



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

Restaurant Property + Inventory

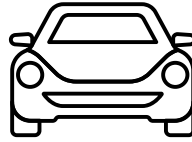
201 W. San Antonio Rd. | Alto, TX 75925

INVESTMENT SUMMARY



BUILDING SIZE

3,445 SF



TRAFFIC COUNT

4,586 VPD



PRICING

\$190,000

INVESTMENT DETAILS:

Property Overview:

Located in the heart of Alto, Texas, this restaurant property enjoys prominent exposure along TX-21 (W San Antonio St), one of the city's main east-west thoroughfares. FF&E inventory to convey with the property.

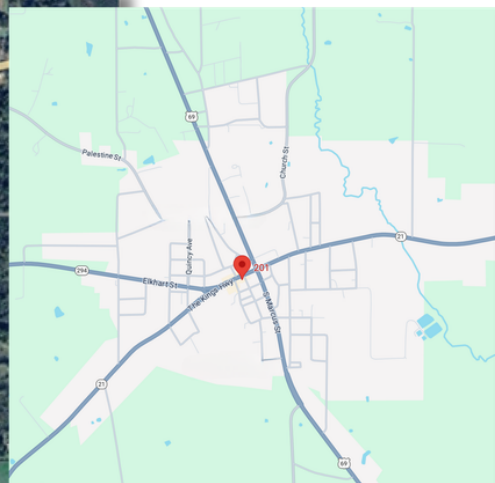
The location benefits from steady local and regional traffic, offering excellent visibility and accessibility for both dine-in and retail customers.

The property sits at a key intersection near the downtown commercial corridor, surrounded by local businesses, retail stores, and community amenities.

The business is currently operational with immediate cash flow. Owner is willing to stay on after the sale to help transition operations to the new owner.

Property Features:

- **Pricing:** \$190,000
- **Building size:** 3,445 SF
- **Total acreage:** 0.08
- **Traffic count:** 4,586 vpd
- **Frontage:** 60 feet
- **Utilities:** All utilities to site
- **Improvements:** Renovated in 2020 with interior and systems upgrades
- **Zoning:** C - Commercial



INVESTMENT HIGHLIGHTS:

- Excellent visibility and corner accessibility for customers and deliveries
- Ideal setting for a wide variety of uses, such as restaurant, café, bakery, coffee shop, specialty food or beverage operation, or small event venue
- Financials available upon request



INVESTMENT CONTACT:

Jarrod Ver Hey

Associate

(903) 574-2424

www.scarboroughhcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2025 Estimated Population	1,134	2,156	2,920	5,402
2030 Projected Population	1,173	2,233	3,027	5,617
2020 Census Population	1,086	2,060	2,787	5,015
2010 Census Population	1,199	2,222	2,944	5,311
Projected Annual Growth Percentage 2025 to 2030	0.69	0.72	0.74	0.8
Historical Annual Growth Percentage 2010 to 2025	-0.36	-0.2	-0.05	0.11
Median Age	40.24	40	39.9	40.67
Population Density (/Square Mile)	360.97	76.25	37.18	17.19
HOUSEHOLDS				
2025 Estimated Households	456	851	1,148	2,075
2030 Estimated Households	475	888	1,198	2,177
2020 Census Households	418	785	1,062	1,909
2010 Census Households	451	833	1,104	2,012
Projected Annual Growth Percentage 2025 to 2030	0.85	0.87	0.88	0.99
Historical Annual Growth Percentage 2010 to 2025	0.06	0.14	0.26	0.21
INCOME				
Average household income	\$77,180	\$79,156	\$78,423	\$81,994
Median household income	\$65,188	\$63,439	\$61,289	\$62,456
Per capita income	\$31,006	\$31,253	\$30,832	\$31,505
EDUCATION				
High School Graduate	30.25%	30.04%	29.94%	33.90%
Some College	19.38%	20.80%	21.32%	23.82%
Associate Degree	9.03%	8.49%	8.45%	6.42%
Bachelor's Degree	15.68%	15.04%	14.34%	11.69%
Graduate or Professional Degree	9.19%	8.53%	8.25%	7.73%
BUSINESS				
Total Establishments	38	43	48	78
Total Employees	602	631	714	875
Average Employees Per Business	15.64	14.83	14.76	11.18
Residential Population Per Business	29.47	50.67	60.37	69.03



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2
TXR 2501