



100,000 SF

Food Production | Cold Storage
Building | 18.48 AC Site |
Rail Access

3001

State Hwy 31 West

Corsicana, TX 75109

Jones Lang LaSalle Brokerage, Inc.



PROPERTY

SPECIFICATIONS



Food Production
49,250 SF Space



15,000 SF Cold storage
[33° F]



18.48 AC Fenced and
Secured



Floor drains, compressed
air, gas lines



Heavy power:
3,600 Amps
480Y/277v 3phase



Rail Access



7 dock doors / 1 drive in



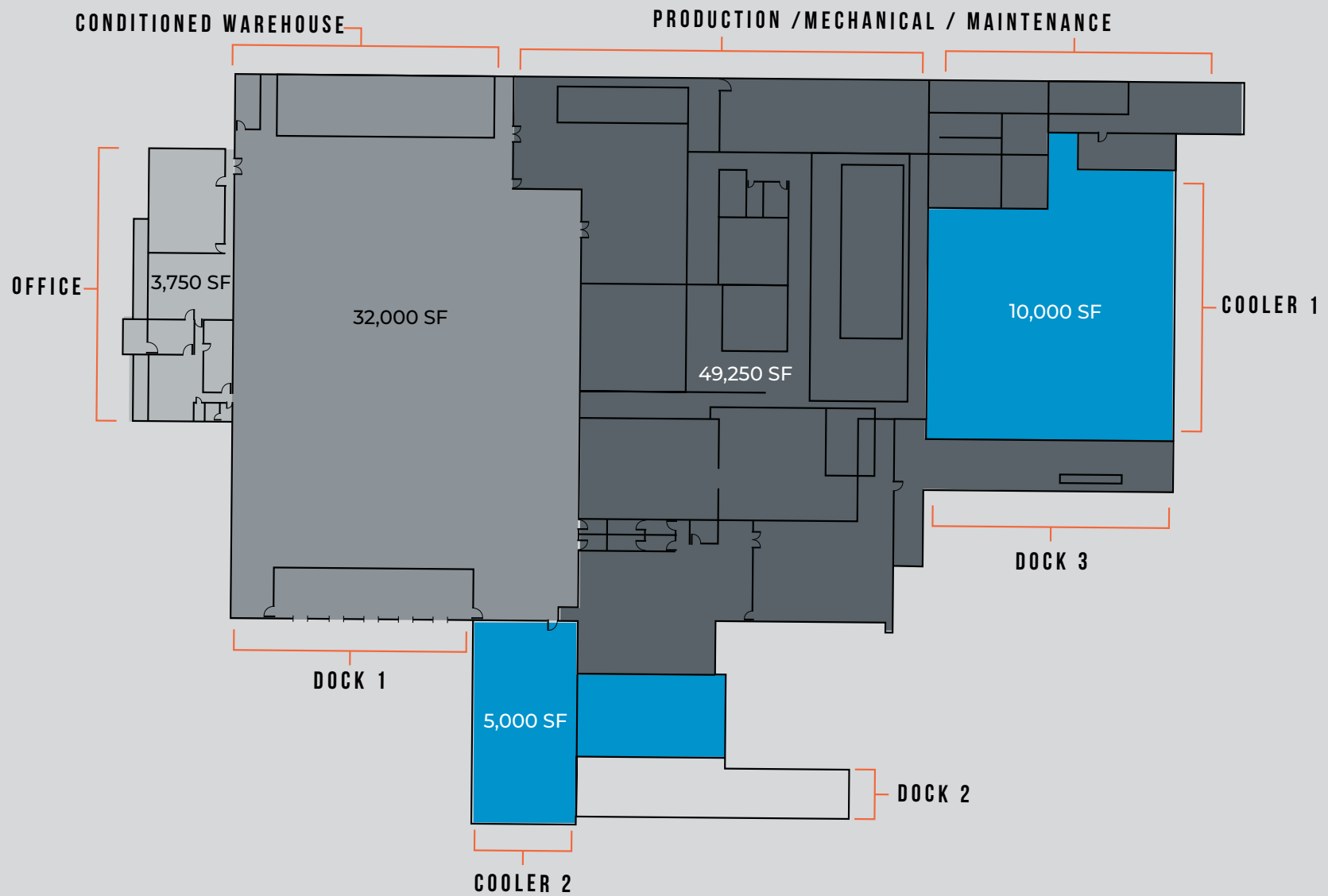
17' - 25'
clear height



3,750 SF Office



Floor Plan





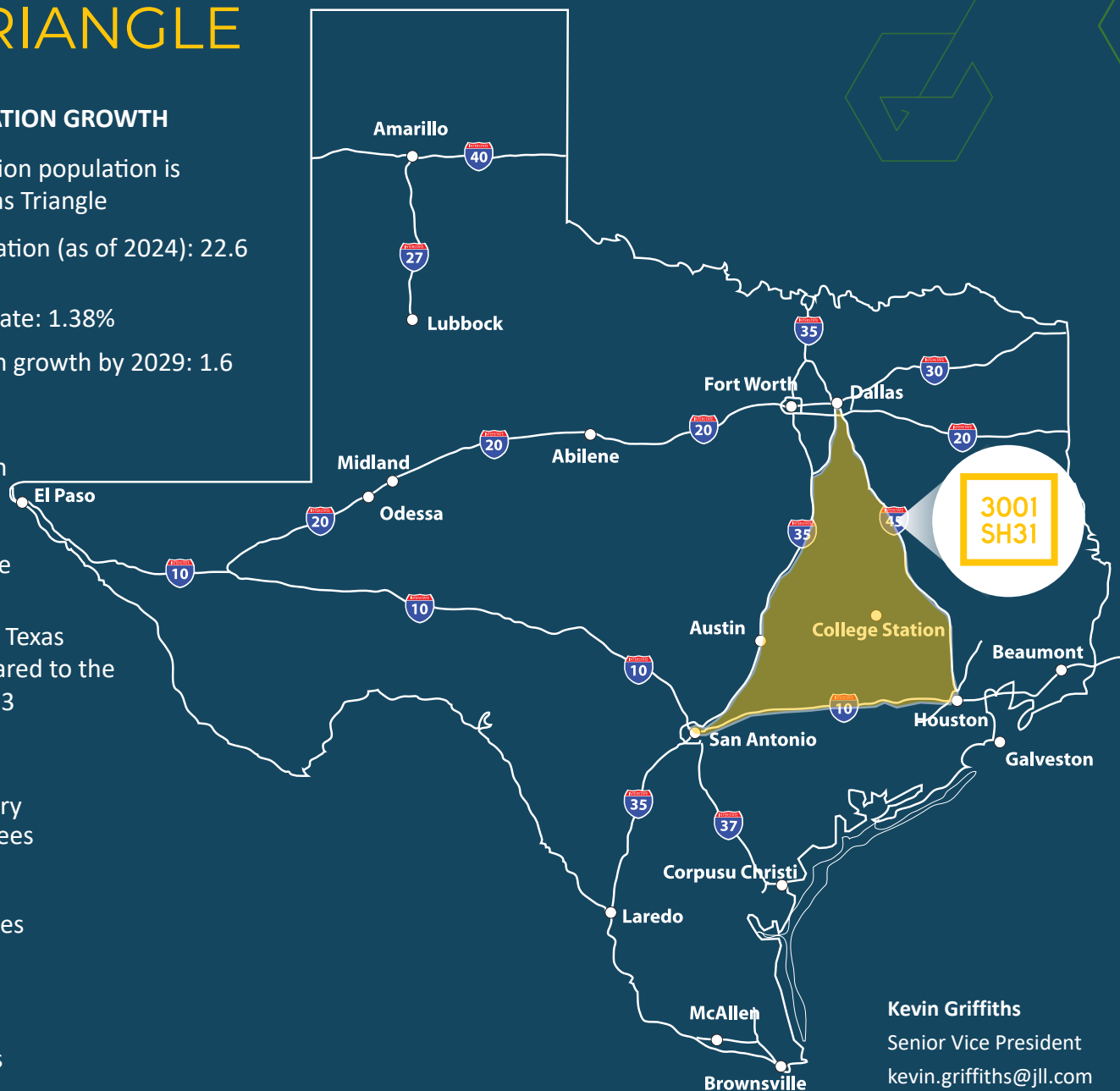
TEXAS TRIANGLE

DEMOGRAPHICS & POPULATION GROWTH

- ▶ 73% of Texas' 30.8 million population is located within the Texas Triangle
- ▶ Texas Triangle's population (as of 2024): 22.6 million
 - ▶ Annual Growth Rate: 1.38%
 - ▶ 5-year population growth by 2029: 1.6 million
 - ▶ 24.8% of the US' 5-year population growth (2024-2029) will be located within the Texas Triangle
- ▶ The median age in the Texas Triangle is 36.0, compared to the U.S. median age of 39.3

BUSINESS SUMMARY

- ▶ Transportation Industry
 - ▶ 322,576 employees
 - ▶ 22,253 business
- ▶ Eating & Drinking Places
 - ▶ 55,773 business
- ▶ Food Stores
 - ▶ 17,801 business



DALLAS
60 MI

FORT WORTH
80 MI

AUSTIN
160 MI

HOUSTON
180 MI

SAN ANTONIO
260 MI

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