



# PALESTINE MALL

For Lease  
1930 TX-256 Loop  
Palestine, Texas 75801

VENTURE

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# Metrics

1930 TX-256 Loop  
Palestine, Texas 75801

## Location

1930 TX-256 Loop

## Traffic Counts

Loop 256      Highway 287  
24,474 VPD    17,000 VPD

## Traffic Generators

**HOBBY LOBBY**  
Super Savings. Super Selection!™

**Walmart**

**Brookshire's**  
food & pharmacy

**TSC TRACTOR SUPPLY CO**

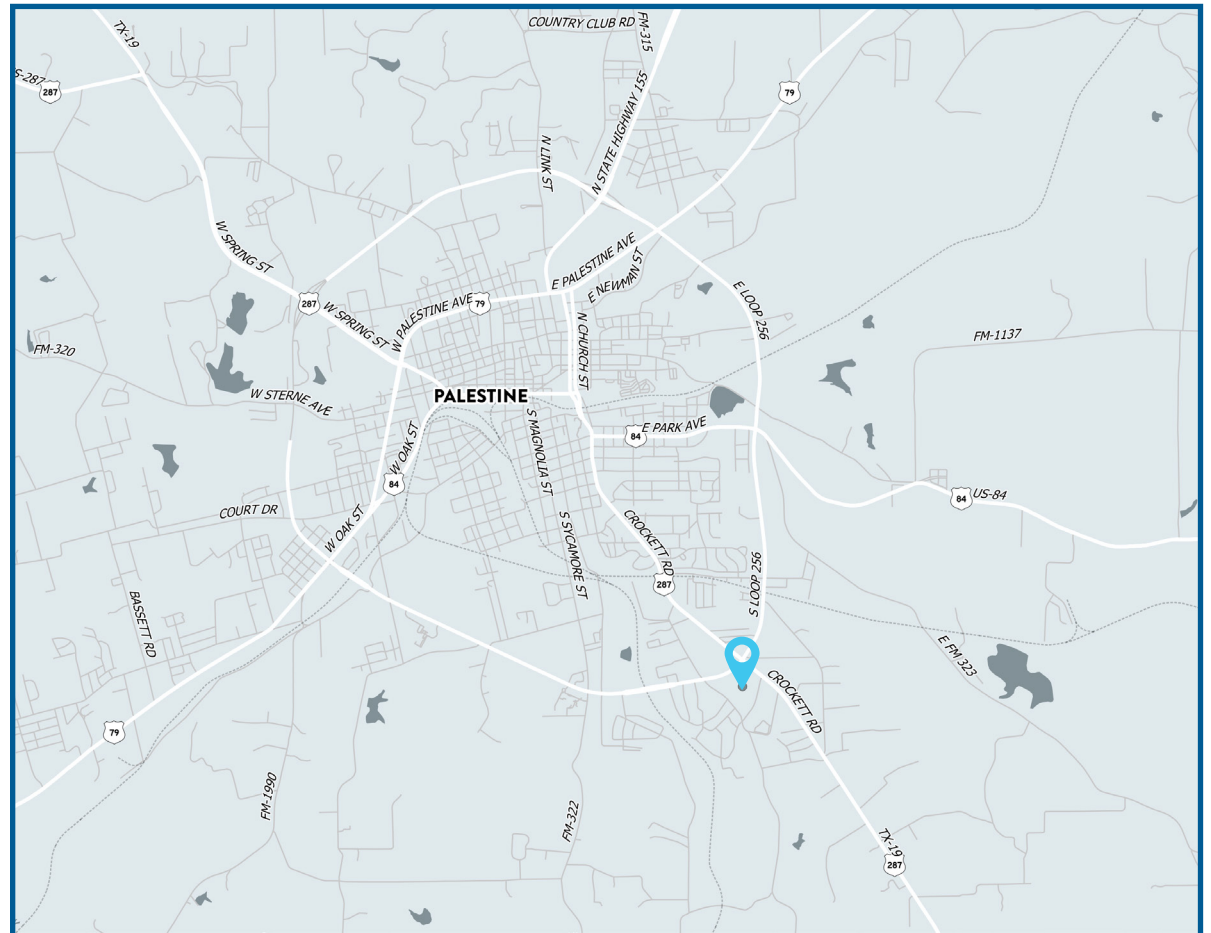
**Office DEPOT**

**CVS**  
pharmacy

**Chick-fil-A**

**McDonald's**

**LAYNE'S**  
1994



# Property Highlights

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## For Lease

1. Full scale power center redevelopment
2. Strongest retail corridor in the market
3. Trade area within a 30-mile radius
4. Multiple junior boxes available
5. 78" Pylon and (2) 30' monument signage opportunities
6. Walmart across the street is ranked 22 out of 399

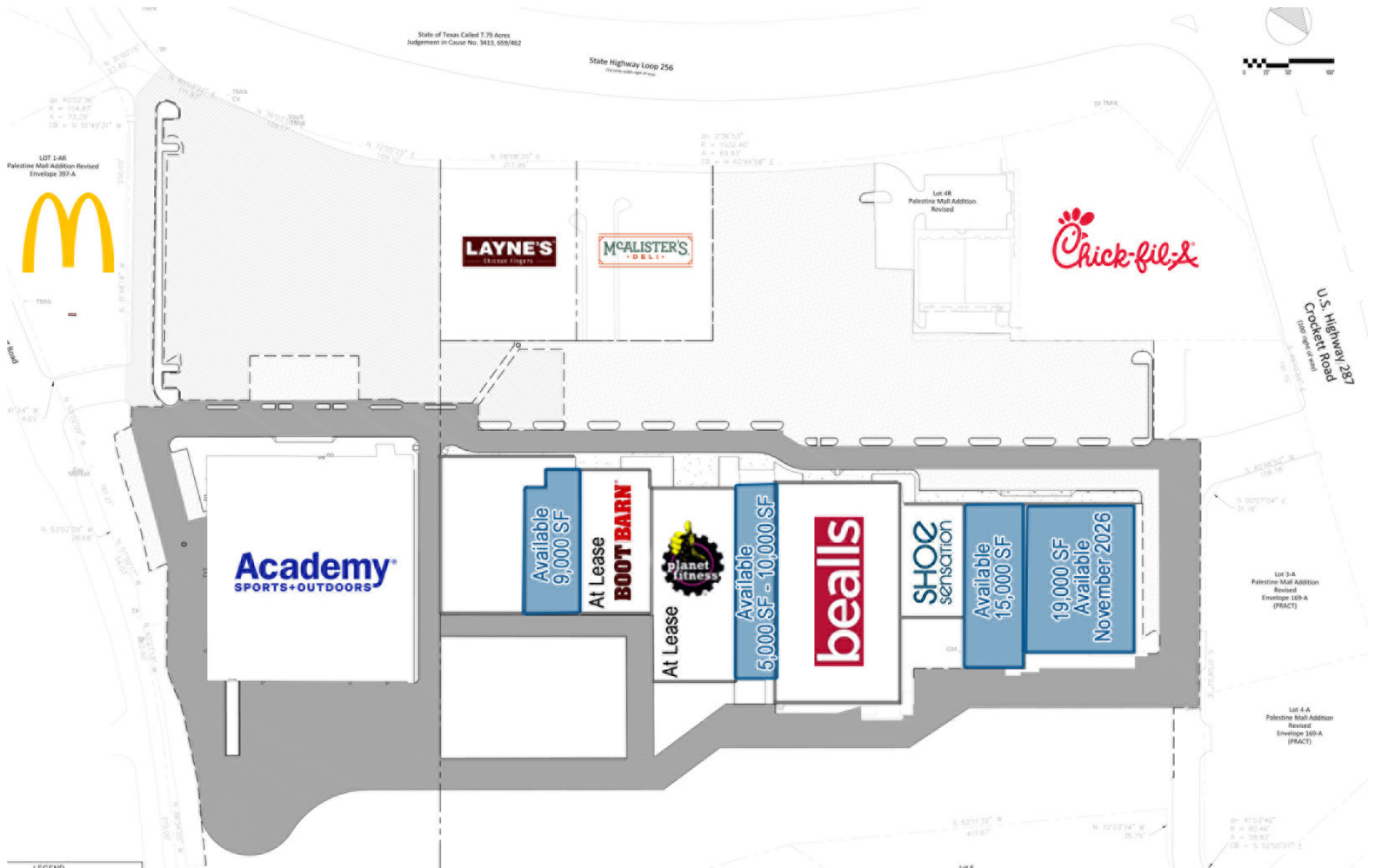


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES	45 MINUTE DRIVE TIME
EST. POPULATION	3,039	12,819	22,208	92,790
EST. DAYTIME POPULATION	1,968	7,240	9,584	28,040
EST. AVG. HH INCOME	\$76,989	\$70,104	\$74,300	\$81,564

# Site Plan

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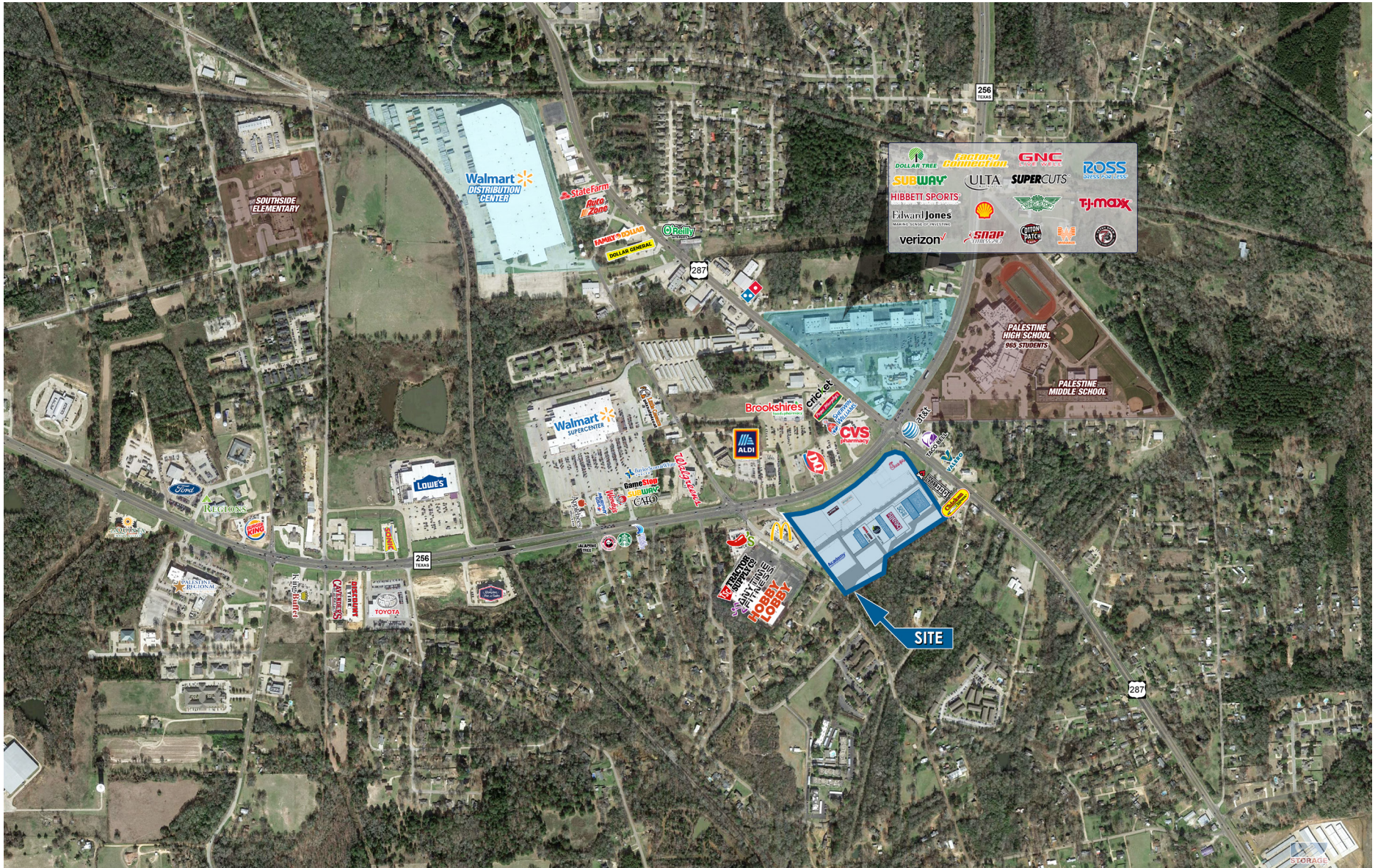
# Close Aerial

1930 TX-256 Loop  
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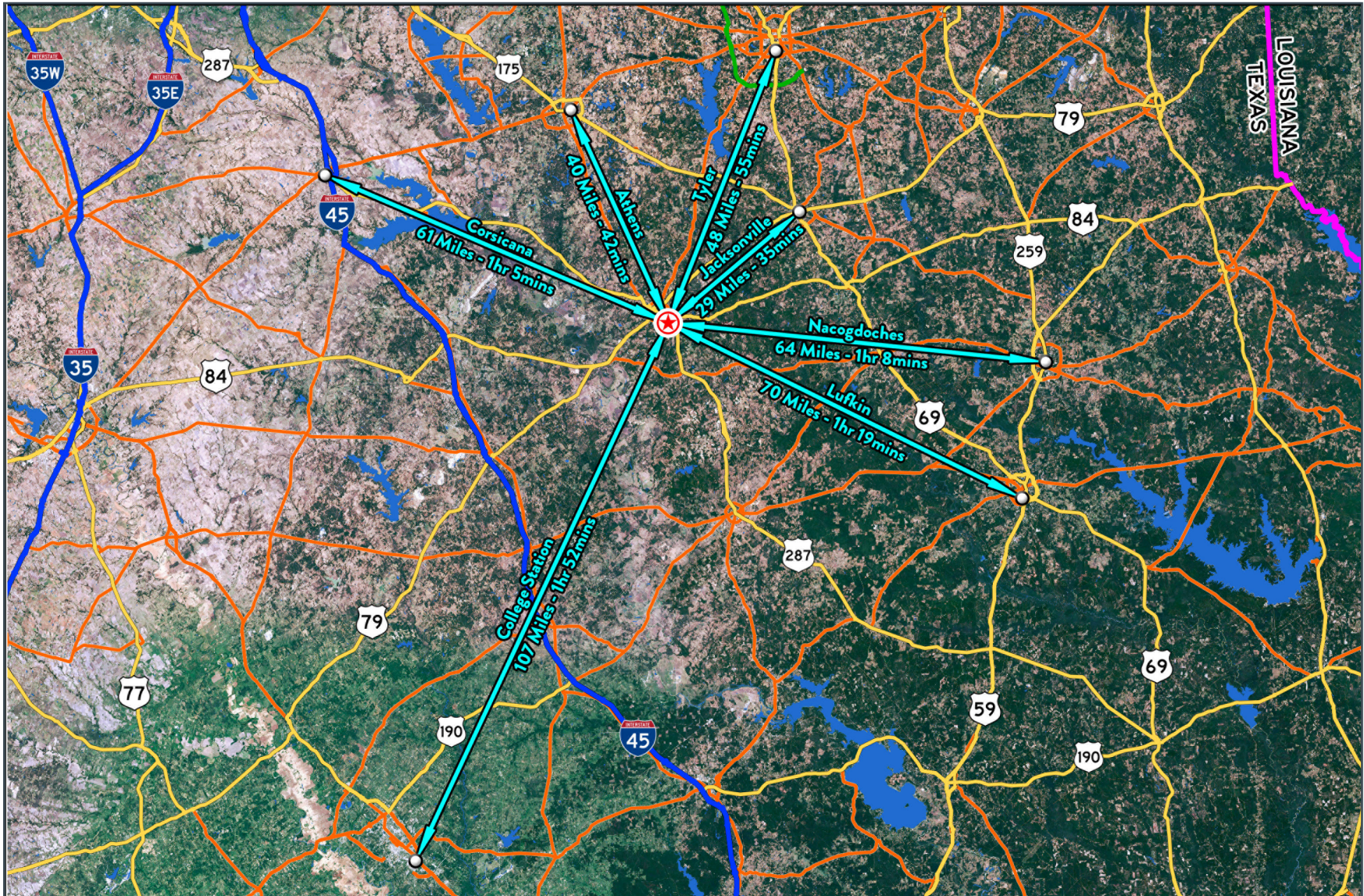
# Far Aerial

1930 TX-256 Loop  
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# Drive Time Aerial

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# VENTURE

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