



SCARBOROUGH
COMMERCIAL REAL ESTATE

FOR SALE: FORMER GAS STATION / RETAIL BUILDING

100 E. Upshur Ave.
Gladewater, TX 75647

Positioned along Hwy 271 in Gladewater's commercial corridor, this 2,020 SF freestanding building offers an investor or owner-user a versatile, high-visibility site.



PRICE

\$325,000

LAND SIZE

0.31 Acres

BUILDING SIZE

2,020 SF

STATUS

For Sale

Property Type	Retail
Property Subtype	Free Standing Building
APN	31867
Building Size	2,020 SF
Lot Size	0.31 Acres
Number of Floors	1
Number of Buildings	1

Originally constructed and operated as a gas station, the building has since housed a cash store and, most recently, a BBQ restaurant that operated through December 2025. This use history reflects the site's functional flexibility. The original fuel tanks and dispensers have been removed by the owner, and the building retains a 5-gallon under-mount grease trap from restaurant operations. Along with drive-through capability, the property could support quick-service restaurant, coffee, retail, or service-based concepts.

Strategically located at the intersection of Hwy 80 and Hwy 271 in Gladewater, Texas, the site offers strong daily exposure at an established commercial node. It sits directly across from Gladewater's antique shopping district, a well-known regional draw, and near Skipper's Pier, adding consistent local and visitor traffic to the immediate area.

The property is suitable for a broad range of retail, service, and industrial-adjacent uses. Combined with the drive-through lane and city utility access, the building is positioned for adaptive reuse across multiple concepts, including quick-service or fast-casual restaurant, retail storefront, automotive or service-related business, or general commercial use.



- **Building Size:** 2,020 SF
- **Lot Size:** 0.31 acres
- **Frontage:** Hwy 271, at the Hwy 80/271 intersection
- **Traffic Count:** 8,686+ VPD combined
- **Utilities:** All city utilities at site
- **Drive-Through:** Yes
- **Fuel Infrastructure:** Tanks and dispensers removed by owner



ADDITIONAL PHOTOS



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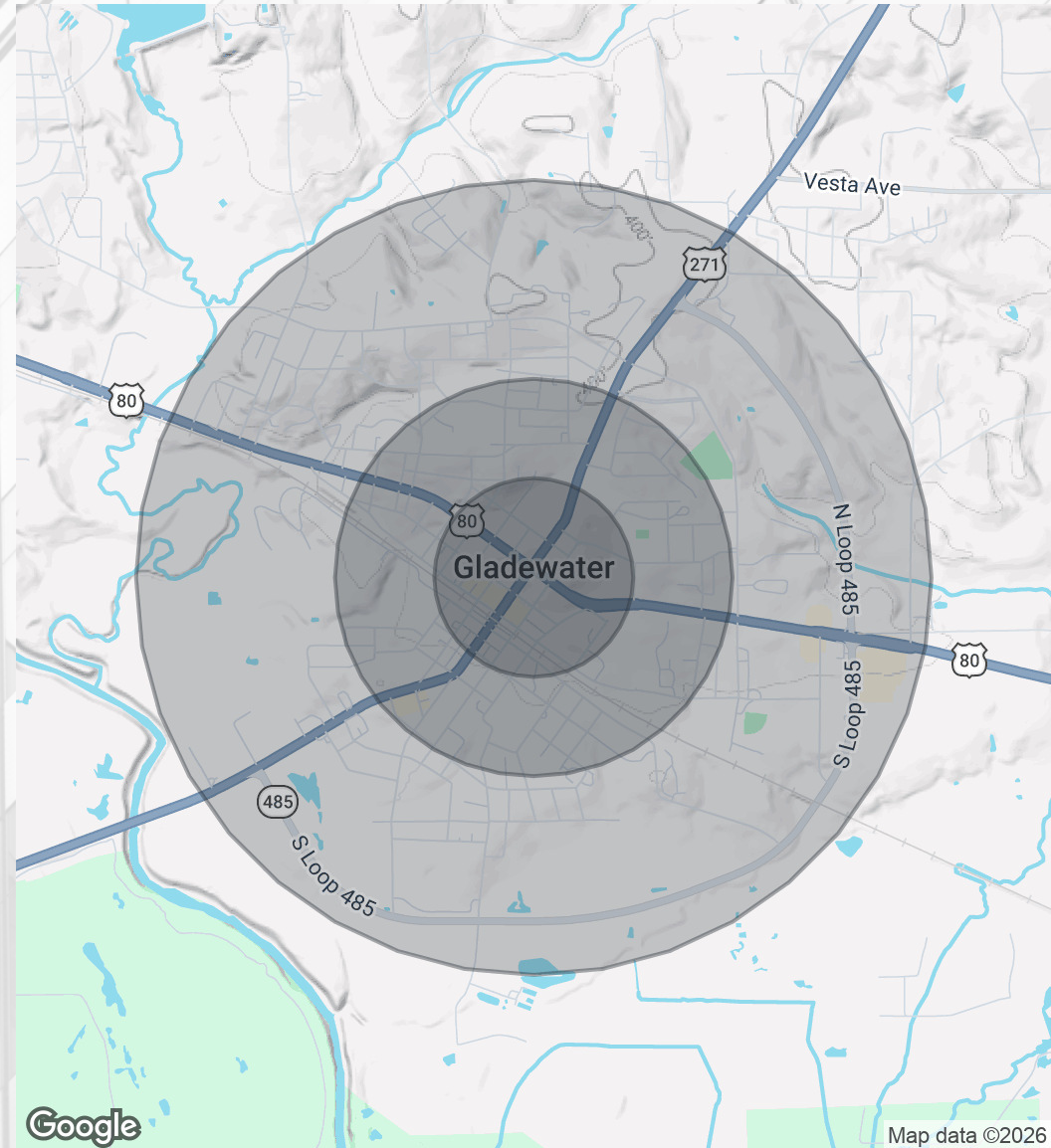
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	585	1,553	2,757
Average Age	15.0	21.8	27.6
Average Age (Male)	30.3	34.5	36.4
Average Age (Female)	14.5	20.5	25.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	170	501	975
# of Persons per HH	3.4	3.1	2.8
Average HH Income	\$43,111	\$52,335	\$59,577
Average House Value	\$37,126	\$99,080	\$130,117

2023 American Community Survey (ACS)





SAMUEL SCARBOROUGH, CCIM

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PROFESSIONAL BACKGROUND

Samuel Scarborough, CCIM, founded Scarborough Commercial Real Estate and is a highly experienced and accomplished commercial real estate broker based in Tyler, Texas. Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, land and multi-family properties. He has a deep understanding of the regional market, and he is known for his ability to identify opportunities that others may overlook.

Samuel is dedicated to helping his clients achieve their goals, and he takes a hands-on approach to every transaction. He believes that communication is key, and he works closely with his clients throughout the entire process to ensure that he meets their needs and exceeds their expectations.

Samuel earned his Bachelor's degree in Business Administration and Management from the University of Texas at Arlington. He also earned the CCIM designation from the CCIM (Certified Commercial Investment Member) Institute.

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