
Shoe Stores \$2,936,912  
Drinking Places \$3,134,602  
Used Merchandise \$2,537,178  
Women's Clothing & Accessory \$3,120,177



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.

## 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



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