



SCARBOROUGH
COMMERCIAL REAL ESTATE



The Arbors of Mineola
Apartment Homes

TSC TRACTOR
SUPPLY CO

BW Best Western
Hotels & Resorts

FOR SALE

3.12 Acres for Commercial Development

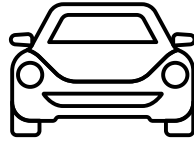
S. Pacific St. | Mineola, TX 75773

INVESTMENT SUMMARY



PROPERTY SIZE

3.12 Acres



TRAFFIC COUNT

14,045 VPD



PRICING

\$995,000

INVESTMENT DETAILS:

Property Overview:

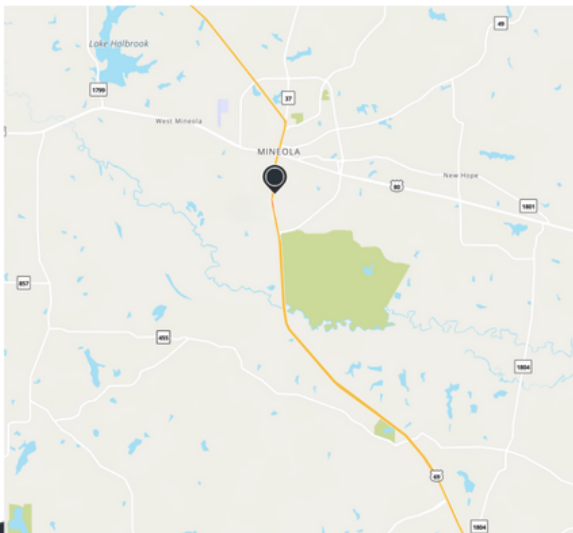
Strategically located along U.S. Highway 69 just south of downtown Mineola, this 3.12-acre commercial parcel offers outstanding visibility and access in the growing community of Mineola, Texas.

With approximately 409 feet of highway frontage, the site provides excellent access and prominence along a key regional route, and sits just off the signalized intersection of Hwy 69 and Debby Lane.

Zoned for commercial use, this property presents a versatile development opportunity for retail, office, service-based businesses, or mixed-use concepts. Don't miss this opportunity to secure a rare commercial development tract in one of East Texas' growing markets.

Property Features:

- **Pricing:** \$995,000
- **Total acreage:** 3.12
- **Traffic count:** 14,045 vpd
- **Zoning:** Commercial
- **Frontage:** 409 feet on U.S. Hwy 69



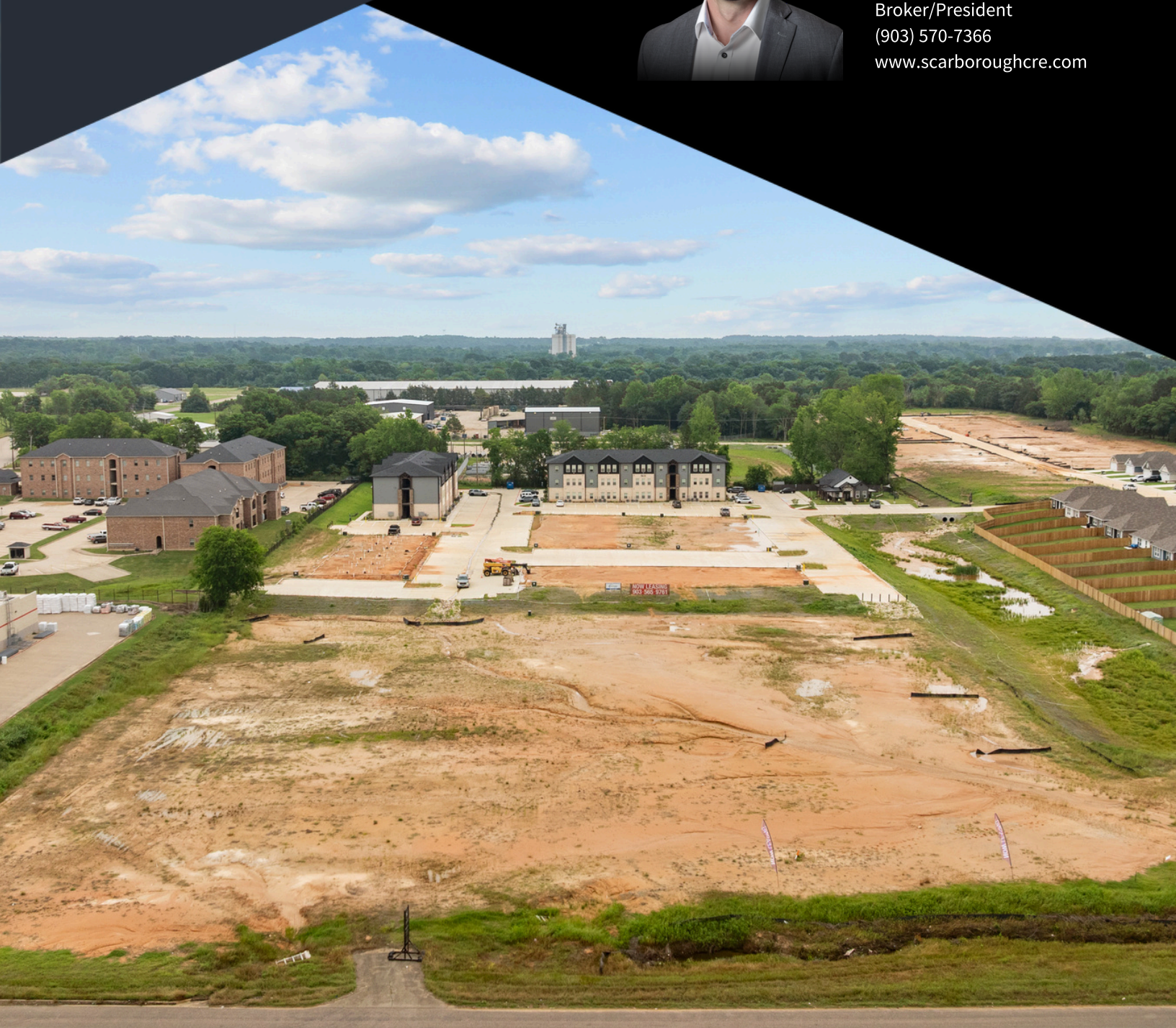
INVESTMENT HIGHLIGHTS:

- High-exposure frontage on a major East Texas corridor
- Flexible commercial zoning to accommodate a variety of uses
- Situated in a trade area with growing residential and service demand, including 144 planned apartment units - 48 already built
- Ideal for owner/users, developers, or investors seeking highway visibility



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2024 Estimated Population	1,184	5,902	10,704	24,626
2029 Projected Population	1,290	6,395	11,734	27,177
2020 Census Population	1,129	5,838	10,312	22,774
2010 Census Population	1,021	5,492	9,648	20,772
Projected Annual Growth Percentage 2024 to 2029	1.78	1.67	1.92	2.07
Historical Annual Growth Percentage 2010 to 2024	1.14	0.53	0.78	1.33
Median Age	34.19	39.21	41.33	41.38
Population Density (/Square Mile)	376.87	208.74	136.29	78.39
HOUSEHOLD				
2024 Estimated Households	444	2,267	4,140	9,438
2029 Estimated Households	467	2,383	4,424	10,252
2020 Census Households	421	2,267	4,023	8,756
2010 Census Households	382	2,154	3,767	8,030
Projected Annual Growth Percentage 2024 to 2029	1.03	1.02	1.38	1.72
Historical Annual Growth Percentage 2010 to 2024	1.16	0.37	0.71	1.25
INCOME				
Average household income	\$54,082	\$86,413	\$86,751	\$98,237
Median household income	\$44,811	\$48,308	\$55,362	\$66,334
Per capita income	\$20,299	\$33,501	\$33,724	\$37,763
EDUCATION (percentage)				
Some College	37.77	25.3	26.74	26.38
Associate Degree	12.49	6.72	5.45	5.54
Bachelor's Degree	3.91	9.69	10.43	11.71
Graduate or Professional Degree	2.24	12.27	10.33	8.84
BUSINESS				
Total Establishments	161	394	492	806
Total Employees	1,023	2,569	2,978	5,064
Average Employees Per Business	6.36	6.53	6.06	6.28
Residential Population Per Business	7.36	14.99	21.78	30.55



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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
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

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