

2010 LAMAR AVE.

2010 LAMAR AVE., PARIS, TX 75460



PROPERTY SUMMARY



LOCATION DESCRIPTION

Located in the heart of Paris, TX, this site features prominent signage and abundant parking at a corner light intersection, on one of the city's main thoroughfares. Flexible leasing is available, with the option to demise for a more streamlined layout. Drive-thru conversion can also be provided for interested tenants. This location is adjacent to residential districts, schools, and apartment complexes, as well as major big-box retailers like Kroger, Walmart and Dollar General. With a population of 28k+ within a 3-mile radius and 12k+ vehicles passing per day, this site is perfect for tenants looking to capitalize on reliable traffic.

PROPERTY HIGHLIGHTS

- Well-positioned site on Lamar Ave. with prominent signage and 12k+ VPD
- Nearby national retailers include Kroger, Walmart, Home Depot, & Starbucks
- Centrally located in Paris, TX with abundant parking and easy access
- Adaptable layout and leasing options available

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	2
Available SF:	1,500 - 6,000 SF
Building Size:	7,200 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	11,753	13,793	16,977
Total Population	28,535	33,785	42,036
Average HH Income	\$52,870	\$56,001	\$61,306

TRAFFIC COUNTS

12,308 Vehicles Per Day

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
2024 - 2029	0.84%	0.75%	0.53%



Shawn Krisher

Regional Vice President

shawn.krisher@legacypro.com
405.407.4848

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ADDITIONAL PHOTOS



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SITE PLAN



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RETAILER MAP



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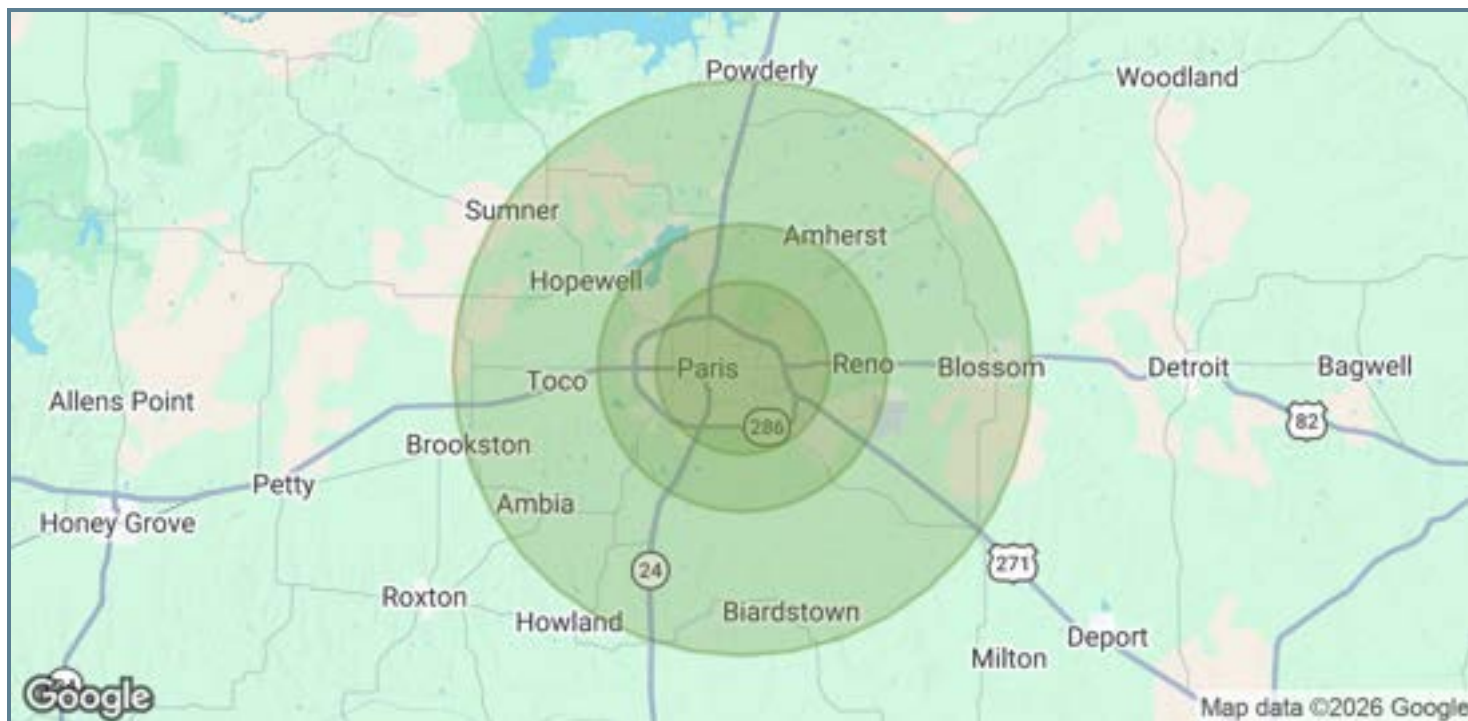
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	28,535	33,785	42,036
Average Age	41	41	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	11,753	13,793	16,977
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$52,870	\$56,001	\$61,306
Average House Value	\$168,566	\$182,545	\$198,848

POPULATION GROWTH	3 MILES	5 MILES	10 MILES
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LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

