

SWC NW Loop 564 and SH-37

Mineola, TX 75773
cbre.com/txretail

Property Information

- + Adjacent to Walmart Supercenter - 2.2 million visitors per year
- + Prime hard corner opportunities
- + Pad is divisible
- + Strong traffic counts
- + Easy ingress and egress from Loop 564
- + Please call for additional information

Traffic Counts (2024)

Street Name	Count
Loop 564	6,016 vpd
SH-37	14,378 vpd

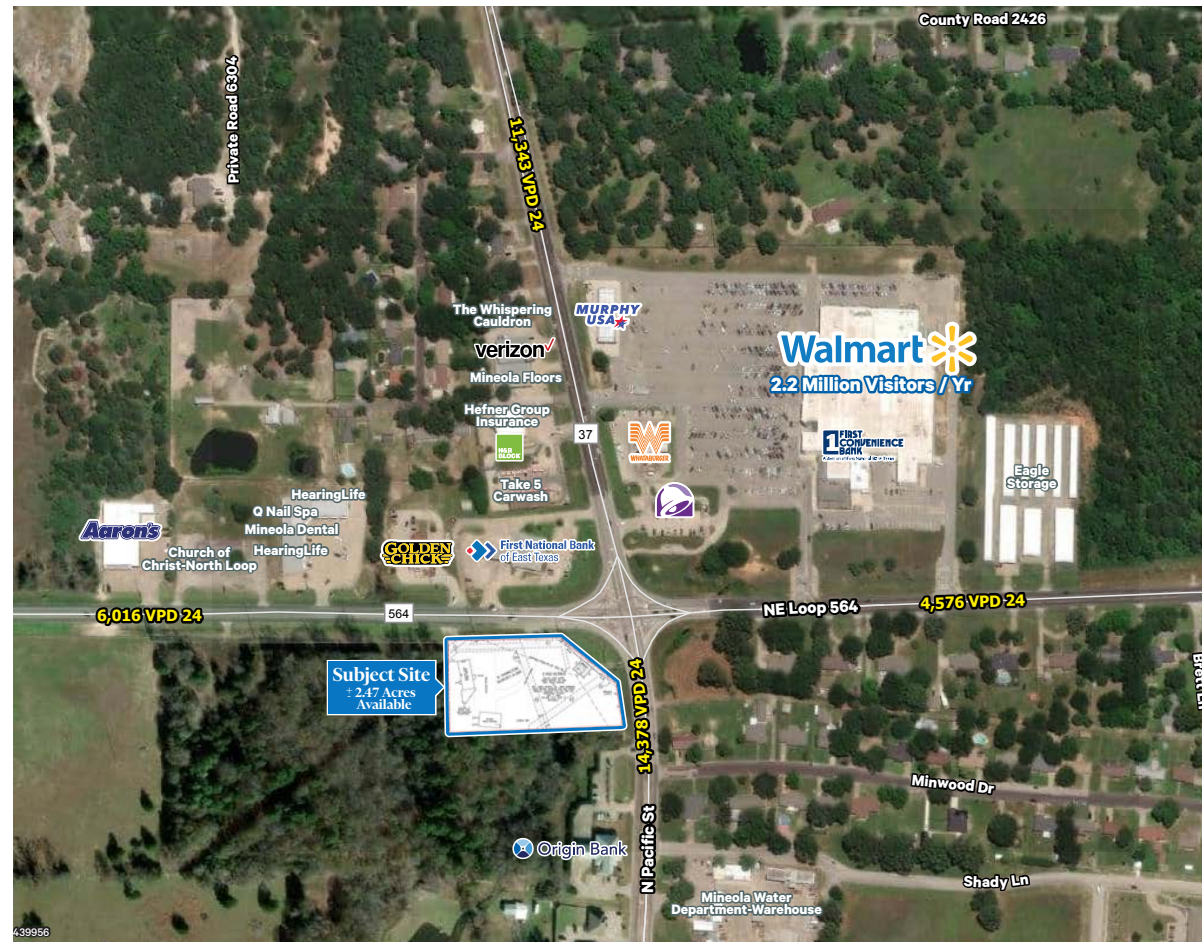
Contact Us

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For Sale



	5 Miles	10 Miles
POPULATION		
2025 Population - Current Year Estimate	11,086	23,986
2030 Population - 5-Year Projection	11,696	25,986
2025 Median Age	46.0	46.1
HOUSEHOLDS		
2025 Households - Current Year Estimate	4,433	9,614
2030 Households - 5-Year Projection	4,745	10,292
HOUSEHOLD INCOME		
2025 Average Household Income	\$83,201	\$89,803
2030 Average Household Income - 5-Year Projection	\$88,865	\$96,518
PLACE OF WORK		
2025 Businesses	501	854
2025 Employees	3,792	6,547

Major Employers in Wood County, TX

- Wood County Government
- East Texas Medical Center
- Mineola Independent School System
- Brookshire Grocery Company
- Jarvis Christian University
- Lone Star Steel
- Tractor Supply Co
- Pilgrim's Pride Corporation
- Wood County Electric Cooperative
- Sanderson Farms

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1. ALL BEARINGS, DISTANCES, COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD 83 (2011), GEOID 18. DISTANCES SHOWN HEREON ARE GRID.
2. NO ATTEMPT WAS MADE BY BIGGS AND MATHEWS ENVIRONMENTAL (BME) TO LOCATE UNDERGROUND PIPELINES OR UTILITIES. ALL UTILITIES SHOWN HEREON ARE BASED UPON AN ON THE GROUND SURVEY OF MARKED AND/OR VISIBLE UTILITIES.
3. THE SURVEYOR ONLY ADDRESSED THOSE ITEMS LISTED IN THE TITLE COMMITMENT PROVIDED BY OTHERS AND REFERENCED HEREON.
4. LEGAL DESCRIPTION OF EVEN DATE ACCOMPANYING THIS SURVEY PLAT.

CALLED 3.999 ACRES
 SARAH E. DONOHOE, ET AL
 TO
 THE FIRST NATIONAL BANK OF QUITMAN
 SEPTEMBER 28, 1999
 VOLUME 1698, PAGE 446
 R.P.R.W.C.T.

LEGEND:
R.P.R.W.C.T.

P.O.B.
P.O.R.

REAL PROPERTY RECORDS, WOOD
COUNTY, TEXAS
POINT OF BEGINNING
POINT OF REFERENCE
1/2" IRON ROD FOUND
(UNLESS OTHERWISE NOTED)
SUBJECT TRACT BOUNDARY LINE
ADJOINER TRACT BOUNDARY LINE
ABSTRACT LINE
OVERHEAD ELECTRIC LINE

LINE	BEARING	DISTANCE
L1	S 50°04'19" E	36.44'
L2	S 42°05'59" W	35.89'
L3	N 50°31'32" W	36.21'
L4	N 41°43'09" E	36.16'

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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.



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.

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

CBRE