


0 Highway 80, Mineola, TX



15.50 Acres for Ground Lease
Option to Secure Min. 1 Acre
Outside of City Limits
Septic, Electric & Water On-Site
Frontage on Highway 80

Main Contact

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Table of **Contents**

Pages 3-4 | Property Overview

Page 5 | Retail Map

Pages 6-7 | Demographic Overview

Page 8 | Property Summary

Page 9 | Contacts



00 Highway 80, Mineola, TX

Property Overview

This 15.50-acre tract is available for ground lease, located just west of Mineola, TX, with direct access to Highway 80. The property presents 612 feet of frontage on this major thoroughfare, which serves as a key connection between Dallas and Marshall, TX. Situated outside city limits, the site is equipped with septic, water, and electricity, offering a broad range of potential uses. With strong traffic counts, a prime location, and existing utilities, the property is well-suited for development in the rapidly growing Mineola area. For further details, please contact Jon Stafford.

*** The fireworks container is not included in the transaction.*





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Mineola, TX Retail Map



The property is located, with 612 feet of frontage, along Highway 80.



Frontage Along US-80



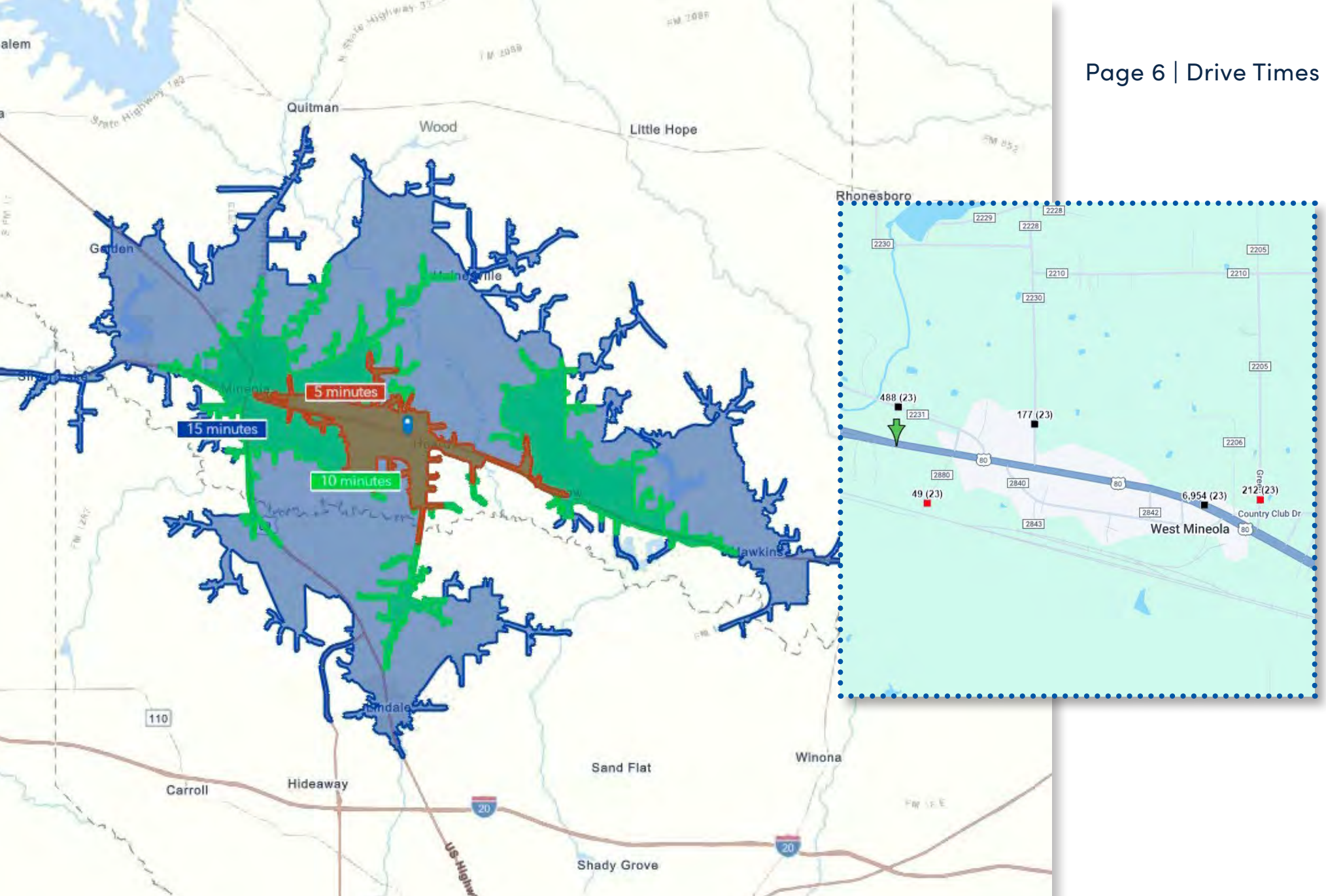
4 Miles to SH-37



5 Miles to US-69



10 Miles to SH-110





Market Profile

2905 US-80 W, Mineola, Texas, 75773
Drive time: 5, 10, 15 minute radii

sri

Latitude: 32.64425

Longitude: -95.39923

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	921	7,356	17,683
2020 Total Population	980	7,868	19,325
2020 Group Quarters	2	189	465
2024 Total Population	1,053	8,231	20,439
2024 Group Quarters	3	213	508
2029 Total Population	1,083	8,507	21,305
2024-2029 Annual Rate	0.56%	0.66%	0.83%
2024 Total Daytime Population	870	8,941	19,162
Workers	170	3,932	6,961
Residents	700	5,009	12,201
Household Summary			
2010 Households	344	2,886	6,784
2010 Average Household Size	2.67	2.50	2.53
2020 Total Households	371	3,085	7,438
2020 Average Household Size	2.64	2.49	2.54
2024 Households	392	3,267	7,922
2024 Average Household Size	2.68	2.45	2.52
2029 Households	411	3,439	8,379
2029 Average Household Size	2.63	2.41	2.48
2024-2029 Annual Rate	0.95%	1.03%	1.13%
2010 Families	261	2,000	4,903
2010 Average Family Size	3.07	3.01	2.98
2024 Families	273	2,122	5,412
2024 Average Family Size	3.27	3.12	3.07
2029 Families	284	2,215	5,684
2029 Average Family Size	3.23	3.08	3.04
2024-2029 Annual Rate	0.79%	0.86%	0.99%
Housing Unit Summary			
2000 Housing Units	356	3,038	6,819
Owner Occupied Housing Units	75.0%	65.4%	67.5%
Renter Occupied Housing Units	11.2%	23.6%	19.6%
Vacant Housing Units	13.8%	11.0%	12.9%
2010 Housing Units	406	3,269	7,824
Owner Occupied Housing Units	70.4%	63.2%	64.7%
Renter Occupied Housing Units	14.3%	25.1%	22.0%
Vacant Housing Units	15.3%	11.7%	13.3%
2020 Housing Units	419	3,394	8,406
Owner Occupied Housing Units	70.2%	61.9%	63.5%
Renter Occupied Housing Units	18.4%	29.0%	24.9%
Vacant Housing Units	9.3%	10.2%	11.3%
2024 Housing Units	437	3,598	8,917
Owner Occupied Housing Units	71.6%	62.6%	64.7%
Renter Occupied Housing Units	18.1%	28.2%	24.1%
Vacant Housing Units	10.3%	9.2%	11.2%
2029 Housing Units	452	3,740	9,343
Owner Occupied Housing Units	74.6%	66.1%	67.8%
Renter Occupied Housing Units	16.4%	25.9%	21.9%
Vacant Housing Units	9.1%	8.0%	10.3%



20,439

2024 Population
15 Minutes



\$89,917

2024 Average HH Income
15 Minutes



7,922

2024 Households
15 Minutes



8,325

2024 Employees
15 Minutes

Property Summary

Address	00 Highway 80, Mineola, TX
County	Wood County
Zoning	Outside of City Limits
Acres	15.50 Acres
Topography	Level
Grading	Raw Land
Utilities	Septic, Water & Electric On-Site



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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.

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Date