

Nacogdoches Marketplace I

Nacogdoches, Texas



Nacogdoches, Texas is the region's retail, medical, educational and cultural center. Strong demographics are enhanced by 13,000 students at Stephen F. Austin University. Nacogdoches Marketplace I is

in the market's growth area at Highway 59 and 224 Loop, with average traffic of 38,000 + cars per day. The center is shadowed by Lowe's, and Bealls Department Store, and anchored by Wal-Mart Super Center, Hibbett Sports, and Staples.

ANCHOR TENANTS

Wal-Mart Super Center	203,151 sq. ft.
Staples	24,013 sq. ft.
Harbor Freight	15,300 sq. ft.
Bealls Department Store	(Shadow Anchor)
Lowe's	(Shadow Anchor)

AVERAGE VEHICLES PER DAY

38,000

DEMOGRAPHICS

	POPULATION	AVG. HH INCOME
10 MILES	46,570	\$48,625
15 MILES - S&W	(Trade Area) 101,744	\$49,947
25 MILES - N&E		

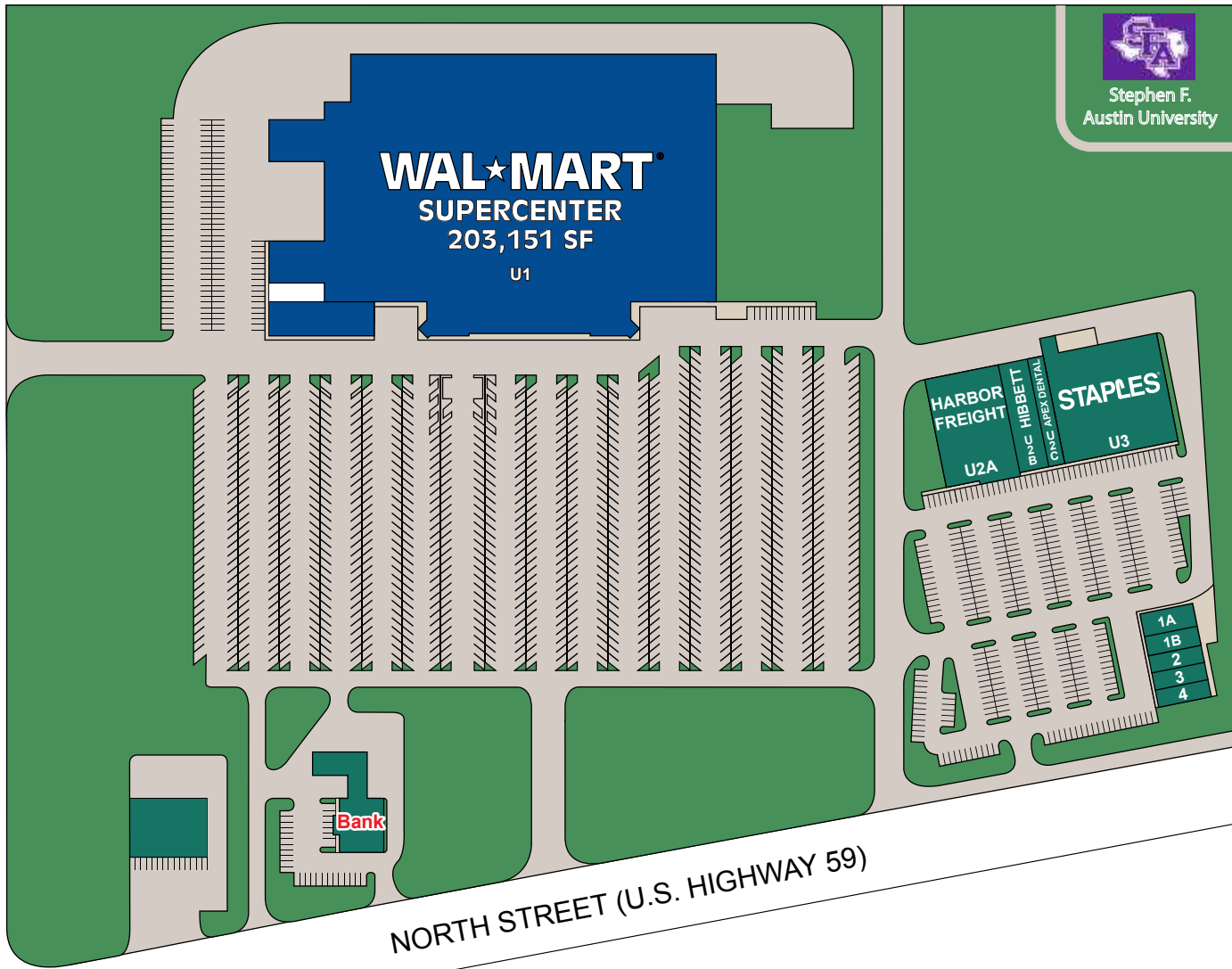


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Stephen F.
Austin University



Regional Hosp.
& Surgery Ctr.

NMC
Health Network



STALLINGS DRIVE NORTH

NORTH STREET (U.S. HIGHWAY 59)

BEALLS

TENANT LIST

U1	WAL-MART	203,151 SF
U2A	HARBOR FREIGHT	15,300 SF
U2B	HIBBETT SPORTS	6,000 SF
U2C	APEX DENTAL	3,400 SF
U3	STAPLES	24,000 SF
1A	MONGOLIAN BBQ	3,000 SF
1B	GREAT CLIPS	1,200 SF
2	ADVANCE AMERICA	1,400 SF
3	GAMESTOP	1,400 SF
4	CRICKET WIRELESS	1,400 SF



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