



Nancy Rials

318.222.2244

nrials@vintagerealty.com

330 Marshall Street, Suite 200,
Shreveport, LA 71101

Listed in conjunction with Gordon Brothers

GROCERY-ANCHORED RETAIL BUILDING

303 NW Loop, Carthage, TX 75633

FOR SALE

PROPERTY HIGHLIGHTS

- 8,000 SF building
- Former Dollar General
- 37,503 SF parcel
- Nearby landmarks include H-E-B Grocery, Walmart Supecenter, Carthage High School, Panola College, Tractor Supply Co.

SALE PRICE

- \$320,000.00

PROPERTY OVERVIEW

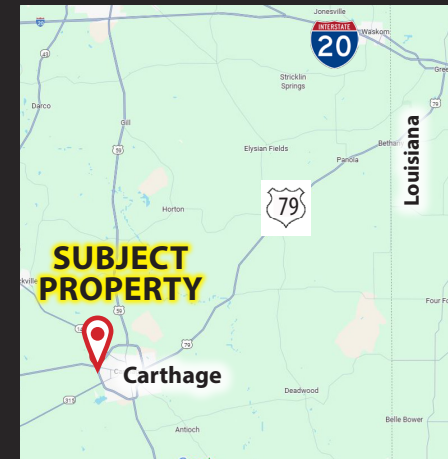
Former Dollar General building is located in an excellent high traffic retail center. Adjacent to H-E-B grocery, other tenants include Burke's Outlet, AT&T, Little Caesars. Carthage is home to Panola College with 2,700+ students and is the seat for Panola County.

TRAFFIC COUNTS (ADT 2025)

- On NW Loop 149: 16,408 VPD
- On Highway 79: 9,477 VPD

2025 DEMOGRAPHICS (3 MI)

- Population: 7,904
- Average HH Income: 101,207
- Median Age: 46.5



VINTAGEREALTY.COM



ALL INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, BUT IS NOT WARRANTED AND NO LIABILITY OF ERRORS OR OMISSIONS IS ASSURED BY EITHER THE PROPERTY OWNER OR VINTAGE REALTY COMPANY OR ITS AGENTS AND EMPLOYEES. PRICES AS STATED HEREIN AND PRODUCT AVAILABILITY IS SUBJECT TO CHANGE AND/OR SALE OR LEASE WITHOUT PRIOR NOTICE, AND ALL SIZES AND DIMENSIONS ARE SUBJECT TO CORRECTION. 7/2025



Nancy Rials
318.222.2244
nrials@vintagerealty.com
330 Marshall Street, Suite 200,
Shreveport, LA 71101
Listed in conjunction with Gordon Brothers

**GROCERY-ANCHORED
RETAIL BULDING**
303 NW Loop, Carthage, TX 75633

AERIAL



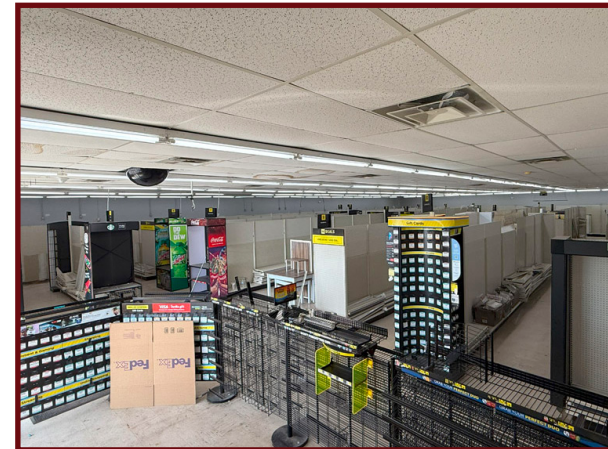
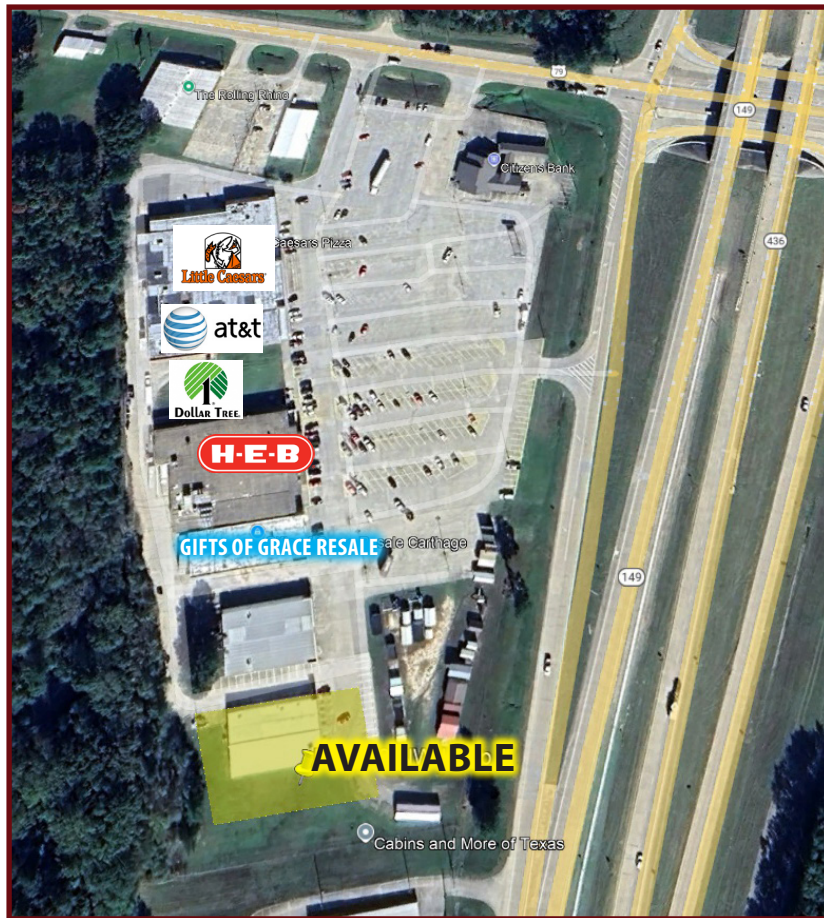


Nancy Rials
318.222.2244
nrials@vintagerealty.com
330 Marshall Street, Suite 200,
Shreveport, LA 71101
Listed in conjunction with Gordon Brothers

GROCERY-ANCHORED RETAIL BUILDING

303 NW Loop, Carthage, TX 75633

PHOTOS



AREA DEMOGRAPHICS



Executive Summary

303 NW Loop, Carthage, Texas, 75633
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.15810
 Longitude: -94.37240

	1 mile	3 miles	5 miles
Population			
2010 Population	1,415	8,016	10,533
2020 Population	1,376	7,853	10,175
2025 Population	1,347	7,904	10,266
2030 Population	1,334	7,897	10,261
2010-2020 Annual Rate	-0.28%	-0.21%	-0.35%
2020-2025 Annual Rate	-0.40%	0.12%	0.17%
2025-2030 Annual Rate	-0.19%	-0.02%	-0.01%
2020 Male Population	45.5%	47.1%	47.6%
2020 Female Population	54.5%	52.9%	52.4%
2020 Median Age	41.9	39.8	40.2
2025 Male Population	45.9%	47.8%	48.1%
2025 Female Population	54.1%	52.2%	51.9%
2025 Median Age	42.6	40.1	40.5
Households			
2025 Wealth Index	67	83	81
2010 Households	521	3,140	4,082
2020 Households	530	3,124	4,042
2025 Households	522	3,148	4,083
2030 Households	517	3,151	4,089
2010-2020 Annual Rate	0.17%	-0.05%	-0.10%
2020-2025 Annual Rate	-0.29%	0.15%	0.19%
2025-2030 Annual Rate	-0.19%	0.02%	0.03%
2025 Average Household Size	2.34	2.43	2.44
Median Household Income			
2025 Median Household Income	\$77,117	\$60,677	\$62,386
2030 Median Household Income	\$84,619	\$66,062	\$68,082
2025-2030 Annual Rate	1.87%	1.72%	1.76%
Average Household Income			
2025 Average Household Income	\$94,447	\$101,207	\$99,873
2030 Average Household Income	\$98,011	\$106,756	\$105,468
2025-2030 Annual Rate	0.74%	1.07%	1.10%

The household count in this area has changed from 4,042 in 2020 to 4,083 in the current year, a change of 0.19% annually. The five-year projection of households is 4,089, a change of 0.03% annually from the current year total. Average household size is currently 2.44, compared to 2.45 in the year 2020. The number of families in the current year is 2,605 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau, Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

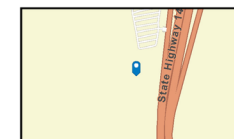
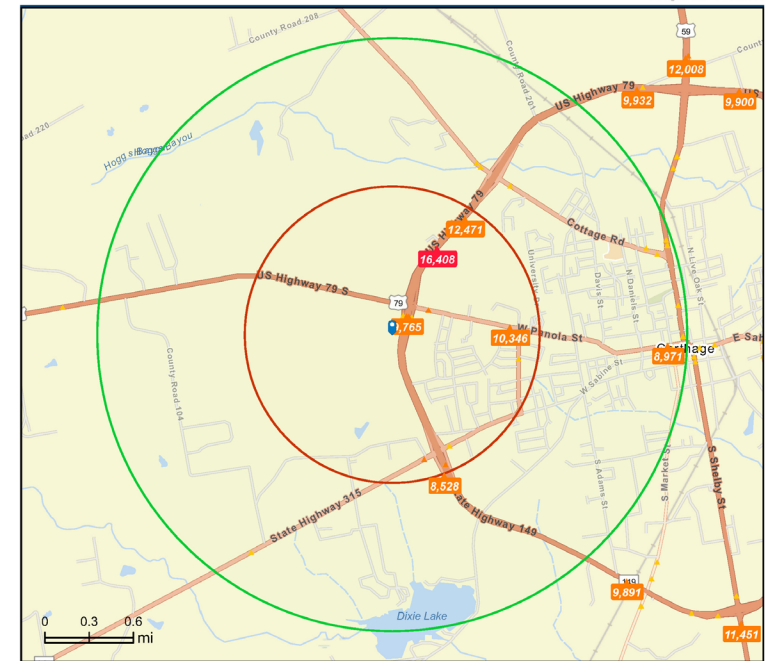
July 08, 2025



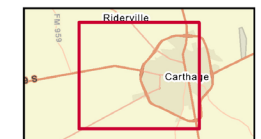
Traffic Count Map

303 NW Loop, Carthage, Texas, 75633
 Rings: 1, 2 mile radii

Prepared by Esri
 Latitude: 32.15810
 Longitude: -94.37240



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



Source: ©2025 Kalibrate Technologies (Q1 2025).

July 08, 2025