

CENTER, TEXAS

HURST STREET - CENTER, TX

PROPERTY FEATURES

- Strategically positioned at the highly trafficked intersection of Rough Rider Drive and Hurst Street
- Anchored by Beall's Department Store, Center Marketplace offers a strong tenant mix including: Cato, Hibbett Sporting Goods, Cellular One, Cash Now and Anytime Fitness
- Traffic Count: 15,000 CPD
- **NOW STARTING PHASE 2** - Outparcel space now available.



ACTION PROPERTIES
 662.746.8000
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FOR LEASING INFORMATION

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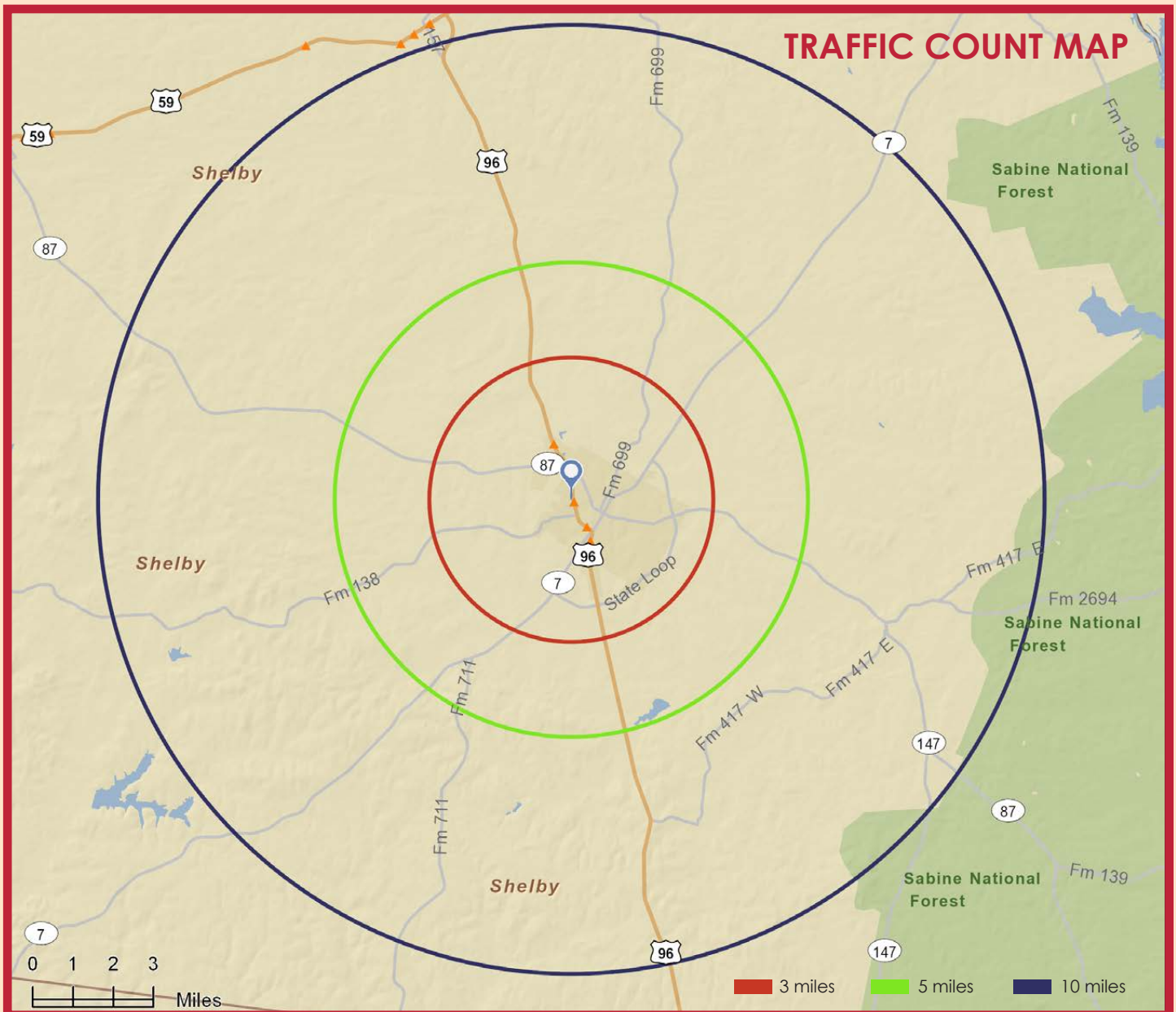
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DEMOGRAPHICS

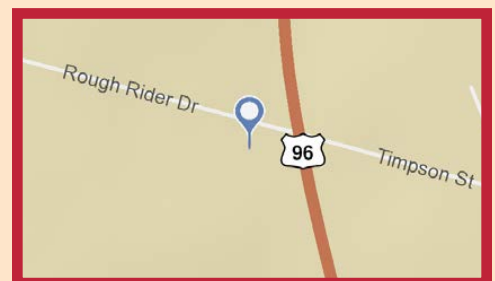
	3 miles	5 miles	10 miles
Population	6,864	9,398	13,553
Average Household Income	\$71,354	\$69,105	\$66,371
Number of Households	2,445	3,377	4,936

PROPERTY FEATURES

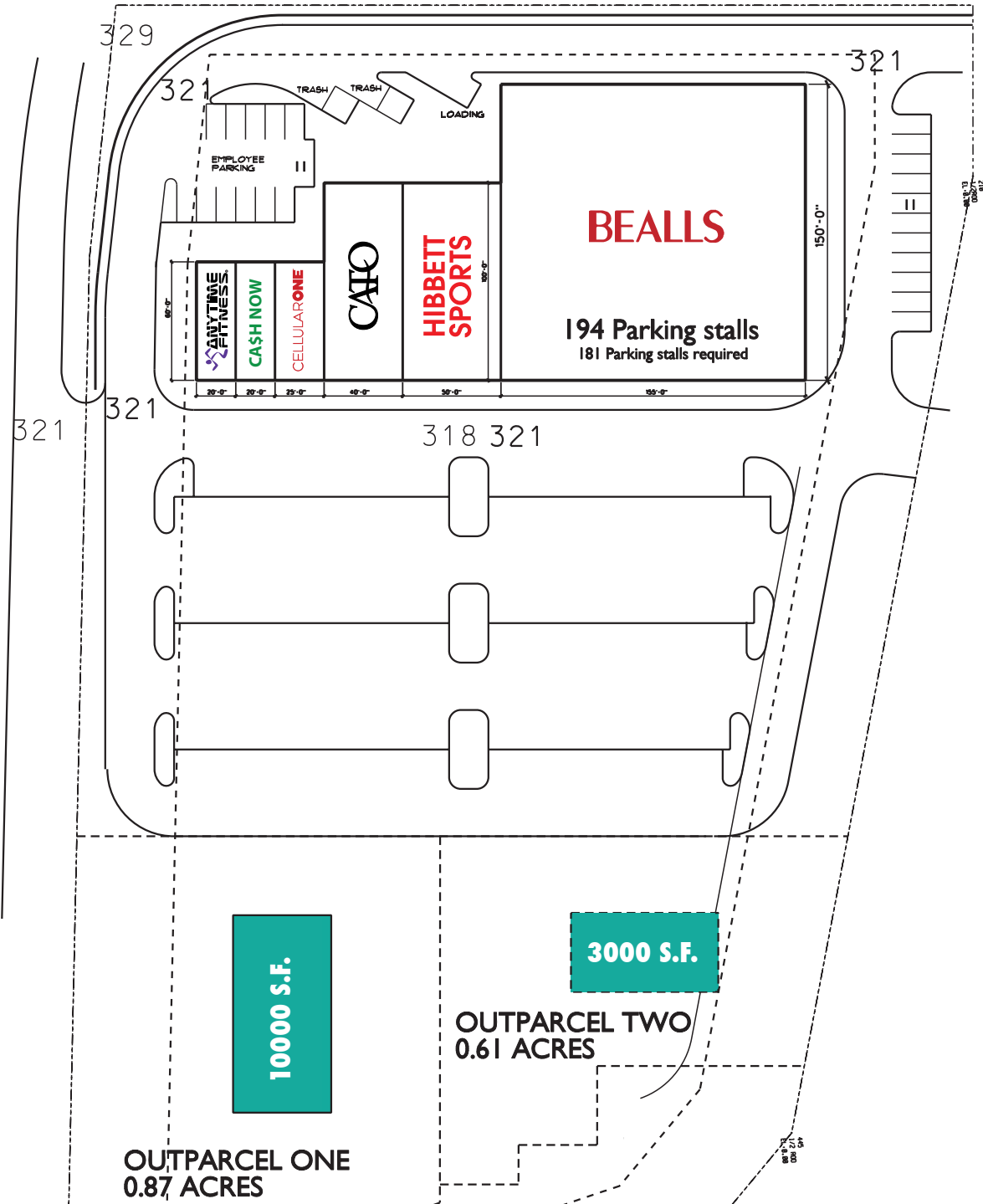
- Excellent visibility on corner site
 - Frontage along 3 streets
 - Ready to build on site
- 7 % growth in sales tax increase in last 2 years
- Area experiencing rapid growth due to fact Center is in the heart of the East Texas Haynesville Shale gas formation.



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



OUTPARCEL AVAILABLE WILL BUILD TO SUIT NOW STARTING PHASE 2



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View of Phase 1



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