



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

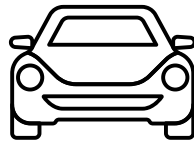
*Restaurant/Entertainment Venue +
Retail Property*

1450 FM 279 | Ben Wheeler, TX 75754

INVESTMENT SUMMARY



BUILDING SIZE
6,453 SF



TRAFFIC COUNT
2,400 VPD



PRICING
\$850,000

INVESTMENT DETAILS:

Property Overview:

The “Whitehouse,” one of the original homes in the heart of Ben Wheeler, offers a unique commercial opportunity. This historic property was fully updated in 2020, blending modern convenience with timeless charm.

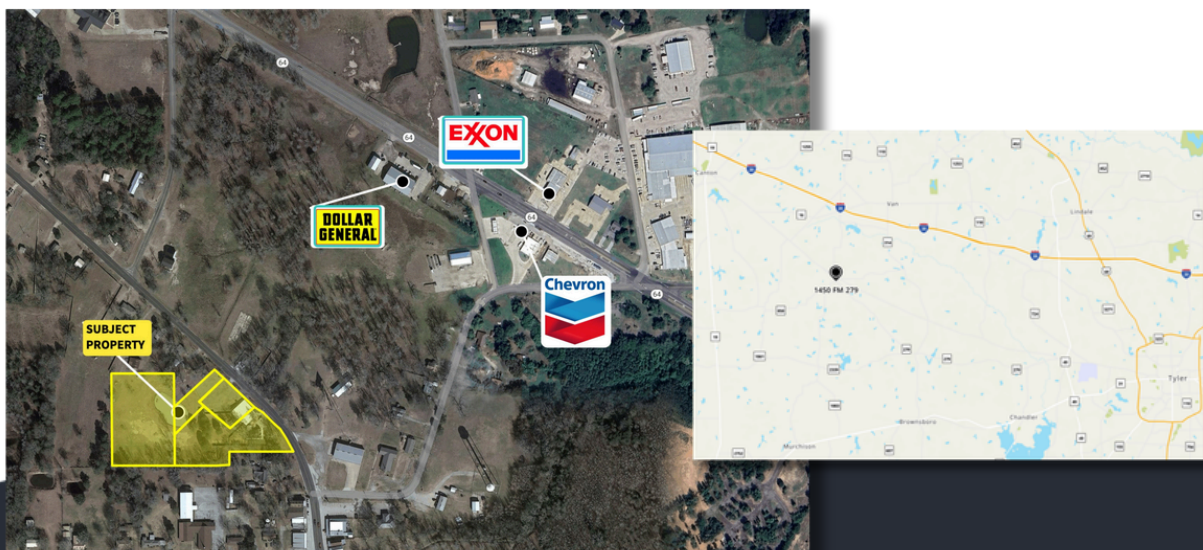
The restaurant/entertainment property was built in 2020 and has a loyal customer base. These versatile spaces feature ample square footage, welcoming layouts, and an inviting atmosphere.

Both buildings are leased for \$5,000/month gross until May 2027, providing regular monthly income.

Ben Wheeler was also named the #21 Travel Destination by Texas Highway Magazine. Don't miss this rare opportunity to establish your business in one of East Texas' most charming and growing communities.

Property Features:

- **Pricing:** \$850,000
- **Building size:**
 - Restaurant: 5,022 SF
 - Retail: 1,431 SF
- **Total acreage:** 5.394
- **Traffic count:** 2,400 vpd
- **Frontage:** 500 ft
- **Zoning:** Commercial



INVESTMENT HIGHLIGHTS:

- Prime location on FM 279 in Ben Wheeler
- Fully renovated in 2020-2021 while preserving historic charm
- Suitable for retail, office, dining and entertainment concepts
- Excellent visibility and accessibility



INVESTMENT CONTACT:

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





KEY DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
POPULATION				
2024 Estimated Population	498	2,112	4,621	20,145
2029 Projected Population	548	2,319	5,066	21,993
2020 Census Population	470	2,008	4,373	18,708
2010 Census Population	425	1,718	3,661	16,232
Projected Annual Growth 2024 to 2029	2.00%	1.96%	1.93%	1.83%
Historical Annual Growth 2010 to 2024	1.23%	1.64%	1.87%	1.72%
Median Age	43	42.41	42.61	42.43
Population Density (/Square Mile)	158.52	74.7	58.84	64.12
HOUSEHOLDS				
2024 Estimated Households	201	839	1,834	7,829
2029 Estimated Households	219	916	1,998	8,492
2020 Census Households	181	765	1,672	7,147
2010 Census Households	170	667	1,408	6,188
Projected Annual Growth 2024 to 2029	1.85%	1.82%	1.79%	1.69%
Historical Annual Growth 2010 to 2024	1.28%	1.84%	2.16%	1.89%
INCOME				
Average household income	\$107,442	\$102,824	\$100,130	\$104,826
Median household income	\$100,692	\$93,068	\$79,713	\$72,980
Per capita income	\$43,325	\$40,864	\$39,748	\$40,783
EDUCATION				
High School Graduate	24.85%	26.39%	28.45%	30.05%
Some College	29.00%	29.14%	29.29%	27.02%
Associate Degree	15.22%	14.31%	12.42%	11.20%
Bachelor's Degree	14.98%	13.64%	13.29%	14.39%
Graduate or Professional Degree	4.72%	5.79%	5.79%	7.56%
BUSINESS				
Total Establishments	36	71	97	419
Total Employees	603	808	959	3,563
Average Employees Per Business	16.63	11.46	9.84	8.50
Residential Population Per Business	13.73	29.96	47.43	48.08



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>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2