



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

Flex Warehouse with Office Space

1310 Commerce St. | Marshall, TX 75672

INVESTMENT SUMMARY



BUILDING SIZE

15,360 SF



PROPERTY SIZE

3.014 ACRES



PRICING

\$695,000

INVESTMENT DETAILS:

Property Overview:

Strategically located just minutes from I-20 with easy access to US Highway 59 / the future I-369 Corridor, this site provides excellent regional connectivity for distribution and manufacturing operations.

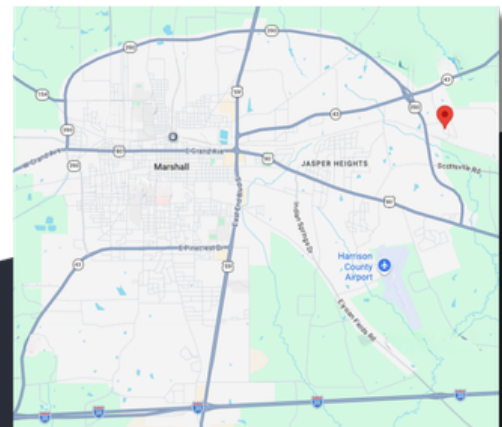
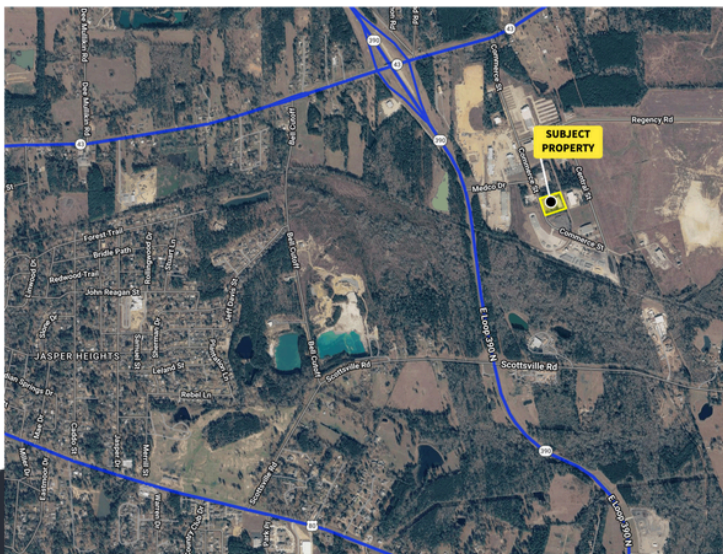
The 15,360-square-foot metal building, a rare combination of finished office with warehouse function, was constructed in 1983 and is situated on 3.014 acres inside Marshall's city limits within Marshall Business Park.

Unlike typical warehouse properties, nearly the entire building is heated and cooled, making it ideal for manufacturing, assembly, technology, office, distribution, medical, training, or other light industrial users. The layout includes:

- Nine private offices
- Reception area
- Conference room
- File room
- Storage room
- Men's and women's restrooms

Property Features:

- **List price:** \$695,000
- **Building size:** 15,360 SF
- **Acreage:** 3.014
- **Loading door:** 12-foot door
- **Ceiling height:** 12 feet
- **HVAC:**
 - 5-ton Trane unit installed in 2011
 - 5-ton Trane unit installed in 2012
 - Rand 060 unit installed in 2009
- **Utilities:**
 - City water and sewer
 - Gas heat
 - Electric cooling



INVESTMENT HIGHLIGHTS:

- Built-out office and flex space
- Established utility infrastructure
- Clearly defined capital improvement horizon
- Straightforward opportunity to acquire finished flex-industrial space in an established Marshall business park



INVESTMENT CONTACT:

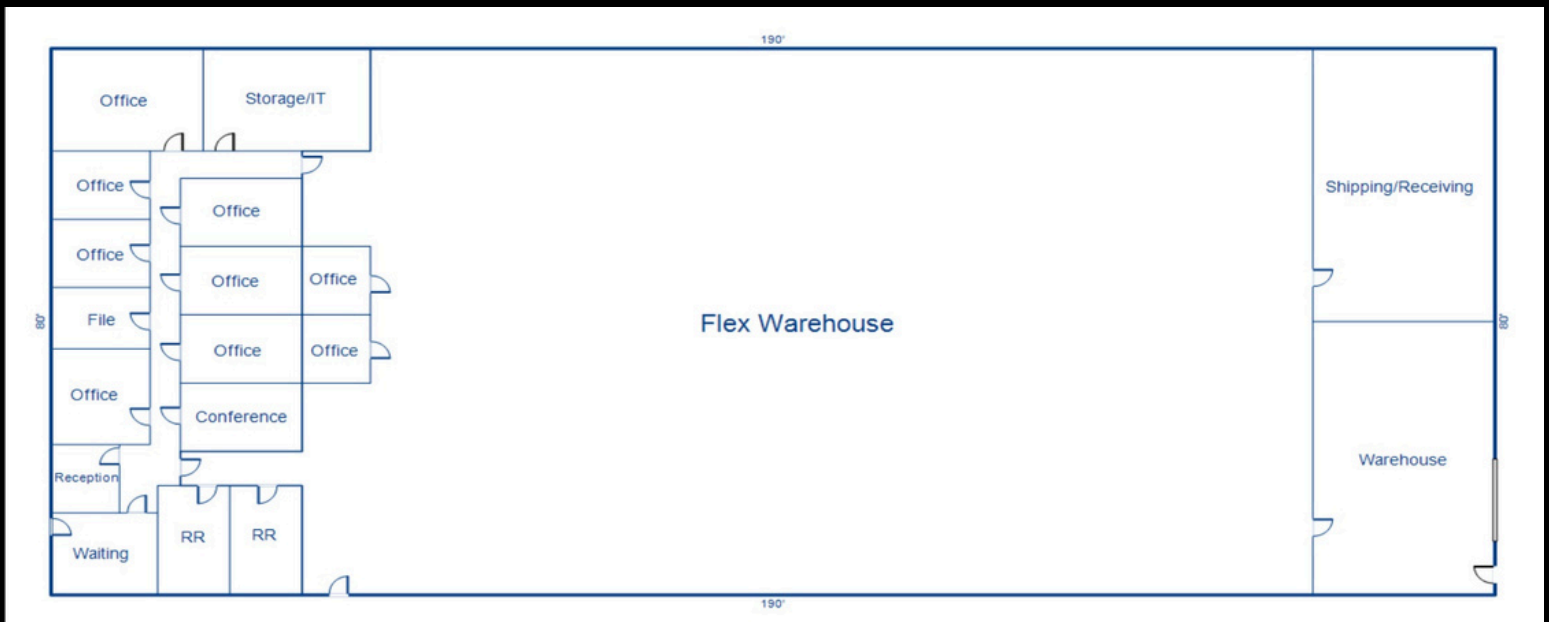
Ann Marie Hoover

Associate

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www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2026 Estimated Population	1,881	8,346	24,986	34,152
2031 Projected Population	1,910	8,430	24,835	34,128
2020 Census Population	1,739	7,964	24,388	33,356
2010 Census Population	1,640	8,259	24,772	33,393
Projected Annual Growth Percentage 2026 to 2031	0.31	0.2	-0.12	-0.01
Historical Annual Growth Percentage 2010 to 2026	0.92	0.07	0.05	0.14
Median Age	41.71	38.77	33.6	35.63
Population Density (/Square Mile)	598.74	295.18	318.13	108.71
HOUSEHOLDS				
2026 Estimated Households	749	3,349	9,292	13,035
2031 Estimated Households	759	3,388	9,233	13,024
2020 Census Households	690	3,110	8,925	12,391
2010 Census Households	632	3,178	9,132	12,444
Projected Annual Growth Percentage 2026 to 2031	0.28	0.23	-0.13	-0.02
Historical Annual Growth Percentage 2010 to 2026	1.16	0.34	0.11	0.3
INCOME				
Average household income	\$103,196	\$101,392	\$84,680	\$85,021
Median household income	\$90,290	\$75,393	\$60,664	\$61,378
Per capita income	\$41,278	\$40,874	\$31,998	\$32,833
EDUCATION				
High School Graduate	35.98%	32.07%	31.96%	33.17%
Some College	22.67%	23.99%	25.43%	24.74%
Associate Degree	9.94%	11.05%	9.31%	9.58%
Bachelor's Degree	18.01%	14.32%	13.85%	13.49%
Graduate or Professional Degree	7.93%	8.14%	7.51%	7.47%
BUSINESS				
Total Establishments	56	412	1,252	1,420
Total Employees	530	3,637	10,511	11,781
Average Employees Per Business	9.47	8.82	8.4	8.3
Residential Population Per Business	33.57	20.25	19.96	24.05



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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Ann Hoover</u>	<u>828479</u>	<u>ann@scarboroughcre.com</u>	<u>(512)296-8727</u>
Name of Sales Agent/Associate	License No.	Email	Phone
<u>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2
TXR 2501