



LAND FOR SALE & GROUND LEASE | SALE PRICE UPON REQUEST / \$85,000 PER YEAR

RETAIL POWER CENTER-ANCHORED PAD SITE

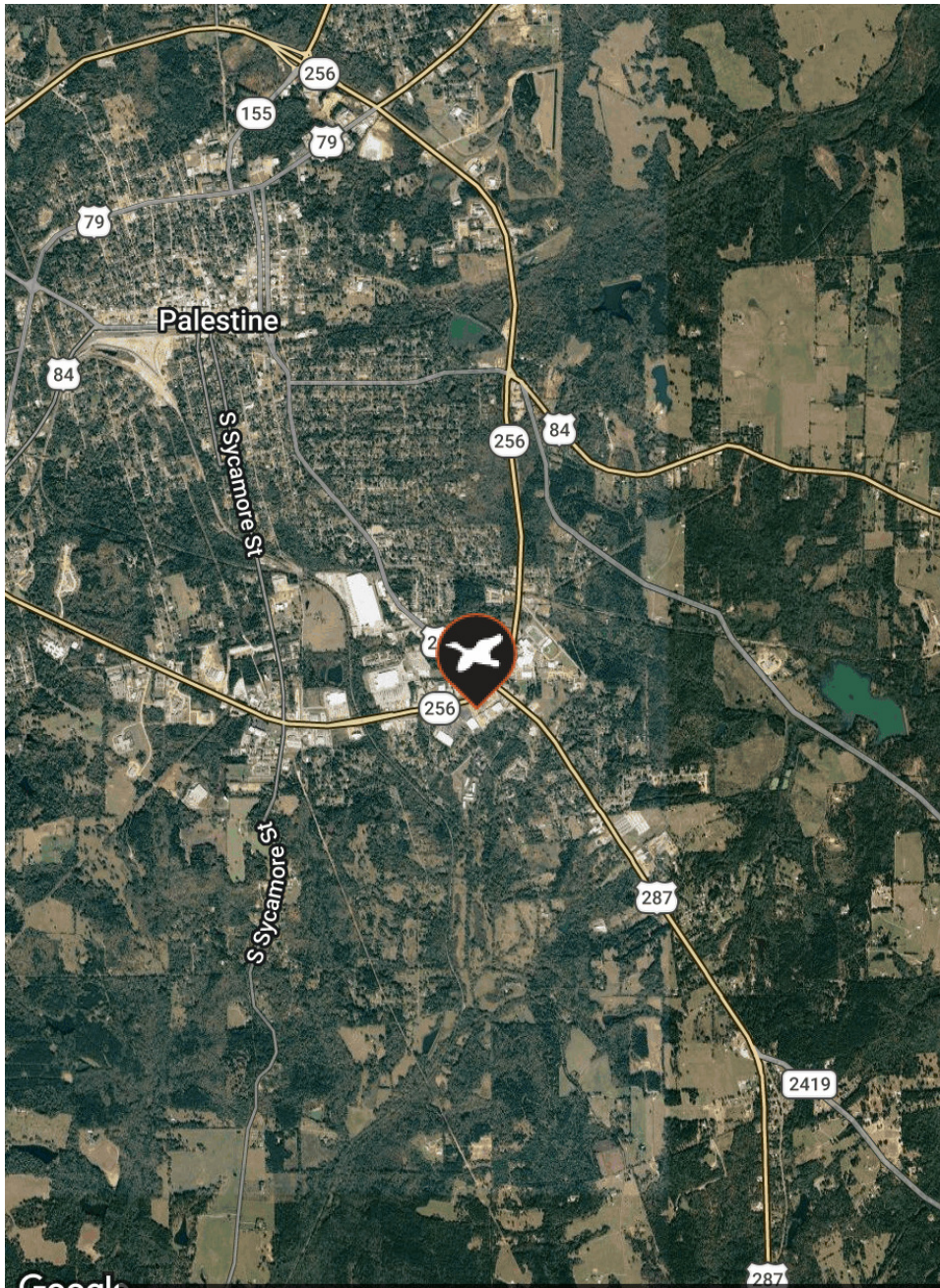
1545 S Loop 256, Palestine, TX 75801

Brent Bradberry
SENIOR VICE PRESIDENT
903.571.8014 | brent@draketexas.com

Becky McCord, SIOR
SENIOR VICE PRESIDENT
903.262.4858 | becky@draketexas.com



Drake Real Estate & Investments
903.581.3737 DRAKETEXAS.COM



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Brent Bradberry
brent@draketexas.com

Becky McCord, SIOR
becky@draketexas.com

SALE PRICE

Price Upon Request

LEASE RATE

\$85,000 per year (Ground)

LOCATION

1545 S Loop 256, Palestine, TX 75801

LOT SIZE

0.696 Acres

TRAFFIC COUNTS

23,487 VPD - Loop 256 (TXDOT '24)
13,694 VPD - Hwy 287 (TXDOT '24)

ZONING

Retail Commercial

PROPERTY HIGHLIGHTS

- For Sale or Ground Lease
- Outparcel to a newly constructed Academy Sports & Outdoors which opened in late 2025
- Pylon signage available
- Pad sits at the geographic center of Palestine's retail trade area, surrounded by every major national in the market
- Last remaining pad site in the just-completed Academy Sports-anchored Palestine Mall redevelopment
- No other build-ready pad sites in this immediate trade area

DEMOGRAPHICS

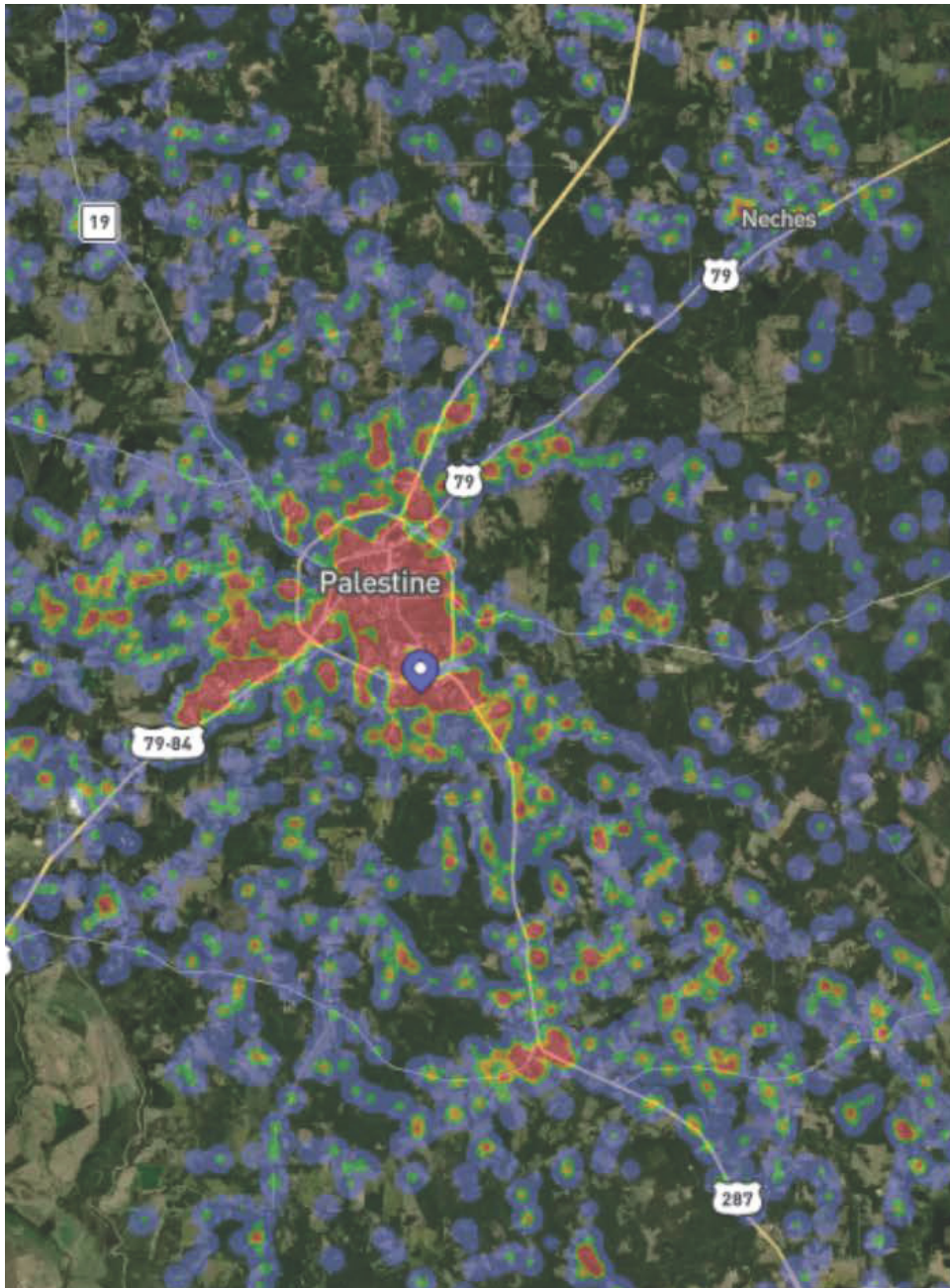
	1 MILE	3 MILES	5 MILES
Total Households	1,256	4,338	7,116
Total Population	3,253	11,017	19,218
Average HH Income	\$70,443	\$64,969	\$67,102

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The Palestine locations for both McDonald's and Walmart rank within the top 7% of their respective brands nationwide.

PER PLACER.AI

- **Walmart** = 3.2mm visits annually
- **McDonald's** = 910k visits annually
- **Chick-Fil-A** = 646k visits annually
- **Brookshire's** = 636k visits annually

Layne's Chicken Fingers (opened in April 2026) on the adjacent pad set a franchise sales record in their first week.

Additional national retailers in the area include Hobby Lobby, Tractor Supply, Aspen Dental, and CVS.



DRAKETEXAS.COM



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DRAKETEXAS.COM



BRENT BRADBERRY

Senior Vice President

Direct: 903.571.8014
brent@draketexas.com



BECKY MCCORD, SIOR

Senior Vice President

Direct: 903.262.4858
becky@draketexas.com

Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

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.

<u>Drake Real Estate & Investments</u>	<u>544812</u>	<u>operations@draketexas.com</u>	<u>903-581-3737</u>
Licensed Broker /Broker Firm Name	License No.	Email	Phone
<u>Matthew Marshall</u>	<u>544812</u>	<u>matthew@draketexas.com</u>	<u>903-581-3737</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Brent Bradberry</u>	<u>715170</u>	<u>brent@draketexas.com</u>	<u>903-571-8014</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u>Becky McCord</u>	<u>644702</u>	<u>becky@draketexas.com</u>	<u>903-262-4858</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Brent Bradberry
brent@draketexas.com

Becky McCord, SIOR
becky@draketexas.com

DRAKETEXAS.COM