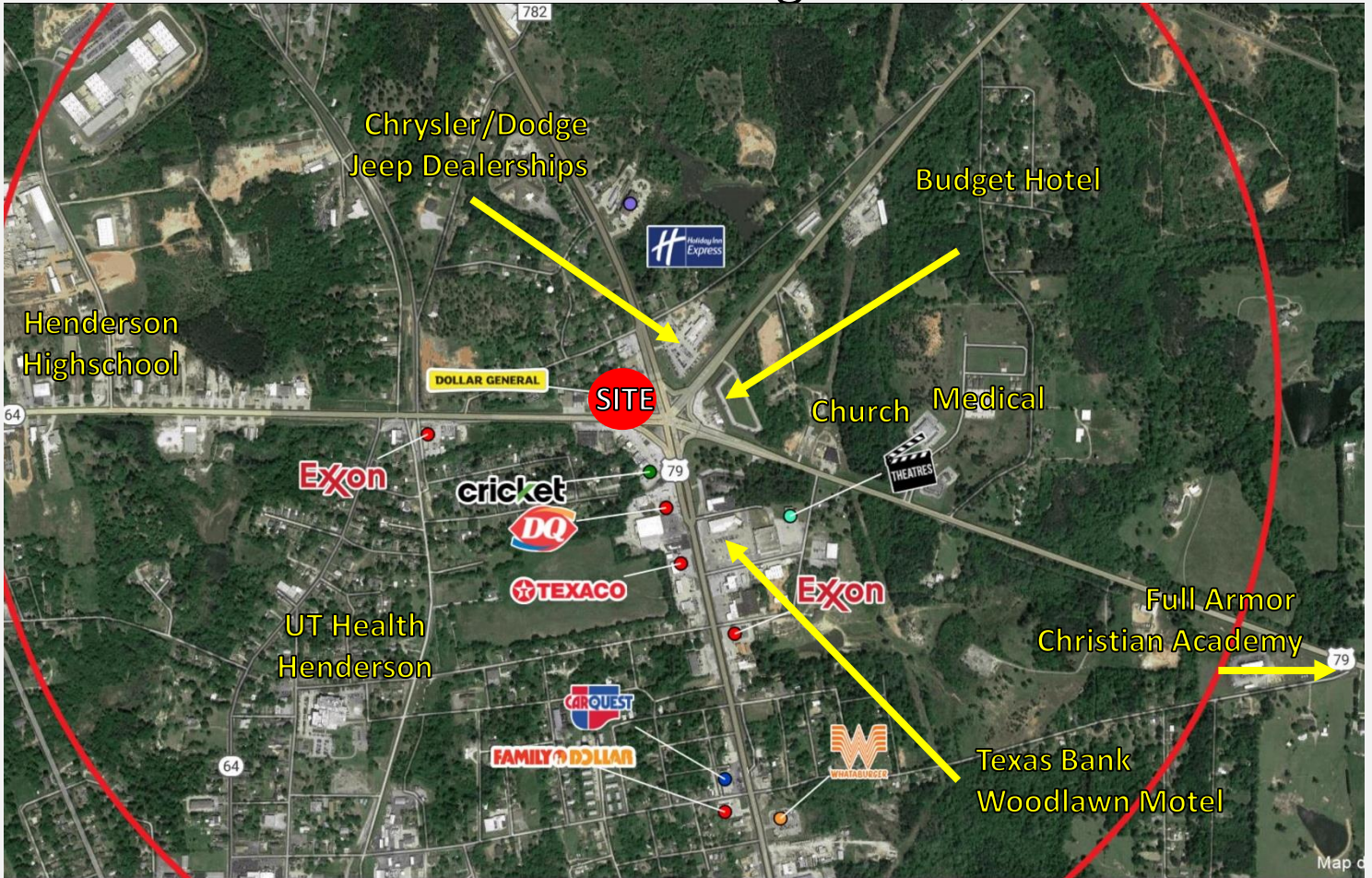


FOR LEASE

For Ground Lease or Build-To-Suit

5 Points Intersection @101 Kilgore Dr., Henderson TX



DEVELOPMENT PROPERTY OVERVIEW:

Lot Size: 1.73 Acres; located at unique 5 points intersection
Traffic Counts: Hwy. 79 – 21k; Hwy.64/259 19k; Hwy. 43 5k
Access: Full Ingress/Egress on I-79 and I-64

AREA DEMOGRAPHICS:

RADIUS:	POPULATIONS:	MEDIAN HH INCOME:
1 M	5,088	\$47,030
3 M	15,968	\$57,781
10 M	19,486	\$56,676

PROPERTY HIGHLIGHTS:

- Located in East Texas growth market of Henderson.
- This is a 5-points intersection. All arteries leading To & From Tyler, Longview, Nacogdoches, Jacksonville, Longview, Kilgore, Carthage, Marshall TX all go through this intersection in Henderson TX.
- High transient traffic with solid residential/worker bases
- Strong Retail demographics.
- Limited retail and food options and competition