



# For **Ground Lease**

## ± 1.16 Acres

# Home Depot Pad Site

S. Jefferson Avenue @ Airport Road  
Mt. Pleasant, Texas



In cooperation with  
**Corporate Property Dispositions, LLC**

### Contact Information

**Mike Stevens**  
mstevens@stevecogroup.com

Steveco Commercial  
Real Estate Group  
5700 Granite Parkway, Suite 200  
Plano, TX 75024

972.233.7979 (Office)  
972.731.6744 (Fax)  
972.989.5544 (Cell)

[www.stevecogroup.com](http://www.stevecogroup.com)

**Location: S. Jefferson Avenue @ Airport Road  
Mt. Pleasant, (Titus County) Texas**

**Size: ± 1.16 Acres  
(± 200Ft frontage)**

**Zoning: Commercial**

**Access: Jefferson Ave. (Hwy 271)**

**Traffic : Jefferson Ave. (Hwy 271) ± 24,000 V.P.D.  
Counts**



# Home Depot Pad Site

S. Jefferson Avenue @ Airport Road  
Mt. Pleasant, Texas

## Demographics

	<u>5 Mile</u>	<u>10 Mile</u>	<u>15 Mile</u>
Population Est.	18,112	32,831	47,194
Median HH Income	\$33,241	\$34,595	\$34,825
# of Households	5,903	11,230	16,760



In cooperation with  
Corporate Property Dispositions, LLC

### Contact Information

**Mike Stevens**

mstevens@stevecogroup.com

Steveco Commercial  
Real Estate Group  
5700 Granite Parkway, Suite 200  
Plano, TX 75024

972.233.7979 (Office)  
972.731.6744 (Fax)  
972.989.5544 (Cell)

[www.stevecogroup.com](http://www.stevecogroup.com)

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and Your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

© 2005 Steveco Commercial Real Estate Group.

