

OFFERING MEMORANDUM



US Hwy 69 and Lake Fork Drive
Emory, TX

Highlights

Overview

This high-traffic, new construction development in Emory, TX is the last available retail land in Emory, TX with access to all utilities. A co-branded Kim's Convenience Store and Whataburger plan to open September 2023. Lots are available for Ground Lease, Sale or Build-to-Suit.

Potential tenants include: **QSR, Strip Center, Storage Units, Medical Office, Retail and more...**

**FOR SALE, GROUND LEASE OR
BUILD TO SUIT**

Important Details

- 5 Lots Available
- 1.5 - 18.22 Acres Available (Can be combined)
- Over 15k Vehicles Per Day
- Signalized Intersection in Growing Area
- Currently Zoned Ag
- Emory Planned Future Use: Commercial
- Next to Brookshire's, Hotel, Whataburger and Retail

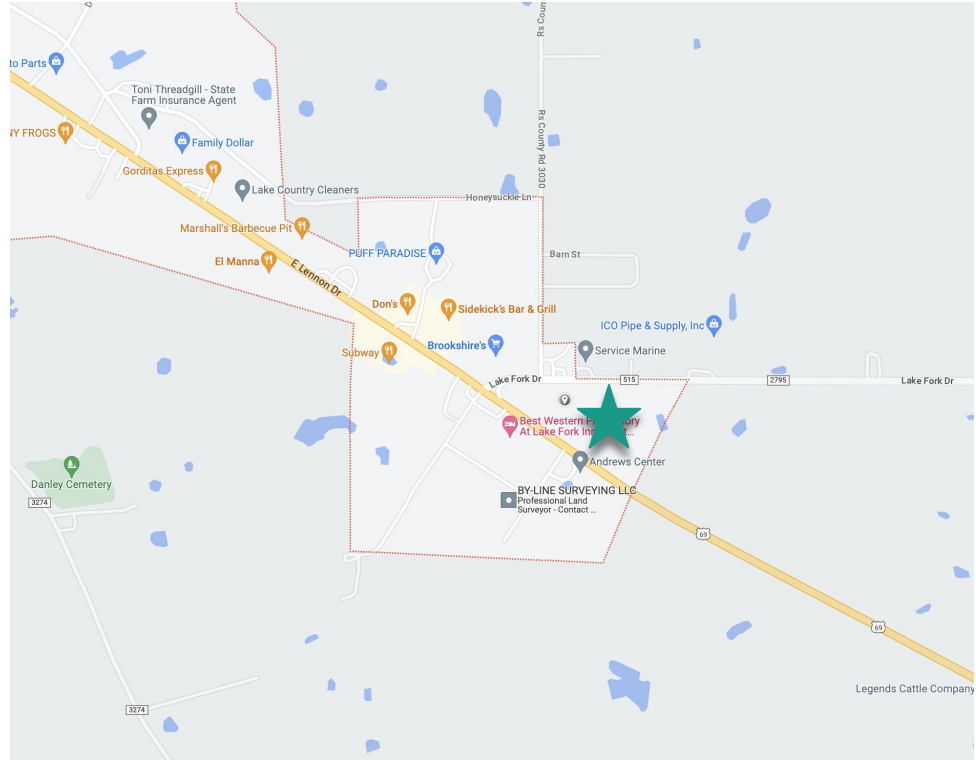
Note: Land is owned by licensed Realtors in the State of Texas.

DEMOGRAPHICS

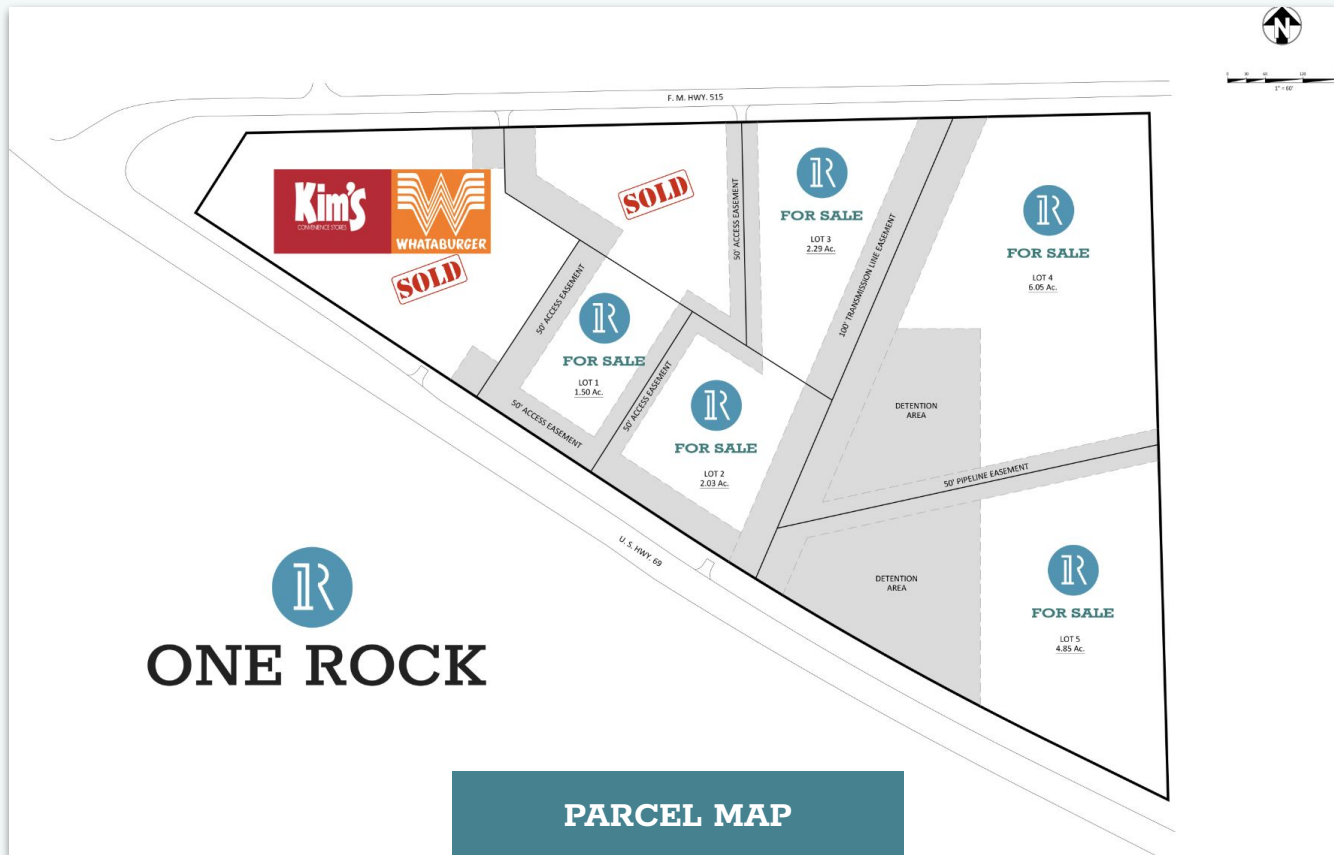
	1 Mile	3 Miles	5 Miles
POPULATION:	~450	~1250	~2040
MEDIAN AGE:	47	48	48
# HOUSEHOLDS:	~110	~300	~675
AVG INCOME:	\$76k	\$72K	\$73K

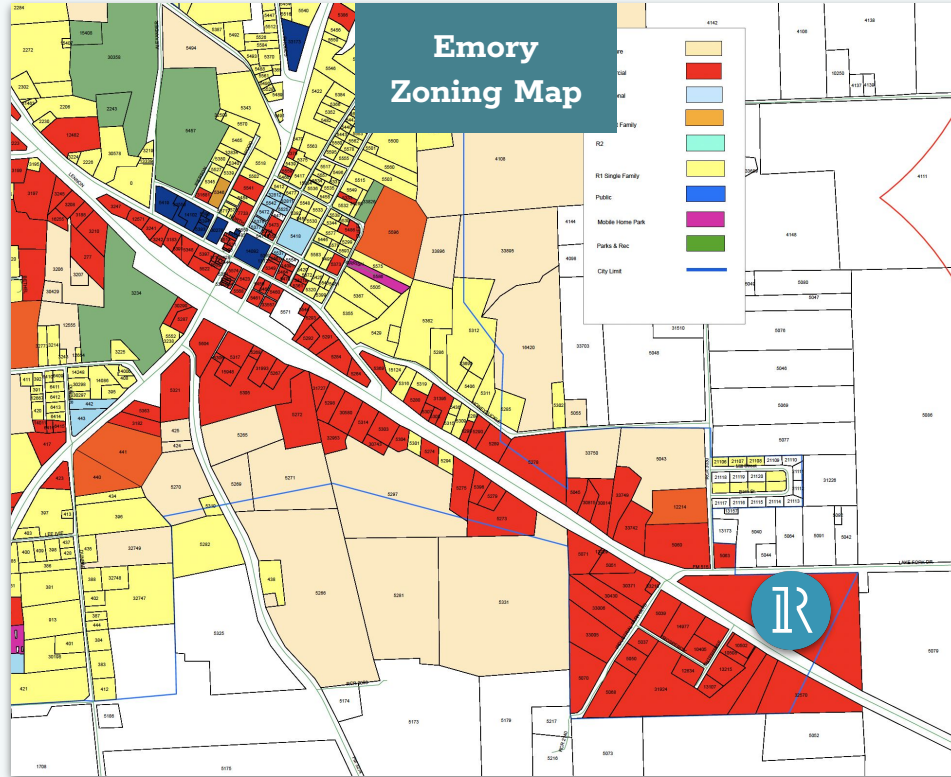
City of Emory, Texas

Full feasibility report, survey, site plan and market analysis available upon request.



Confidential





Contact

Brad Gaultney, #0754408
Brad@OneRockTX.com
214-728-2763

Chris Wiesinger, #0624514
Chris@OneRockTX.com
214-683-0567

OneRockTX.com

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