

FOR SALE

4500 FM 515 & 3006 CR 3380, Emory, TX 75440



Unlock Investment Potential in Emory, TX



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In Partnership With

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REALTORS
TEAM

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Each Office Is Independently
Owned and Operated.



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Executive Summary

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Property Summary

Property Details	
Address	4500 FM 515 & 3006 CR 3380, Emory, TX 75440
Building Size (RBA)	2,906 SF (Storage/Retail), 896 SF (Mobile Home)
Lot Size	1.5 Acres
Year Built	1979
Occupancy	1 tenant-occupied MH + 15 vacant storage units
Sale Type	Owner/User

Positioned on 1.5 acres of commercially zoned land, this 2,906 SF property offers an excellent opportunity for investors or owner-users seeking to tap into the high-demand storage and retail sectors. With 15 vacant storage units on site, the foundation is already in place for immediate lease-up and long-term income growth. Whether you're launching a new self-storage business or expanding an existing portfolio, this turnkey setup provides the infrastructure to hit the ground running.

The flexible layout and ample frontage also offer retail or service-oriented potential—ideal for a mixed-use development that combines storage with storefronts, office suites, or contractor bays. The commercially zoned site gives you the freedom to reconfigure or expand based on market needs.

Additionally, the property includes an 896 SF mobile home currently leased at \$895/month, providing supplementary income or a strategic option for on-site management. A single septic system currently supports the property, with space and zoning conducive to future utility upgrades or development enhancements.

Located just minutes from downtown Emory, this site balances visibility and accessibility with privacy and value—perfect for entrepreneurs looking to grow alongside one of Texas's steadily expanding rural markets.

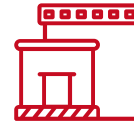


Investment Highlights



Instant Income Stream

Established tenant provides immediate cash flow on this Emory property.



15 Vacant Storage Units

Significant opportunity to add value in Emory's self-storage market.



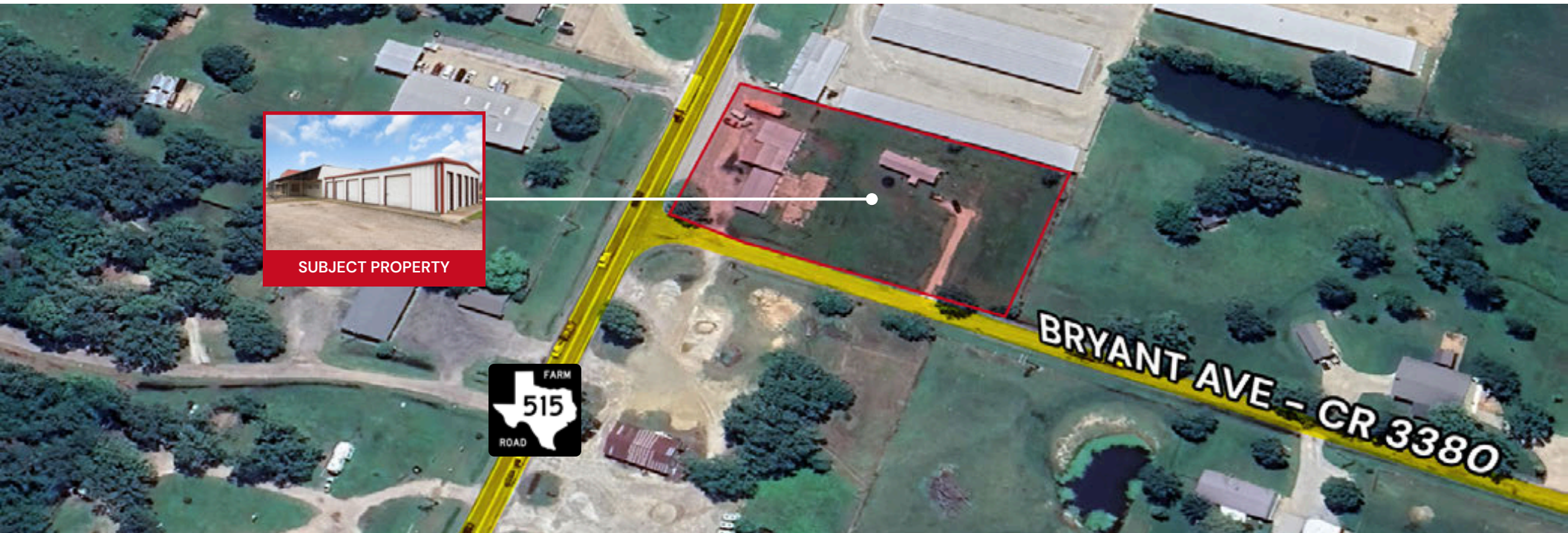
Strategic & Accessible Emory Location

Ideally situated in Emory with excellent connectivity to FM 515, I-20, and other local arterials.



Growing Market

Tap into a projected 11% population growth (2024-2029) within a 5-mile radius, signaling increasing demand.



Property Gallery

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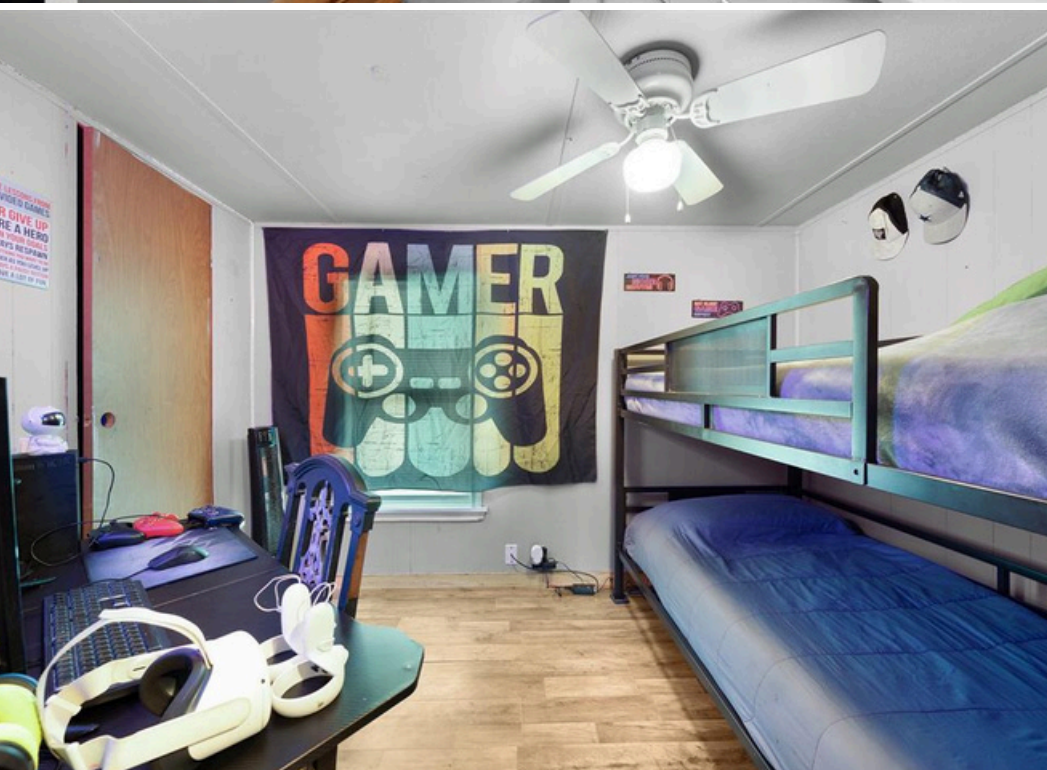
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Key Businesses & Retailers

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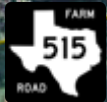
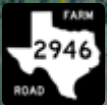
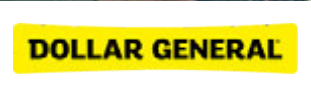
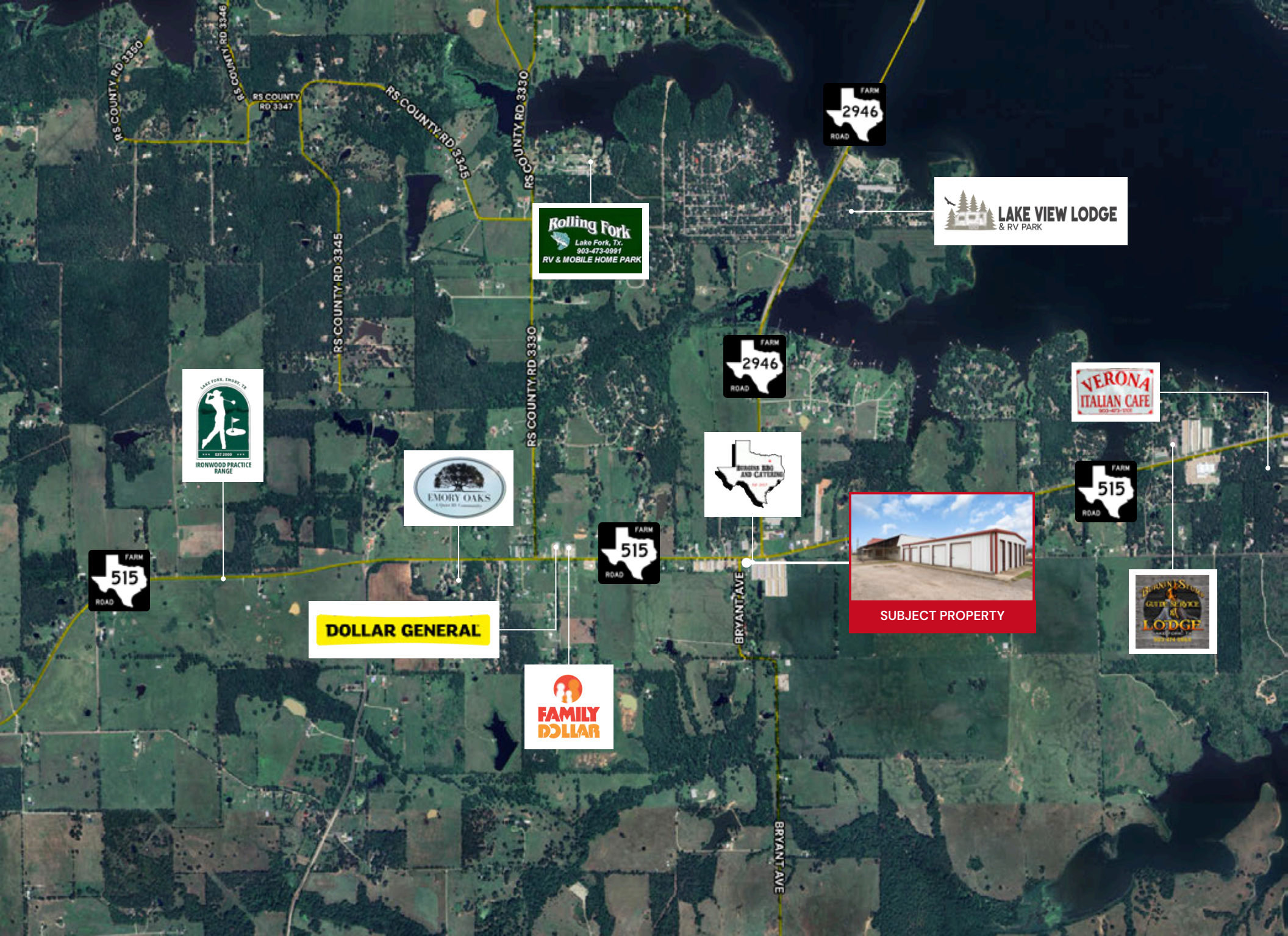


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Demographic & Traffic Count Report

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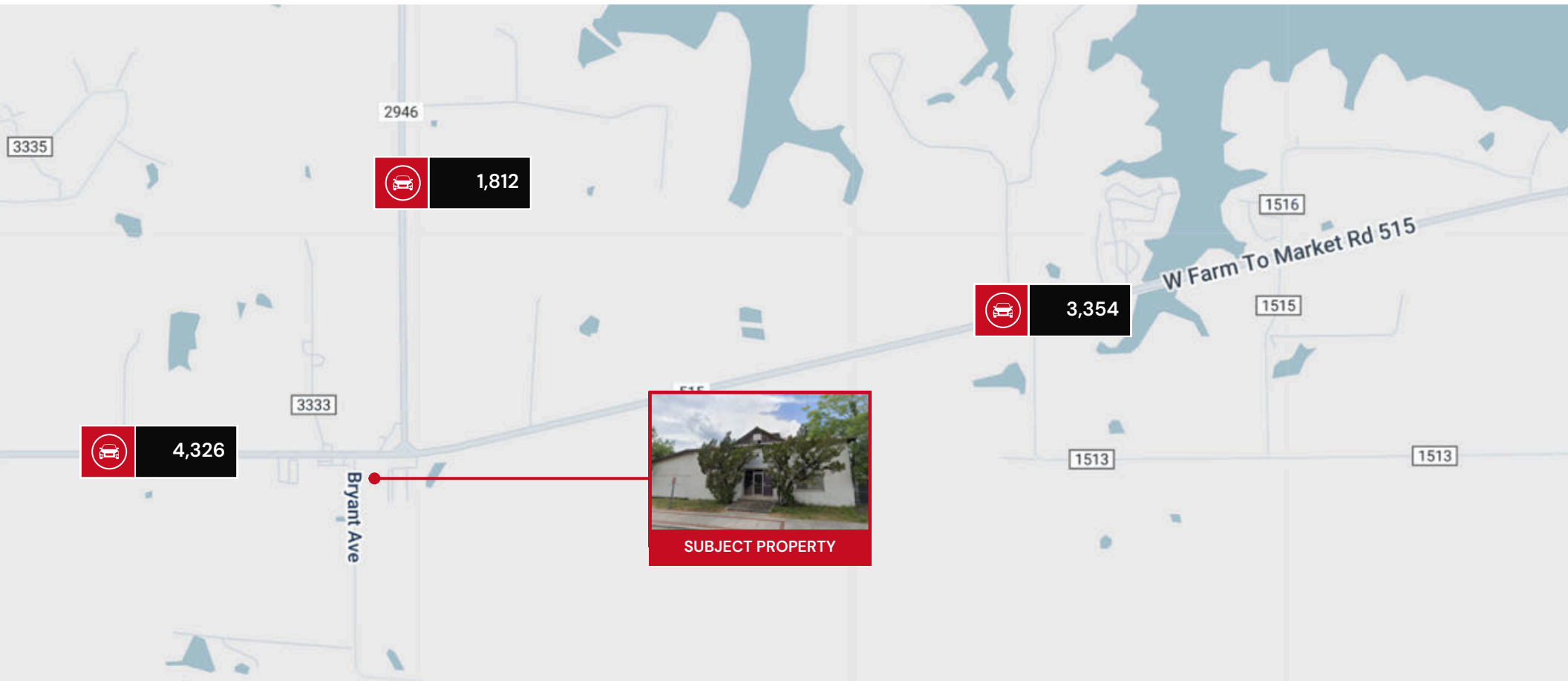


Demographic Report

Category	3 Miles		5 Miles		10 Miles	
Population						
2029 Projection	2,650		6,491		20,254	
2024 Estimate	2,373		5,825		18,175	
2020 Census	2,253		5,535		16,820	
Growth 2024 – 2029	11.67%		11.43%		11.44%	
Growth 2020 – 2024	5.33%		5.24%		8.06%	
2024 Population by Hispanic Origin	171		516		1,689	
2024 Population	2,373		5,825		18,175	
White	2,132	89.84%	5,102	87.59%	15,608	85.88%
Black	14	0.59%	65	1.12%	355	1.95%
Am. Indian & Alaskan	10	0.42%	36	0.62%	135	0.74%
Asian	6	0.25%	18	0.31%	57	0.31%
Hawaiian & Pacific Islander	0	0.00%	1	0.02%	2	0.01%
Other	211	8.89%	604	10.37%	2,019	11.11%
U.S. Armed Forces	0		0		2	
Households						
2029 Projection	1,204		2,826		8,515	
2024 Estimate	1,080		2,542		7,650	
2020 Census	1,029		2,422		7,074	
Growth 2024 – 2029	11.48%		11.17%		11.31%	
Growth 2020 – 2024	4.96%		4.95%		8.14%	
Owner Occupied	944	87.41%	2,191	86.19%	6,350	83.01%
Renter Occupied	136	12.59%	351	13.81%	1,299	16.98%
2024 Households by HH Income	1,081		2,541		7,649	
Income: < \$25,000	127	11.75%	316	12.44%	1,268	16.58%
Income: \$25,000 – \$50,000	328	30.34%	684	26.92%	1,887	24.67%
Income: \$50,000 – \$75,000	82	7.59%	307	12.08%	1,148	15.01%
Income: \$75,000 – \$100,000	235	21.74%	505	19.87%	1,439	18.81%
Income: \$100,000 – \$125,000	126	11.66%	284	11.18%	729	9.53%
Income: \$125,000 – \$150,000	16	1.48%	72	2.83%	338	4.42%
Income: \$150,000 – \$200,000	113	10.45%	223	8.78%	468	6.12%
Income: \$200,000+	54	5.00%	150	5.90%	372	4.86%
2024 Avg Household Income	\$84,236		\$85,894		\$79,093	
2024 Med Household Income	\$75,372		\$71,421		\$60,471	

Traffic Count Report

No	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles From Subject Prop
1	I 20-N Business	Co Rd 3333	0.07 E	2020	4,633	AADT	0.14
2	Co Rd 515	Co Rd 3333	0.07 E	2024	4,326	MPSI	0.14
3	I 20-N Business	Co Rd 515	0.20 S	2020	1,969	AADT	0.23
4	Co Rd 2946	Co Rd 515	0.20 S	2024	1,812	MPSI	0.23
5	Co Rd 515	Co Rd 2946	0.64 W	2024	3,354	MPSI	0.7
6	I 20-N Business	Co Rd 2946	0.64 W	2020	3,507	AADT	0.7



Discover Growth & Opportunity

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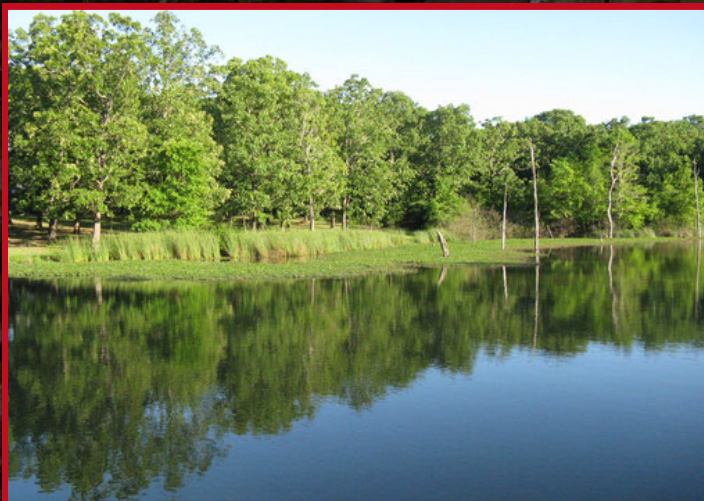


About Emory, Texas

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Strategically situated at the crossroads of US Highway 69 and State Highway 19 in Northeast Texas, Emory offers a welcoming and well-connected environment. This historic city, originally known for its natural springs and later named in honor of Emory Rains, a key figure in Texas legislation, benefits from its convenient location between the Dallas and Tyler metropolitan areas and its easy access to the renowned Canton First Monday Trade Days. Furthermore, its proximity to Interstate 20 and Interstate 30 enhances its regional accessibility, fostering economic opportunities and connecting it to a wider network.

Emory is also enriched by its natural surroundings, nestled between the popular Lake Fork, a premier destination for trophy bass fishing, and Lake Tawakoni, celebrated as the "Catfish Capital of Texas." These lakes not only contribute to the area's scenic appeal but also support a growing tourism sector and enhance the quality of life for residents who enjoy outdoor activities. With a diverse economy encompassing retail, healthcare, and administrative services, and a proactive Emory Development Corporation supporting business growth, this charming city offers a blend of small-town appeal and accessibility to broader regional amenities.



Discover Emory's Growth and Opportunity

Economic Vibrancy

- **Strategic Location and Natural Assets:** Emory's central position at key highway intersections, coupled with its proximity to the renowned Lake Fork and Lake Tawakoni, fosters regional commerce, tourism, and supports a diverse local economy.
- **Proximity to Regional Hubs and Proactive Development:** Convenient access to the Dallas and Tyler metropolitan areas provides broader economic opportunities, while the Emory Development Corporation actively promotes local business growth and investment.

Infrastructure and Connectivity

- **Key Highway Network:** Emory's position at the intersection of two major highways ensures efficient transportation for residents, businesses, and visitors. These routes facilitate the movement of goods and services and enhance accessibility to surrounding regions.
- **Regional Access:** The easy access to Interstate 20 and Interstate 30 provides crucial links to East Texas and beyond, facilitating travel and trade with neighboring states like Oklahoma, Arkansas, and Louisiana. This connectivity is vital for sustained economic activity and growth.



Local Development and Community Initiatives

- Emory Development Corporation: The active role of the Emory Development Corporation in offering incentives and resources demonstrates a commitment to fostering business growth and attracting new investments. This proactive approach supports local entrepreneurship and job creation.
- Focus on Quality of Life: The presence of popular recreational areas like Lake Fork and Lake Tawakoni enhances the quality of life for residents, making Emory an attractive place to live and work. This natural amenity contributes to community well-being and can attract new residents and businesses seeking a balanced lifestyle.



Community Growth and Appeal

- Growing Regional Attractiveness: Northeast Texas, with its natural beauty and strategic location, is increasingly appealing to those seeking a more relaxed lifestyle within reach of urban amenities. Emory offers a slice of this appeal with its small-town charm and access to larger centers.
- Close-Knit Community: Emory's strong sense of community fosters a supportive and welcoming environment for families and individuals. This tight-knit atmosphere contributes to the overall appeal of living in Emory.





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