



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE 4100
HOUSTON, TX 77056

CORNER COMMERCIAL LOT WITH HIGH VISIBILITY & UTILITIES | PALESTINE, TX

217 W. PALESTINE AVENUE | PALESTINE, TX 75801



OFFERING SUMMARY

SALE PRICE

\$79,000

PROPERTY TYPE

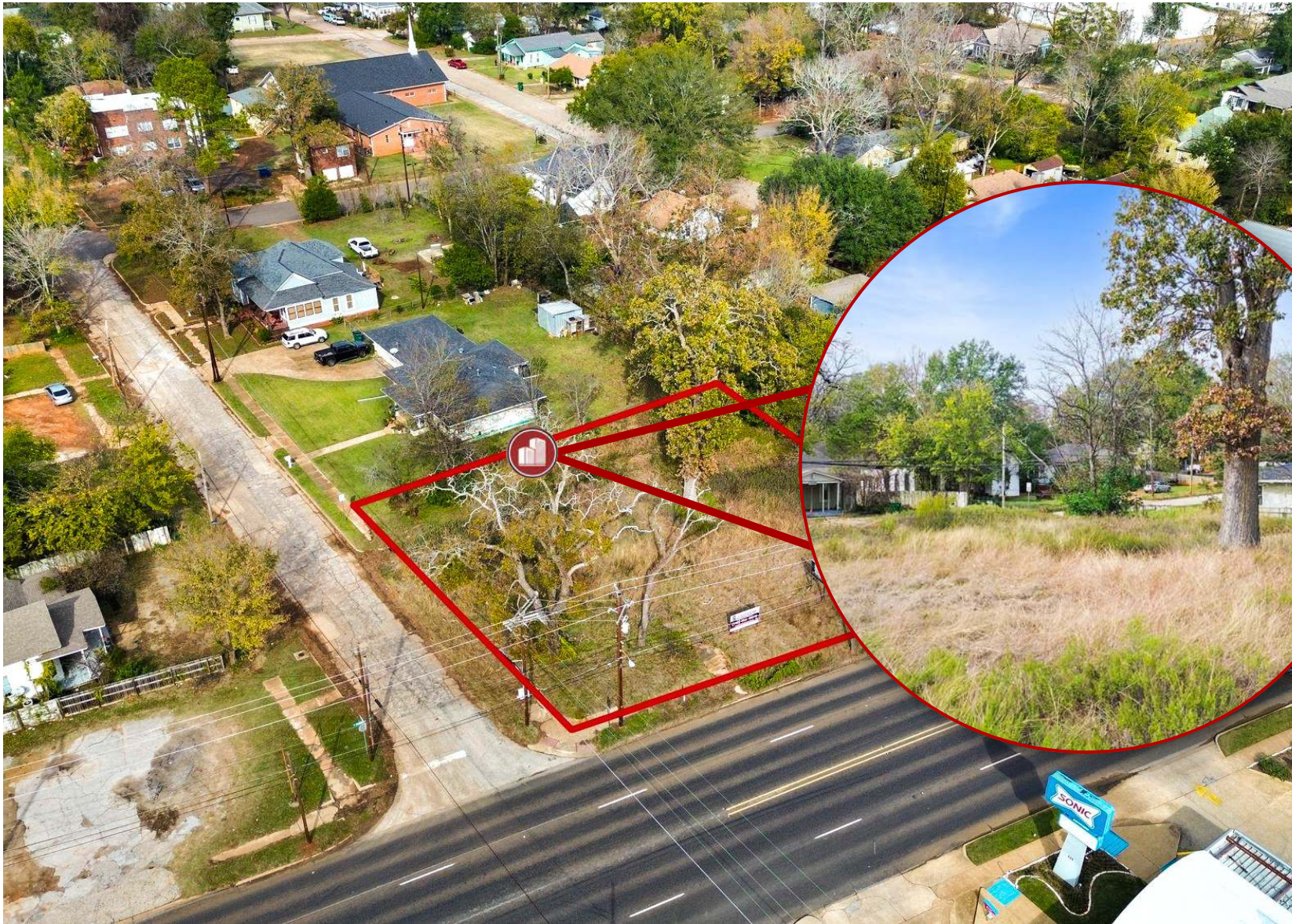
COMMERCIAL/RETAIL/INDUSTRIAL/
DEVELOPMENT

LOT SIZE

0.3 ACRES

PROPERTY HIGHLIGHTS

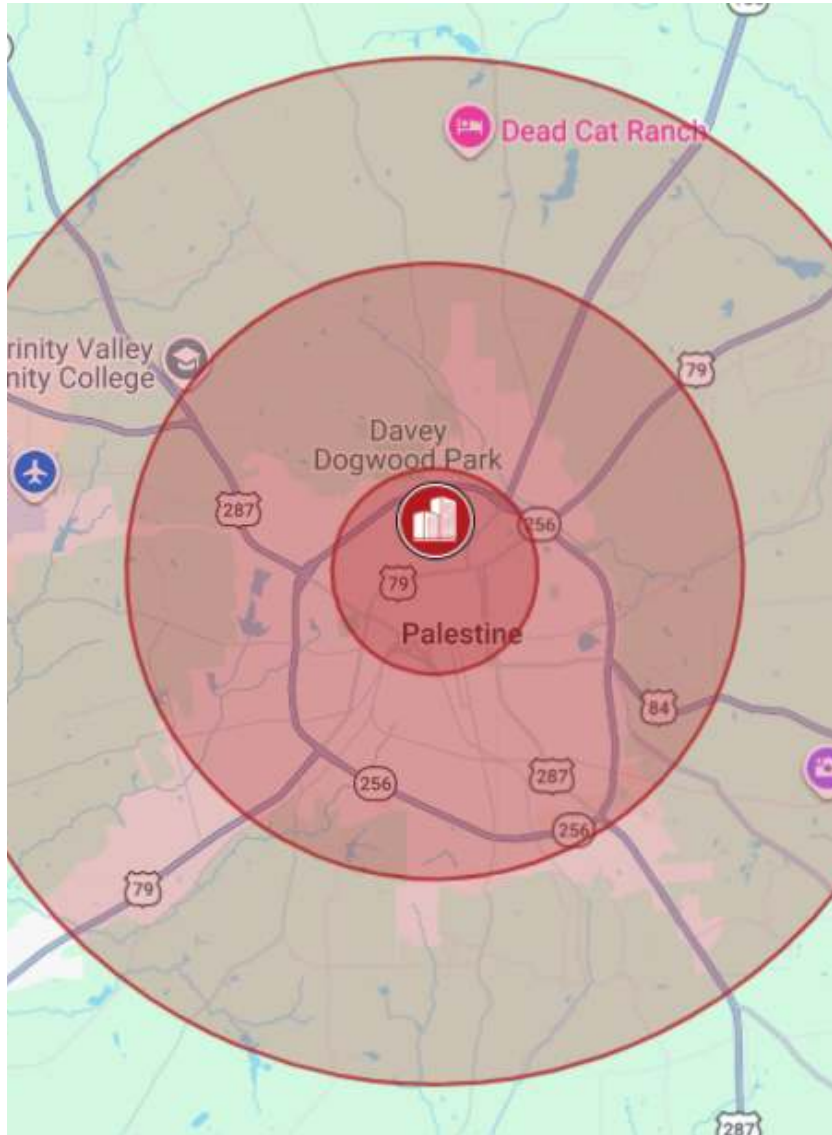
- OWNER FINANCING AVAILABLE!
- High-visibility corner lot at W. Palestine Avenue & Queen St.
- Ideal location for an office or service-based business
- Prime commercial corridor within Palestine city limits
- Utilities on-site for easy development
- Flexible layout suited for small structures or operational buildings
- Strong traffic exposure and convenient access



Property Photos



Demographics



Located at the corner of Palestine Avenue and Queen Street, this property offers strong visibility and access in Palestine, TX. It benefits from consistent traffic along Palestine Avenue, a primary commercial corridor connecting nearby neighborhoods, retail centers, and service businesses. The site also provides quick access to Loop 256 and other major routes.

Surrounded by retail, professional services, and local businesses, this corner lot sits in a high-traffic area. Utilities are available, and the established commercial presence supports continued growth in Anderson County.

	1 Mile	3 Miles	5 Miles
Total population	2,141	14,160	20,747
Persons per household	3	2.8	2.7
Total household	713	5,132	7,583
Average household income	\$58,595	\$62,958	\$66,820
Average age	38.9	35.8	36.2
Average age male	38.2	34.2	35.1
Average age female	42.1	37.2	37.6

Demographics data derived from AlphaMap

Market Overview

Palestine, Texas offers a stable commercial environment supported by local retail, professional services, and neighborhood-driven businesses. The area surrounding Palestine Avenue serves as an established commercial corridor, providing consistent exposure and convenient access for businesses serving both nearby residents and the broader Palestine market.

The property's corner position at Palestine Avenue and Queen Street enhances visibility and accessibility, while proximity to Loop 256 provides convenient connections to other parts of the city. With utilities available on-site and surrounding commercial activity already established, the location is well suited for office, service-based, or other neighborhood commercial uses seeking a visible presence in Anderson County.



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4100 HOUSTON, TX 77056

0.3 Acres

40.59 FT. FRONTAGE
N. Queen St

116.56 FT. FRONTAGE

W. Palestine Ave

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