218 E W M WATSON BLVD.

Daingerfield, TX 75638

ARC REALTY
COMMERCIAL SALES & LEASING

OFFERING SUMMARY

Available SF:	16,000 SF
Lease Rate:	$7.00 SF/yr (NNN)
Building Size:	16,000 SF

PROPERTY OVERVIEW

This currently occupied Fred's is being marketed FOR SALE OR LEASE immediately. This is a well positioned retail asset within the main commercial corridor of Dangerfield.

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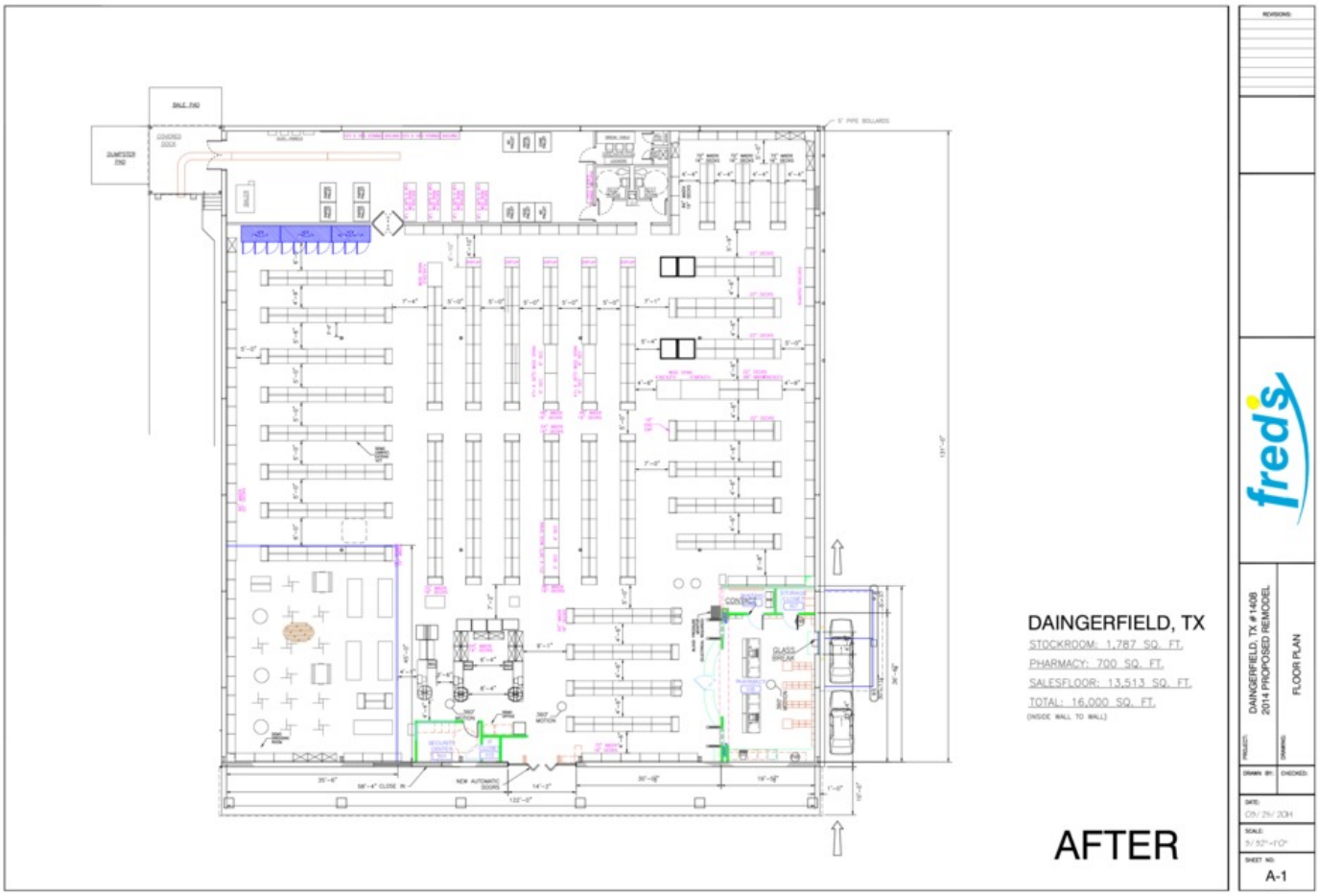

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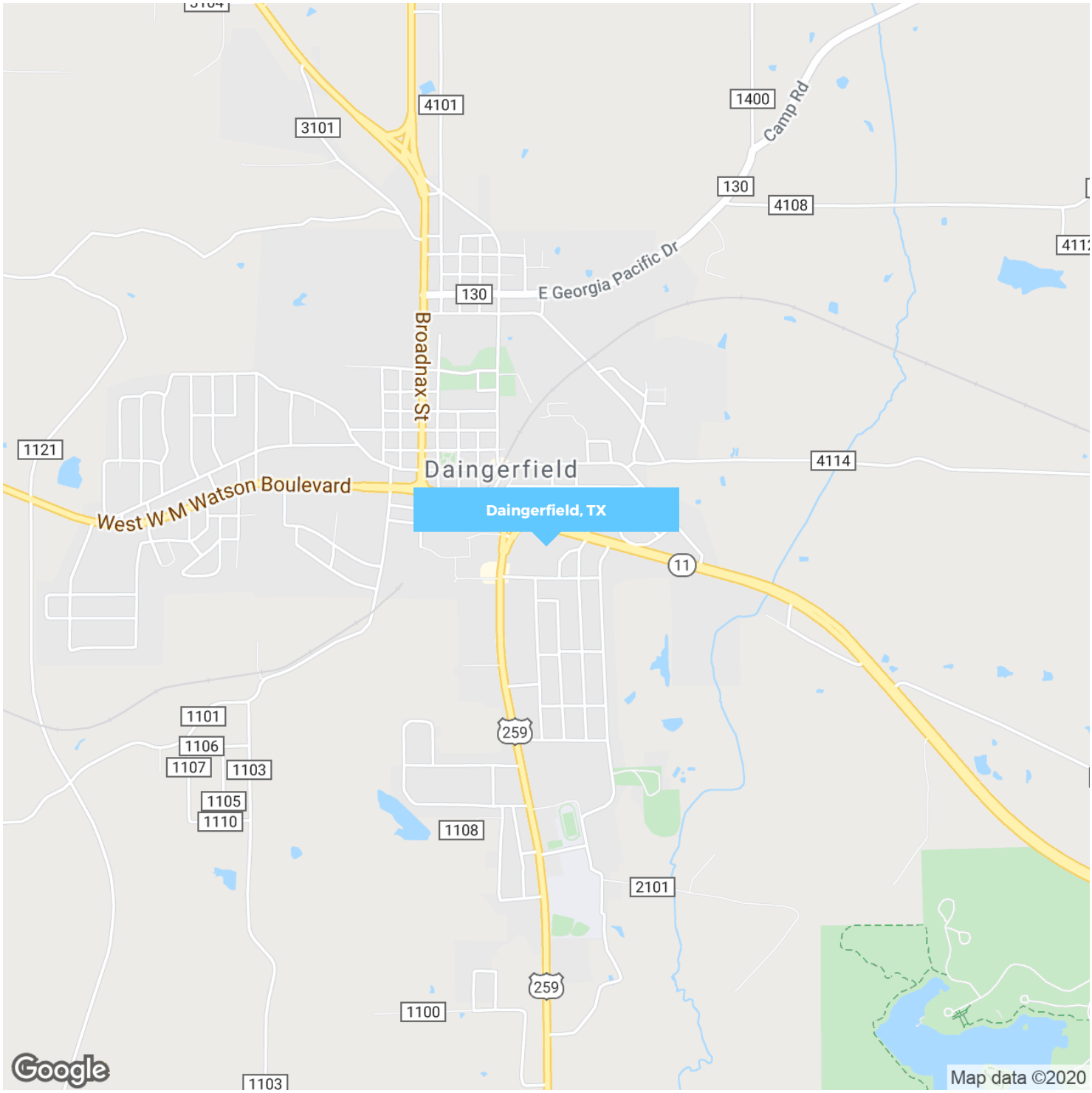

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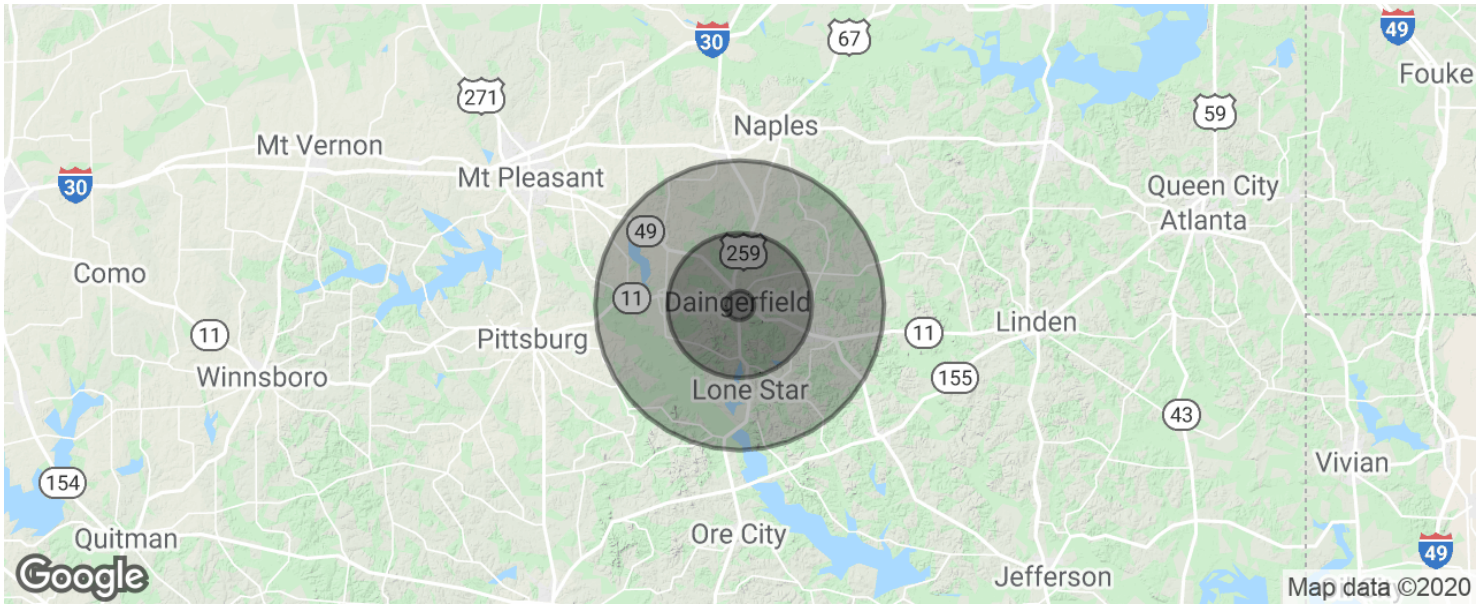

POPULATION	1 MILE	5 MILES	10 MILES
Total population	153	3,834	13,252
Median age	44.9	44.6	42.2
Median age (Male)	42.7	42.4	41.6
Median age (Female)	46.5	46.1	42.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	61	1,526	5,213
# of persons per HH	2.5	2.5	2.5
Average HH income	$47,997	$47,742	$48,286
Average house value	$95,396	$95,269	$97,324

** Demographic data derived from 2010 US Census*

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