

# Highway 59 Frontage @ Cox Road

Highway 59, Marshall, Texas



## Details

Approximately 0.658 ACRES sitting on the southwest corner of the FIRST INTERSECTION north of the INTERSTATE 20 & HIGHWAY 59 interchange.

Located on the AM-side of Highway 59 in Marshall's primary retail corridor.

Ideal for freestanding retail with several major employers nearby and abundant hospitality.

Owner will sell, build-to-suit, or ground lease.

\$15.00 PSF

## Area Attractions



TOYOTA



Richard Reynolds - RichardHReynoldsJr@gmail.com  
Skylar Rogers - BlakeSkylarRogers@gmail.com



**Reynolds Realty Management, Inc. | 903.832.3700 | ReynoldsRealtyMgmt.com**

The information contained herein was obtained from sources deemed to be reliable. However, Reynolds Realty Management, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof.



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## Demographics

	<u>Marshall, Texas</u>	<u>Harrison County</u>
<b>Est. Population</b>	23,523	65,631
<b>Median HH Income</b>	\$30,335	\$33,520
<b>Total Housing Units</b>	9,923	26,271
<b>Median Home Value (O/O)</b>	\$81,580	\$100,200

## Traffic Counts



**31,855 VPD (TxDOT)**



**19,756 VPD (TxDOT)**

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