

For Sale 1,960 & 4,950 SF

## 1921 N. 45th Street

Corsicana, Texas 75110

## **Property Features**

- C-Store Wtih Walk-In Bevarage Cooler
- Sit-Down Restaurant
- Car Wash
- 8 Gas Pumps
- Close to Entertainment/Sport Complexes/Parks

## Vicki Parker

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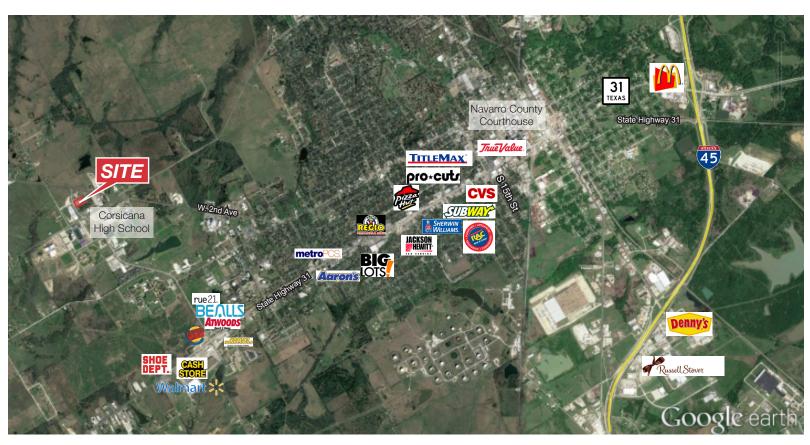


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## Demographics

	I WILE	3 MILES	5 MILES
Total Population	3,421	18,865	27,041
Total Households	1,265	6,748	9,774
Average Household Size	2.50	2.70	2.70
Average Household Income	\$50.794	\$55.811	\$55.095

Source: Costar 2017

### **Traffic Counts**

N 45th StreetW Highway 319,960 VPD19,900 VPD

Source: Costar 2015



4851 LBJ Freeway 10<sup>th</sup> Floor Dallas TX 75244 214 256 7100 nairlretail.com



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

#### Information on Brokerage Services

What to know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the proper- ty for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties con-sent in writing. A broker can assist you in locating a property, prepar-ing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agree- ment with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real es- tate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agree-ment to represent the buyer, usually through a written buyer repre- sentation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

Property: 1921 N. 45th Street, Corsicana, Texas 75110

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay

the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner:
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless author ized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary be-tween the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and anoth- er person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

In this transaction,	RETAIL division	is:				
₫ agent for Owner/Landlord only; ☐ agent for Buyer/Tenant only; or ☐an intermediary.						
Broker asks that you a	acknowledge receipt of this inf	ormation about brokerage servi	ces for broker's records.			
Owner or Landlord			Buyer or Tenant			