



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

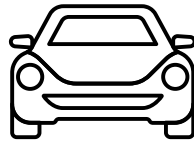
*Historic 1884 Presbyterian Church
with Daycare*

310 N. Fulton St. | Marshall, TX 75670

INVESTMENT SUMMARY



PROPERTY SIZE
12,527 SF



TRAFFIC COUNT
1,200 VPD



PRICING
\$450,000

INVESTMENT DETAILS:

Property Overview:

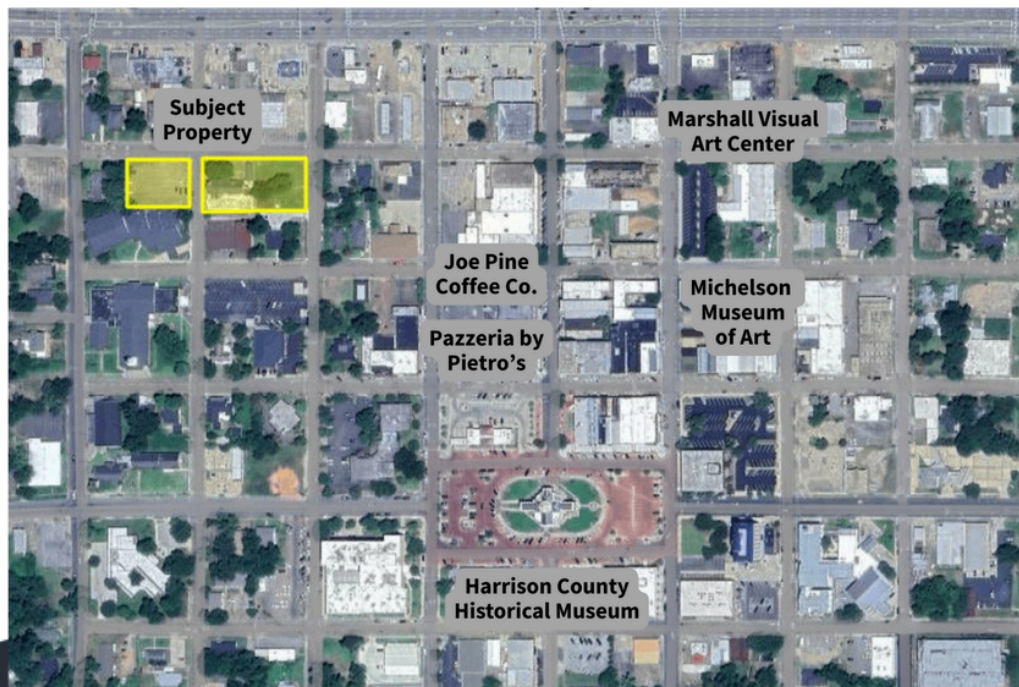
Presenting a unique opportunity to acquire a multi-use, income-generating property located in the heart of Marshall, Texas.

This historic church property, built in 1884 and thoughtfully renovated in 1984, offers a rare blend of historic charm and modern functionality.

Currently operating as a daycare with a capacity for 93 children, the property is a proven income producer with potential for multiple future uses. Daycare could continue operation under new ownership with leaseback option.

Property Features:

- **List price:** \$450,000
- **Property size:** 12,527 SF
- **Total acreage:** 0.987
- **Traffic count:** 1,200 vpd
- **Utilities:** All available onsite, updated in 2022
- **Fire suppression system:** In place
- **Zoning:** Commercial



SITE HIGHLIGHTS:

- Property combines historic architecture, income generation, and adaptability
- Strategic downtown Marshall location with strong frontage and visibility
- Investors and owner-users alike can benefit from:
 - Continued operation as a daycare or other educational/civic use
 - Potential conversion into event space, community center, or office/retail



INVESTMENT CONTACT:

Ann Marie Hoover

Associate

(512) 296-8727

www.scarboroughcre.com







KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	7,393	21,771	27,056
2030 Projected Population	7,420	21,707	27,042
2020 Census Population	7,219	21,408	26,353
2010 Census Population	7,234	21,457	26,349
Projected Annual Growth Percentage 2025 to 2030	0.07	-0.06	-0.01
Historical Annual Growth Percentage 2010 to 2025	0.15	0.1	0.18
Median Age	24.85	31.18	32.92
Population Density (/Square Mile)	2353.25	769.99	344.49
HOUSEHOLDS			
2025 Estimated Households	2,311	7,846	9,907
2030 Estimated Households	2,317	7,879	9,991
2020 Census Households	2,254	7,720	9,631
2010 Census Households	2,347	7,793	9,680
Projected Annual Growth Percentage 2025 to 2030	0.05	0.08	0.17
Historical Annual Growth Percentage 2010 to 2025	-0.1	0.05	0.16
INCOME			
Average household income	\$50,156	\$75,514	\$79,890
Median household income	\$33,016	\$47,985	\$52,712
Per capita income	\$16,777	\$27,752	\$29,726
EDUCATION			
High School Graduate	39.38%	35.68%	35.34%
Some College	22.78%	23.59%	23.44%
Associate Degree	9%	8.94%	9.39%
Bachelor's Degree	7.93%	12.90%	13.01%
Graduate or Professional Degree	7.02%	6.86%	7.26%
BUSINESS			
Total Establishments	533	1,142	1,345
Total Employees	3,811	9,197	11,147
Average Employees Per Business	7.15	8.05	8.29
Residential Population Per Business	13.87	19.06	20.12



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ann Hoover	828479	ann@scarboroughcre.com	(512)296-8727
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov