



SCARBOROUGH
COMMERCIAL REAL ESTATE



Commercial Opportunity Available on I-20

1,635 SF office/retail building for sale on 0.93 acres

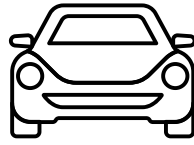
251 CR 3120 | Canton, TX 75103

INVESTMENT SUMMARY



BUILDING SIZE

1,635 SF



TRAFFIC COUNT

48,187 VPD



PRICING

\$695,000

INVESTMENT DETAILS:

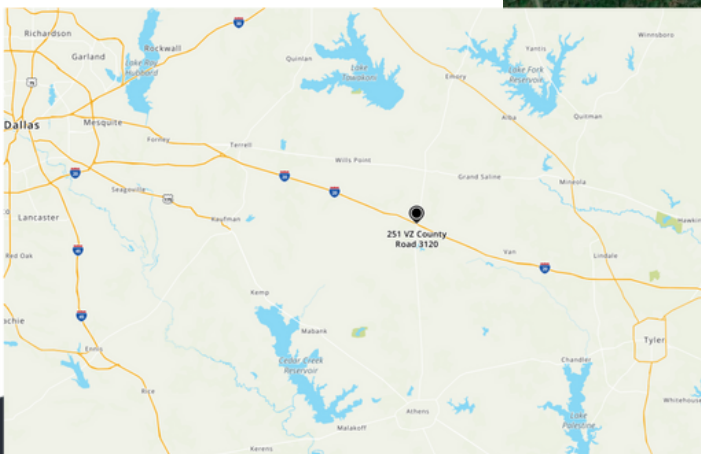
This unique property includes a 1,635 SF, beautifully crafted log home-style structure built in 2013 that sets your business apart. Ideal for retail, office, or medical use in the growing Canton area.

Situated on the I-20 N Frontage Road inside the Canton city limits, this location captures the attention of more than 48,000 daily travelers, perfectly positioned to target westbound traffic headed toward Dallas.

Located halfway between Tyler and Dallas, the site is in proximity to the renowned Canton Trade Days, which draws approximately 400,000 visitors during the first weekend of every month.

The building is move-in ready with city water and sewer utilities, along with electric heating and cooling systems.

- **List Price:** \$695,000
- **Building size:** 1,635 SF
- **Lot size:** 0.93 acres
- **Traffic Count:** 48,187 vpd
- **Zoning:** B-2 General Business District
- **Frontage:** Located on I-20 westbound frontage road
- **Utilities:** On site



INVESTMENT HIGHLIGHTS:

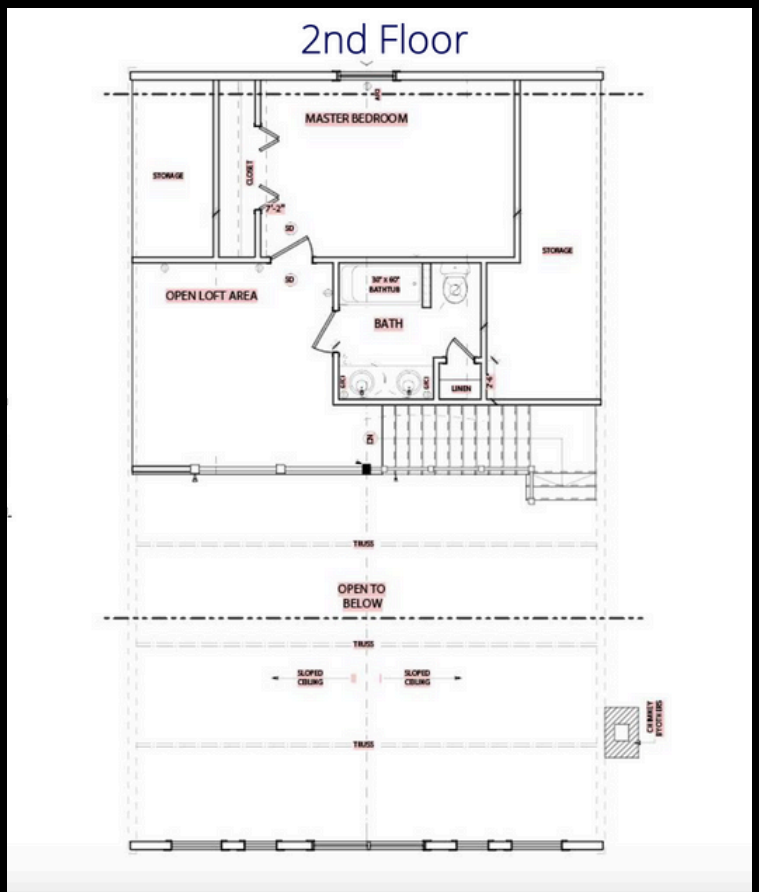
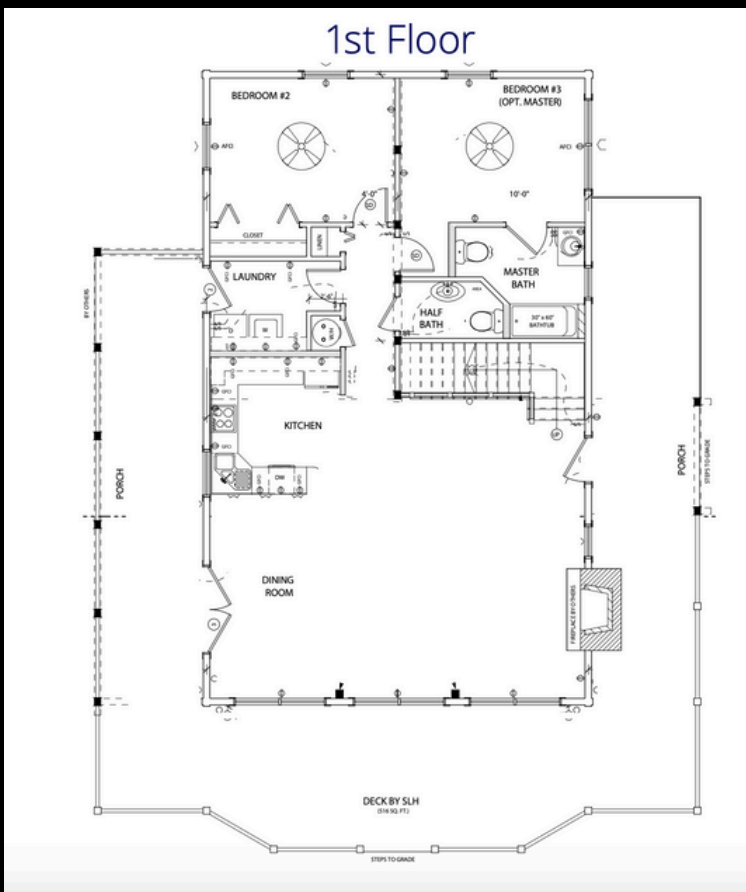
- Offered at \$695,000
- 1,635 SF single-tenant, log-style building
- Built in 2013
- 0.93 acres
- 48,187 VPD traffic count
- Benefits from 400,000 monthly visitors to Canton Trade Days

INVESTMENT CONTACT:



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Associate
(903) 920-2078
www.scarboroughcre.com





KEY DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius	10-Mile Radius
POPULATION				
2024 Estimated Population	448	4,975	10,646	25,416
2029 Projected Population	482	5,362	11,481	27,457
2020 Census Population	392	4,591	9,768	23,566
2010 Census Population	340	4,049	8,476	20,541
Projected Annual Growth 2024 to 2029	1.52%	1.56%	1.57%	1.61%
Historical Annual Growth 2010 to 2024	2.26%	1.63%	1.83%	1.70%
Median Age	40.15	38.51	40.43	41.25
Population Density (/Square Mile)	142.59	175.95	135.55	80.9
HOUSEHOLDS				
2024 Estimated Households	174	1,931	4,089	9,818
2029 Estimated Households	185	2,066	4,378	10,529
2020 Census Households	154	1,796	3,798	9,123
2010 Census Households	132	1,567	3,293	7,942
Projected Annual Growth 2024 to 2029	1.31%	1.40%	1.41%	1.45%
Historical Annual Growth 2010 to 2024	2.24%	1.66%	1.73%	1.69%
INCOME				
Average household Income	\$76,309	\$92,378	\$96,143	\$99,124
Median household income	\$56,500	\$64,169	\$66,209	\$66,325
Per capita income	\$29,586	\$35,910	\$37,047	\$38,339
EDUCATION				
High School Graduate	34.80%	34.62%	33.21%	35.62%
Some College	26.35%	27.27%	30.28%	28.11%
Associate Degree	11.13%	10.79%	9.33%	8.53%
Bachelor's Degree	11.20%	12.17%	12.59%	12.11%
Graduate or Professional Degree	5.65%	5.74%	6.19%	6.12%
BUSINESS				
Total Establishments	63	354	506	758
Total Employees	431	2,764	3,857	5,571
Average Employees Per Business	6.89	7.81	7.62	7.35
Residential Population Per Business	7.16	14.05	21.04	33.51



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.

11-2-2015



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.

Scarborough Commercial Real Estate, LLC	9010976	sam@scarboroughcre.com	903.707.8560
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mo Snoubar	800336	mo@scarboroughcre.com	903.502.4030
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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