



SILVER OAK
COMMERCIAL REALTY

SEC HWY 175 & 334 (MAIN)

Gun Barrel City, TX 75156



Jim Leatherwood

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SEC HWY 175 & 334 (MAIN)

LAND FOR SALE

Gun Barrel City, TX 75156



OFFERING SUMMARY

Sale Price: Call Broker for Details

Lot Size: 48 +/- Acres

County: Henderson

Utilities: Water: Available
Sewer: Septic

* To Be Verified by Buyer

Zoning: - Frontage: "B2" Commercial
- Remaining: ETJ

* To Be Verified by Buyer

PROPERTY OVERVIEW

Situated in the Gun Barrel City area, this property at SEC Hwy 175 & 334 (Main) offers a lucrative investment opportunity and for multiple types of uses. Boasting a prime location in this thriving area, the property presents outstanding potential for development and growth.

PROPERTY HIGHLIGHTS

- Will Divide
 - Lighted Intersection
 - Hard Corner Available
 - Opportunity for significant growth and expansion
 - Ideal for C-Store / Gas Station, Travel Center / Truck Stop, Storage, Commercial, and Industrial
- *City is open to discussing residential uses as well.

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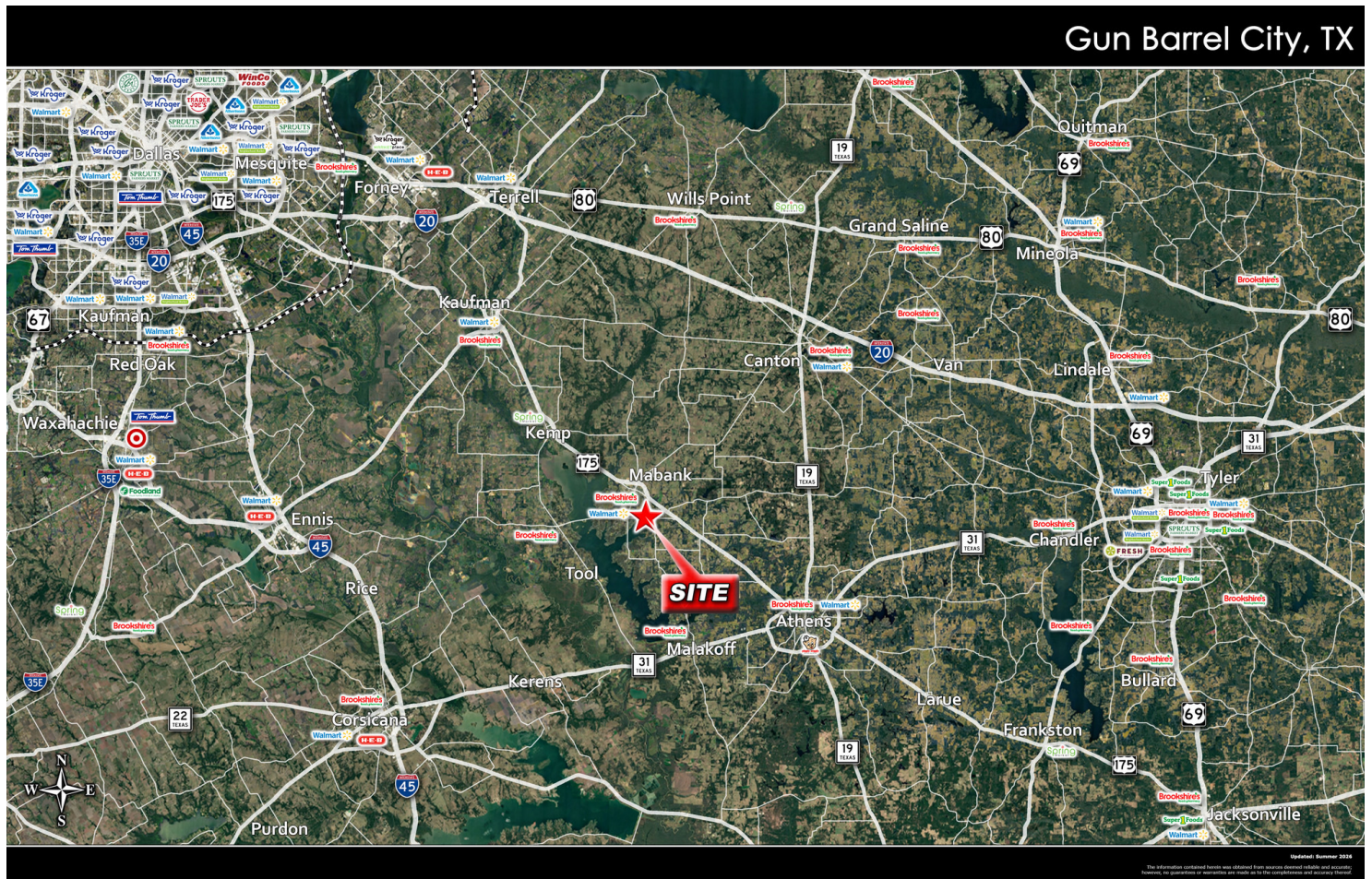
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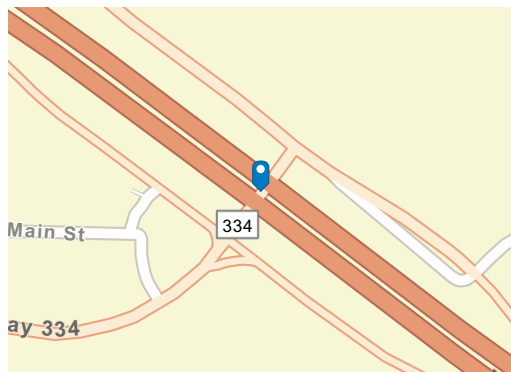
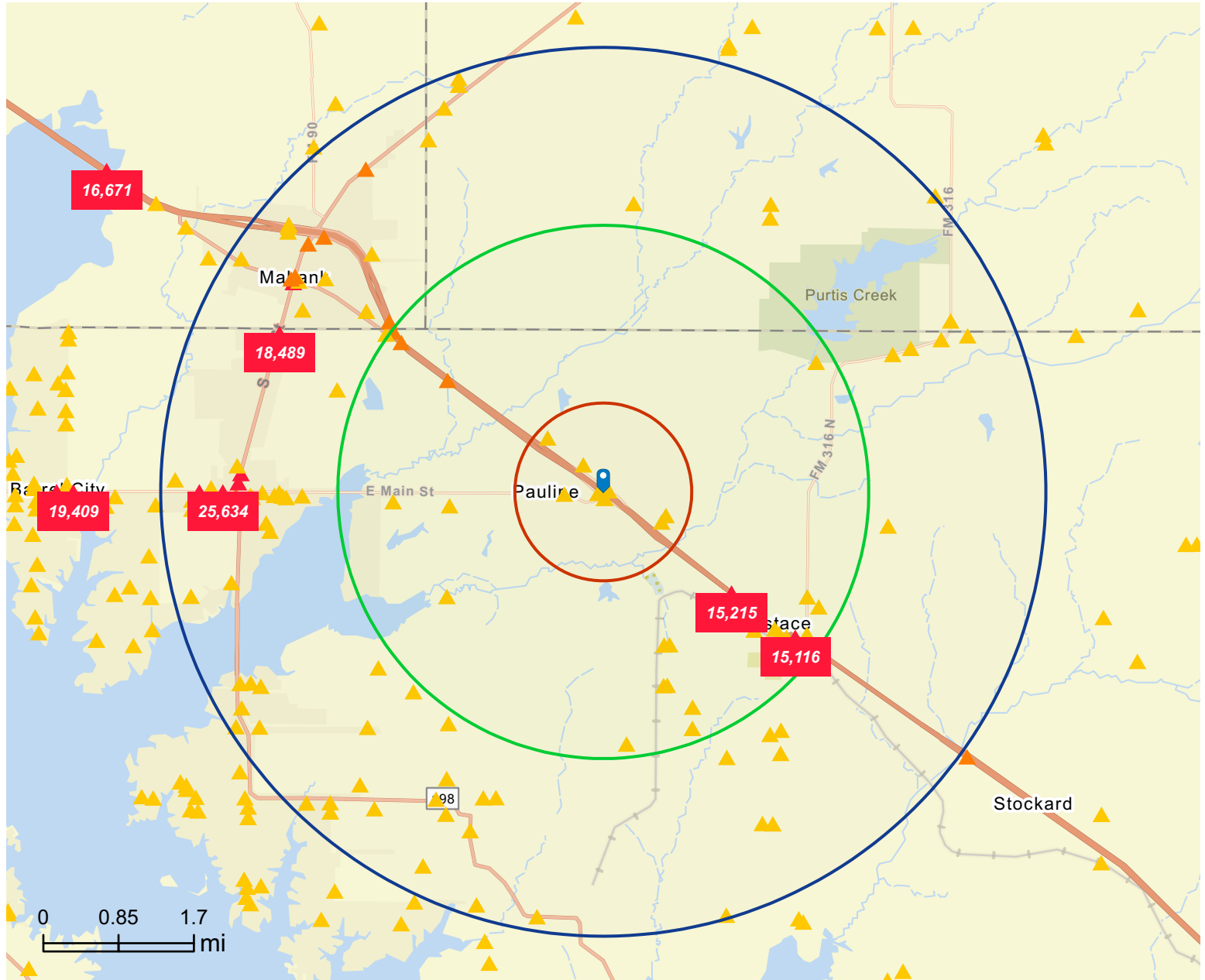
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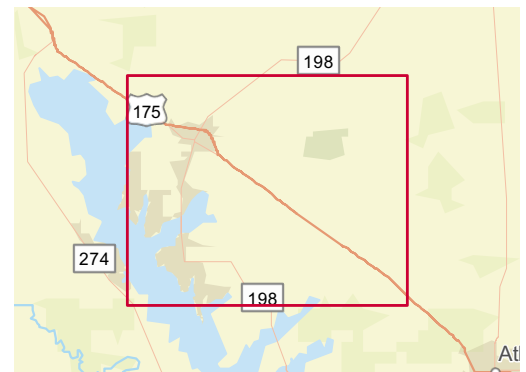
Traffic Count Map

State Highway
 State Highway 334, Eustace, Texas, 75124
 Rings: 1, 3, 5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Executive Summary

State Highway 334
 State Highway 334, Eustace, Texas, 75124
 Rings: 3, 5, 10 mile radii




Population	3 miles	5 miles	10 miles
2010 Population	2,071	9,824	35,869
2020 Population	2,439	11,685	39,412
2025 Population	2,577	12,920	41,269
2030 Population	2,736	14,060	43,947
2010-2020 Annual Rate	1.65%	1.75%	0.95%
2020-2025 Annual Rate	1.05%	1.93%	0.88%
2025-2030 Annual Rate	1.20%	1.71%	1.27%


Age	3 miles	5 miles	10 miles
2025 Median Age	42.4	41.9	46.7
U.S. median age is 39.1			

Race and Ethnicity	3 miles	5 miles	10 miles
White Alone	86.3%	82.3%	84.0%
Black Alone	1.1%	2.2%	1.8%
American Indian Alone	0.7%	0.7%	0.9%
Asian Alone	0.2%	1.2%	0.9%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	4.7%	5.0%	3.9%
Two or More Races	6.8%	8.5%	8.5%
Hispanic Origin	11.6%	12.8%	11.4%
Diversity Index	40.2	46.5	42.9

Households	3 miles	5 miles	10 miles
2010 Total Households	809	3,802	14,675
2020 Total Households	939	4,503	15,958
2025 Total Households	1,013	5,066	17,130
2030 Total Households	1,097	5,583	18,496
2010-2020 Annual Rate	1.50%	1.71%	0.84%
2020-2025 Annual Rate	1.46%	2.27%	1.36%
2025-2030 Annual Rate	1.61%	1.96%	1.55%
2025 Average Household Size	2.53	2.54	2.40
Wealth Index	71	67	88

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	3 miles	5 miles	10 miles
2025 Percent of Income for Mortgage	25.5%	25.3%	27.0%
Median Household Income			
2025 Median Household Income	\$56,555	\$62,436	\$63,391
2030 Median Household Income	\$68,629	\$69,494	\$70,873
2025-2030 Annual Rate	3.95%	2.17%	2.26%
Average Household Income			
2025 Average Household Income	\$83,764	\$84,641	\$92,328
2030 Average Household Income	\$94,383	\$92,675	\$100,533
Per Capita Income			
2025 Per Capita Income	\$32,579	\$33,567	\$38,230
2030 Per Capita Income	\$37,446	\$37,216	\$42,213
2025-2030 Annual Rate	2.82%	2.09%	2.00%
Income Equality			
2025 Gini Index	49.7	45.3	47.1
Socioeconomic Status			
2025 Socioeconomic Status Index	42.0	44.5	45.6
Housing Unit Summary			
Housing Affordability Index	82	83	79
2010 Total Housing Units	954	4,484	20,177
2010 Owner Occupied Hus (%)	77.1%	71.9%	79.2%
2010 Renter Occupied Hus (%)	22.9%	28.1%	20.8%
2010 Vacant Housing Units (%)	15.2%	15.2%	27.3%
2020 Housing Units	1,059	5,155	21,025
2020 Owner Occupied HUs (%)	75.4%	67.7%	77.4%
2020 Renter Occupied HUs (%)	24.6%	32.3%	22.6%
Vacant Housing Units	11.3%	14.6%	24.0%
2025 Housing Units	1,138	5,752	22,284
Owner Occupied Housing Units	76.3%	69.0%	78.2%
Renter Occupied Housing Units	23.7%	31.0%	21.8%
Vacant Housing Units	11.0%	11.9%	23.1%
2030 Total Housing Units	1,219	6,240	23,685
2030 Owner Occupied Housing Units	860	4,020	14,810
2030 Renter Occupied Housing Units	237	1,563	3,686
2030 Vacant Housing Units	122	657	5,189

 **Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.



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:
 - 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.

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.

Silver Oak Commercial Realty, LLC **9000679** **info@silveroakcre.com** **817-849-8282**

Name of Sponsoring Broker (Licensed Individual or Business Entity) License No. Email Phone

James Leatherwood 0493949 jleatherwood@silveroakcre. 817-849-8282

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

Name of Sales Agent/Associate License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date