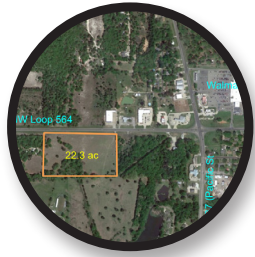


## Focus Properties



**Hwy 37 Site**  
4.85 Acres  
Mercy Rushing  
903.569.6183



**NW Loop 564 Site 1**  
22.3 Acres  
Mercy Rushing  
903.569.6183



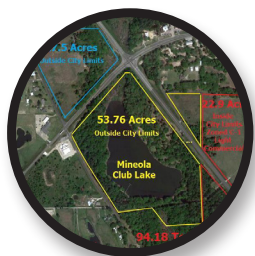
**NW Loop 564 Site 2**  
10 Acres  
Mercy Rushing  
903.569.6183



**South Pacific St (US Hwy 69)**  
10.20 Acres  
Mercy Rushing  
903.569.6183



**100 N Johnson & W Commerce**  
.058 Acres  
Mercy Rushing  
903.569.6183



**US Hwy 69 & Loop 564**  
94.18 Acres  
Signature Properties  
903.473.8804

## Retail Peers

City	State	5 Mile Population	5 Mile Average Household Income
Navasota	TX	10,668	\$67,305
Gentry	AR	10,661	\$68,612
Graham	TX	10,651	\$67,823
Brownfield	TX	10,497	\$62,055
New Boston	TX	10,441	\$62,815
<b>Mineola</b>	<b>TX</b>	<b>10,107</b>	<b>\$66,870</b>
Bridgeport	TX	10,059	\$70,434
Greenwood	LA	10,040	\$69,848
Carthage	TX	9,860	\$64,718
Fort Stockton	TX	9,620	\$64,928
Lampasas	TX	9,219	\$63,837
New Roads	LA	9,206	\$69,419

## Regional Trade Area Retail Demand



General Merchandise  
\$102 Million



Supermarkets/  
Grocery  
\$91 Million



Health &  
Personal Care  
\$53 Million



Full Service  
Restaurants  
\$36 Million



Limited Service  
Restaurants  
\$31 Million



Women's /  
Family Clothing  
\$17 Million



Furniture/  
Home Furnishings  
\$11 Million



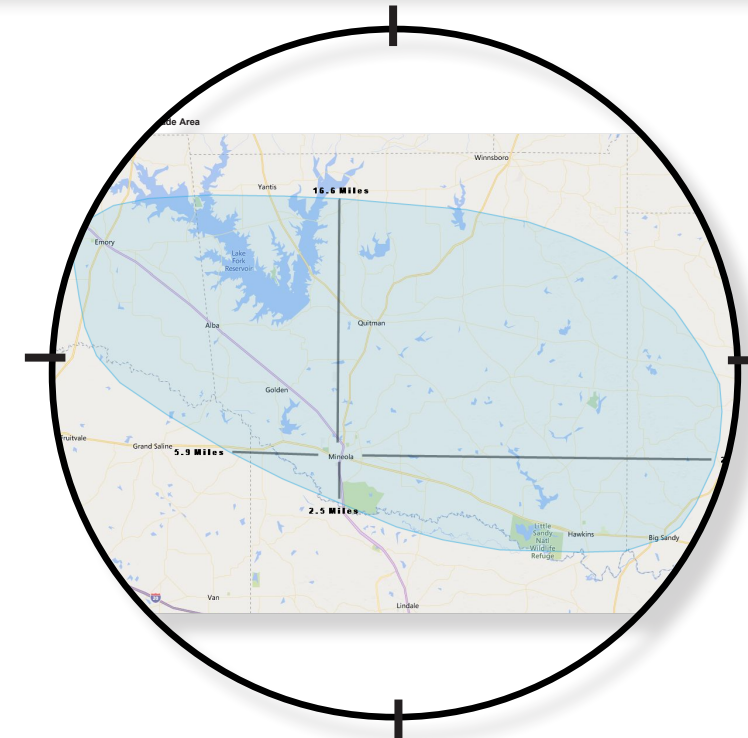
Shoe  
Stores  
\$5 Million



# MINEOLA, TX

Since 1989, Mineola has been designated as a National Main Street City. The downtown area of Mineola started growing when the Railroad came to Mineola in 1873. Downtown Mineola is listed on the National Register of Historic Places in Washington D.C. as a historic downtown to visit. Visitors to Mineola immediately notice its' small town charm with major amenities that include great schools and libraries, a Civic Center, historic theater, a well-developed arts program, a huge nature preserve, several sports complexes, a golf course, and beautiful city parks.

**26** Miles from  
Tyler, TX  
**45** Miles from  
Longview, TX  
**85** Miles from  
Dallas, TX



### Drive Time

5-10-15 Min

### Radius

3-5-10 Mile

#### 5 MIN

#### Population:

7,044

#### Avg HH Income:

\$61,792

#### 10 MIN

#### Population:

10,991

#### Avg HH Income:

\$68,359

#### 15 MIN

#### Population:

18,447

#### Avg HH Income:

\$69,712

#### 3 Mile

#### Population:

6,862

#### Avg HH Income:

\$61,168

#### 5 Mile

#### Population:

10,202

#### Avg HH Income:

\$66,866

#### 10 Mile

#### Population:

22,799

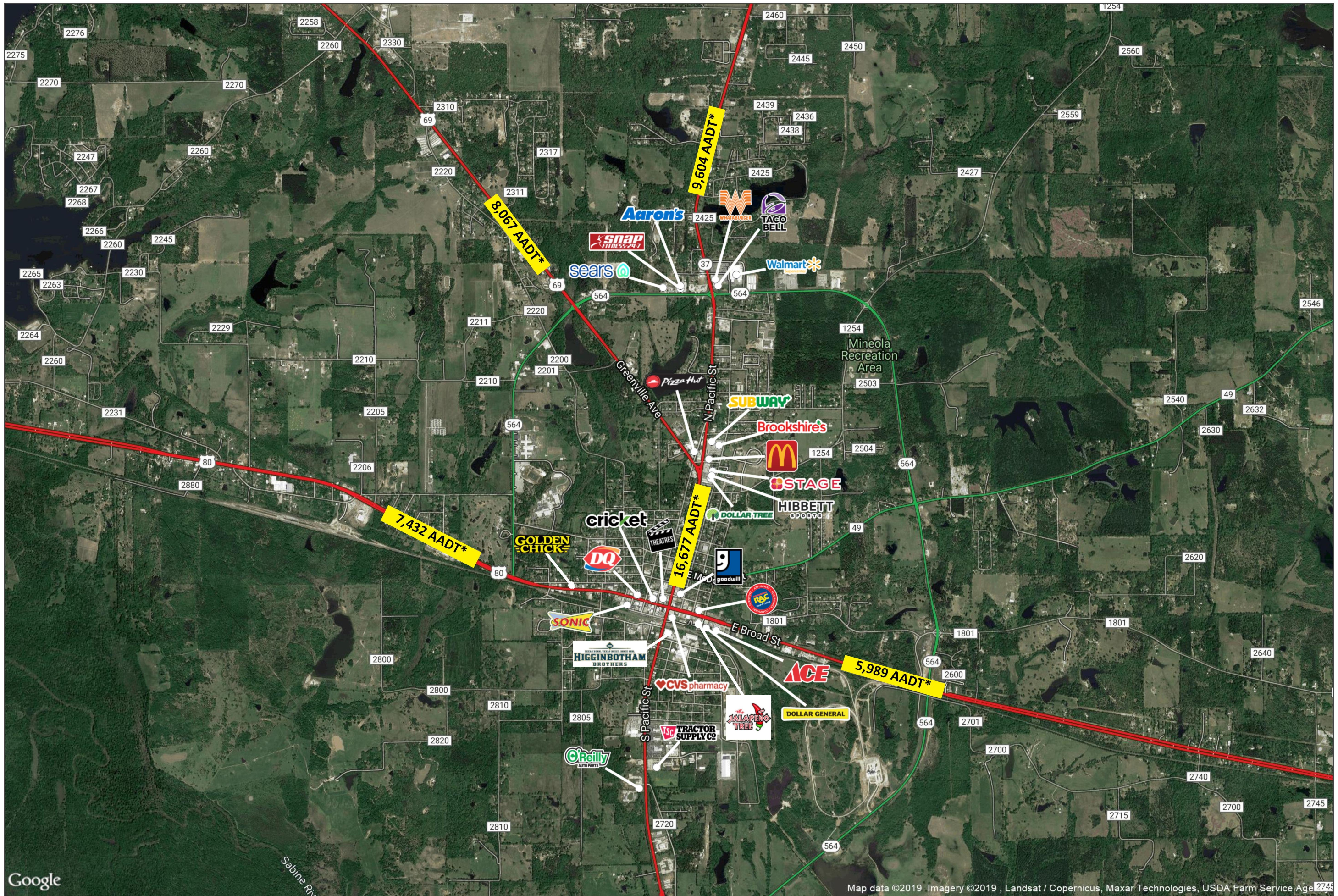
#### Avg HH Income:

\$73,468

## Regional Trade Area

Population	49,442
Households	20,030
Average Age	44.29
Median HH Income	\$50,700
Average HH Income	\$69,115
Per Capita Income	\$28,338
Daytime Population	43,455





Google

Map Produced By NextSite. \*2018 Traffic Counts Provided by TXDOT.

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# MINEOLA, TEXAS

## Major Retail Aerial



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