



LOOP 286

35th St NE

42nd St NE

22,779 AADT '22

19,379 AADT '22

28,181 AADT '22

LOOP 286

AVAILABLE

Development Opportunity

3782 & 3800 Lamar Ave | Paris, TX



TJ-maxx
Bath & Body Works
HIBBETT SPORTS

maurices
BIG LOTS!
SHOE DEPT.
HOBBY LOBBY



Schlotzsky's

BURGER KING

CVS

SITE

Chick-fil-A EXPRESS

GameStop



petco

metro by T-Mobile

TACO BELL

AT&T



Eye Wayz Car Wash

SUBWAY Great Clips

Applebee's GRILL + BAR



MURPHY USA

Golden China

Valero



Magel's Grill

AMERICAS BEST VALUE INN

Walmart SUPERCENTER

Pizza Hut

Hampton Inn & Suites by HILTON



WATABURGER

Arby's

Wendy's

MEDPRIME PHARMACY

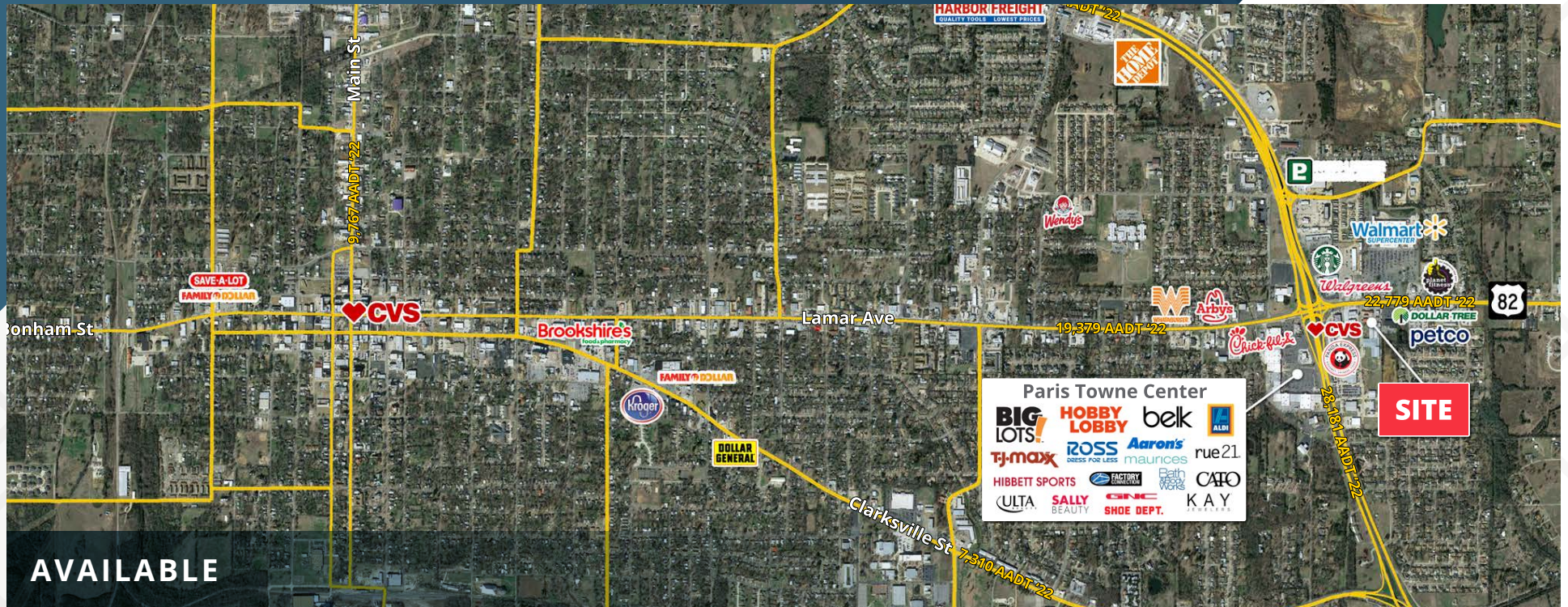


DODGE

FACTORY OUTLET

Development Opportunity

3782 & 3800 Lamar Ave | Paris, TX



AVAILABLE

0.56± AC
Available

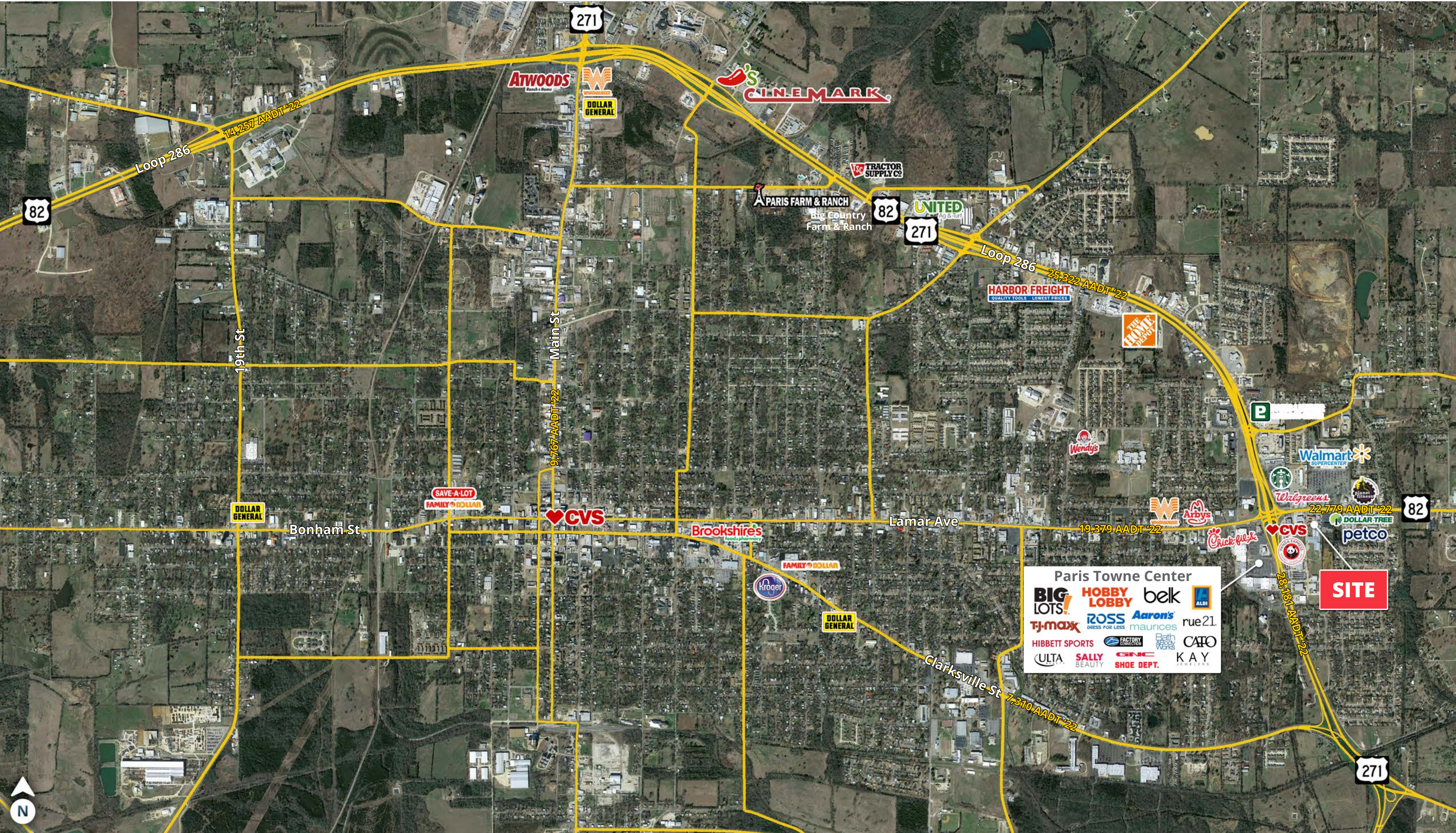
ABOUT THE PROPERTY

- Located on Hwy 82 (Lamar Ave) at the intersection with Loop 286 with a combined 52,000 CPD (TxDOT)
- Positioned directly across from Walmart Supercenter (#10 in Texas per Placer AI) and Paris Towne Center
- Subject property is well positioned for QSR, automotive, or financial institutions
- Paris, Texas is a dynamic market serving the greater northeast Texas area

Contact
Broker
Rate

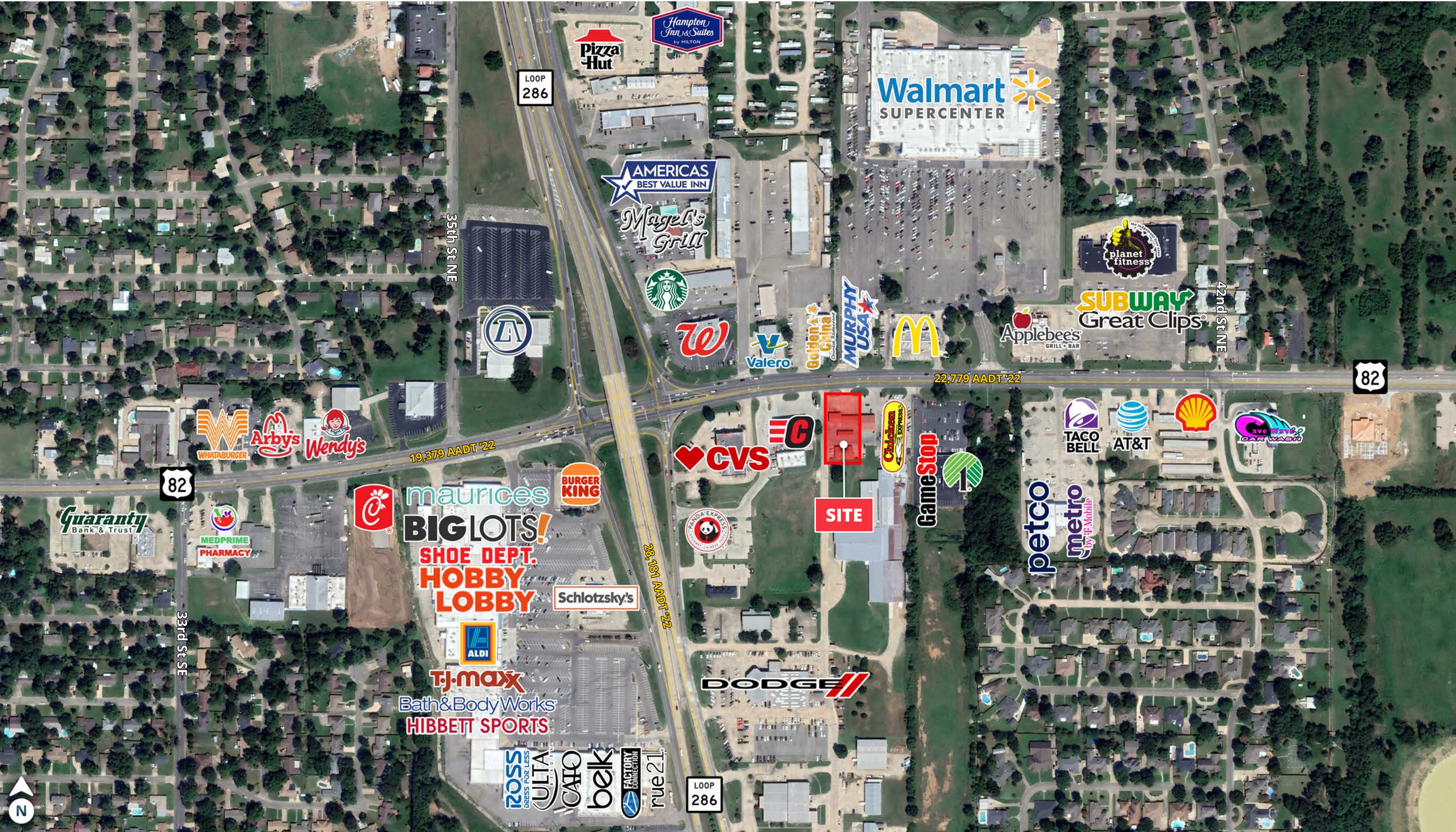
JOIN THESE RETAILERS





Loop 286 & US-82

Paris, TX



DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	5 miles	10 miles
2023 Estimated Population	4,947	29,520	39,050
2028 Projected Population	4,866	29,223	38,811
Projected Annual Growth Rate 2023 to 2028	-0.33%	-0.20%	-0.12%

Daytime Population

	1 mile	5 miles	10 miles
2023 Daytime Population	6,506	34,935	41,679
Workers	3,674	18,340	19,982
Residents	2,832	16,595	21,697

Income

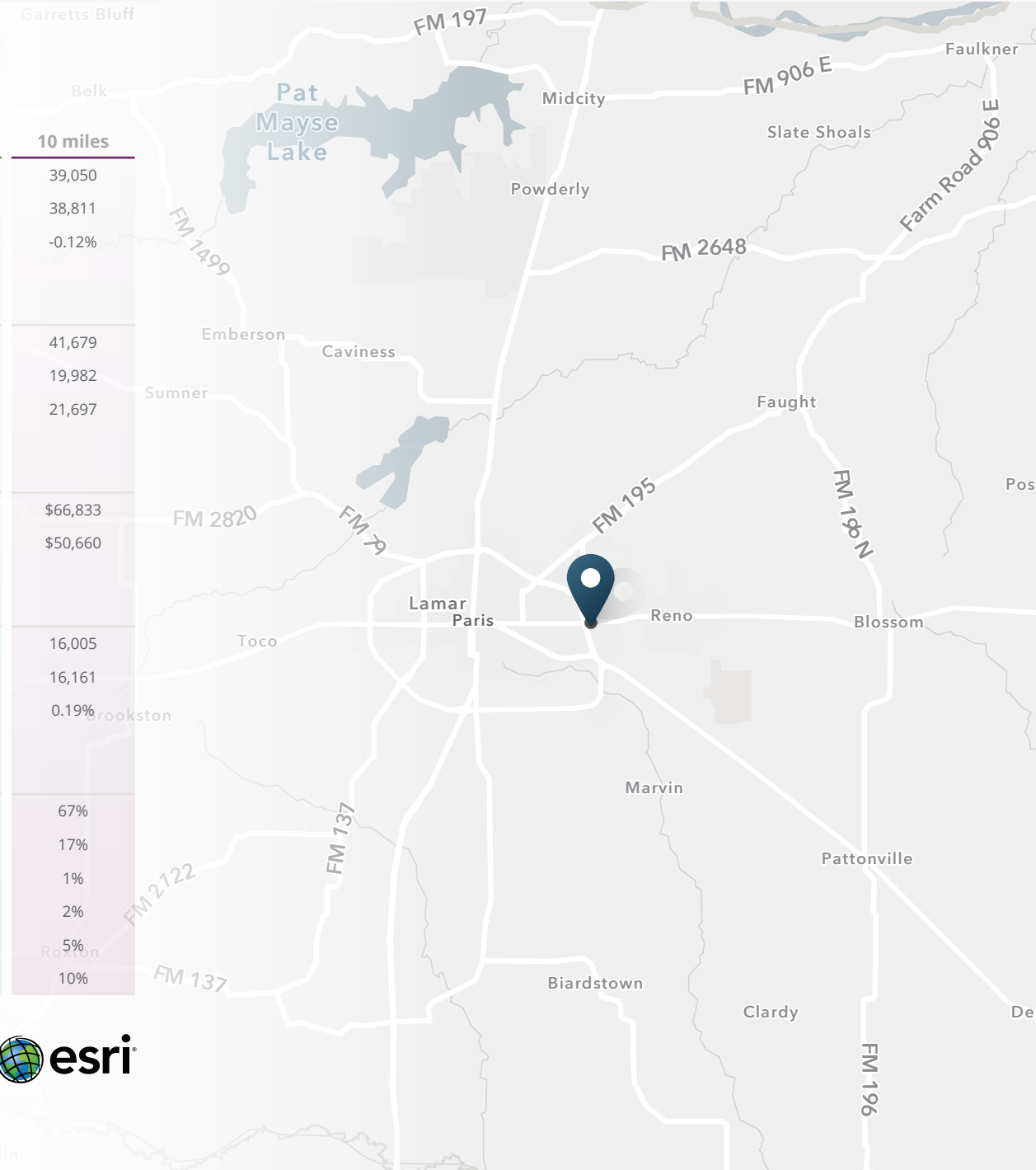
	1 mile	5 miles	10 miles
2023 Est. Average Household Income	\$77,389	\$61,224	\$66,833
2023 Est. Median Household Income	\$57,462	\$42,948	\$50,660

Households & Growth

	1 mile	5 miles	10 miles
2023 Estimated Households	2,214	12,237	16,005
2028 Estimated Households	2,220	12,313	16,161
Projected Annual Growth Rate 2023 to 2028	0.05%	0.12%	0.19%

Race & Ethnicity

	1 mile	5 miles	10 miles
2023 Est. White	73%	61%	67%
2023 Est. Black or African American	12%	21%	17%
2023 Est. Asian or Pacific Islander	3%	2%	1%
2023 Est. American Indian or Native Alaskan	2%	2%	2%
2023 Est. Other Races	3%	5%	5%
2023 Est. Hispanic	8%	11%	10%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A license holder can represent a party in a real estate transaction.

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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