

0 S Hwy 155 S. &  
Loop 256  
**Palestine, TX 75803**

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SW Corner of Hwy  
155 S. & Loop 256

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### **Sales Price**

**Unpriced**

Offering Memorandum Presented By:  
**Samuel Scarborough**

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(903) 570-7366  
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**SCARBOROUGH**  
COMMERCIAL REAL ESTATE

## OVERVIEW

0 S Hwy 155 S. & Loop 256  
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### LAND SIZE

3.24

### NO. OF BUILDINGS

None

### PROPERTY TYPE

Development Corner

### UTILITIES

10" Sewer/12" Water Main

### TERMS

For Sale



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## DETAILS

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3.24-acre development corner on the SW corner of Loop 256 and Hwy 155 S in Palestine TX. NW and NE corner of intersection are in flood plain making it difficult for future competition.

IMST report done in 2021 forecasts approximately \$140,000 in inside sales and almost 94,000 in fuel volume per month.

Billboard on property paying \$1200 per year. No contract, can be renegotiated. NE and NW corner are in flood plain and floodway so little to no chance for future competition.



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## IMST Report - Monthly Sales/Fuel Volumes

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### Sales Forecast

Monthly fuel volume and store sales are calculated using advanced statistical and modeling techniques.

Monthly Fuel Volume (Gallons)			
	Year 1	Year 2	Year 3
<b>Diesel</b>	14,537	22,409	28,741
<b>Gasoline</b>	79,342	103,715	116,290

Monthly Store Sales (Dollars)			
	Year 1	Year 2	Year 3
<b>C-Store</b>	\$118,935	\$132,483	\$145,210
<b>Deli/Food</b>	\$21,276	\$32,594	\$39,869

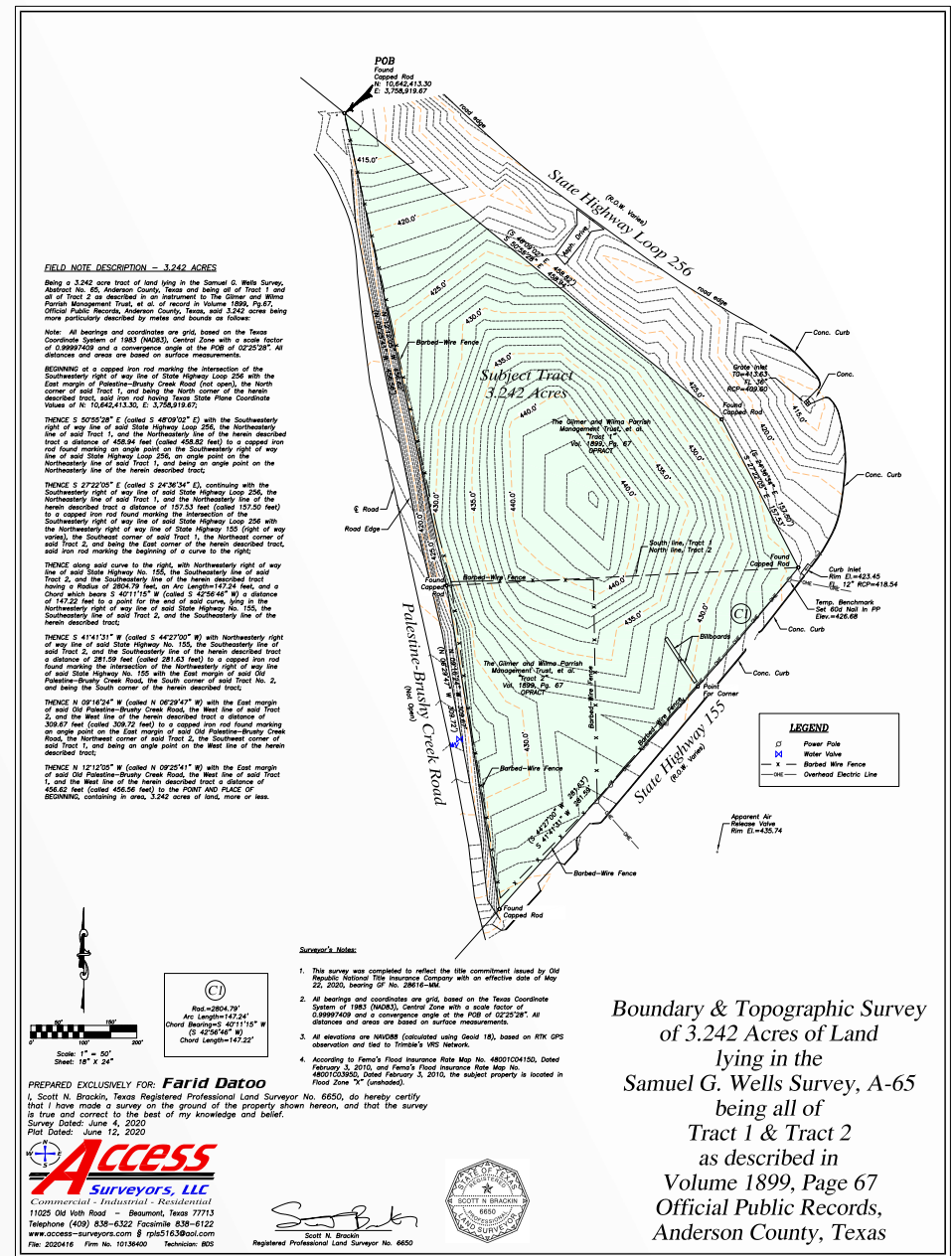


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# Survey

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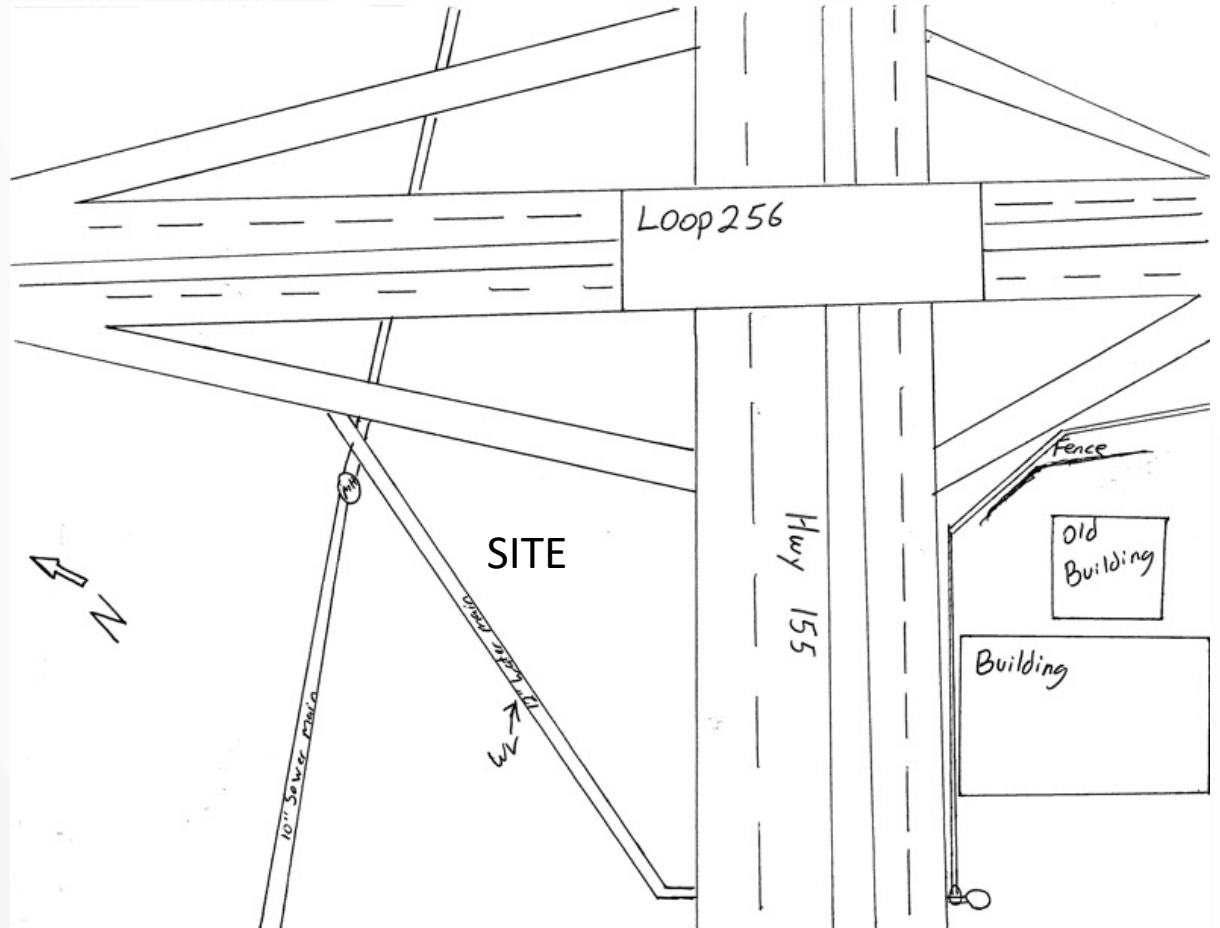


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## Utility Map

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MEET YOUR ADVISOR

# ADVISOR BIO



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## YOUR ADVISOR

### SAMUEL SCARBOROUGH LICENSED REAL ESTATE AGENT & LAND DEVELOPER

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Since 2016, Samuel Scarborough has been operating as a licensed real estate agent and land developer. Having grown up in East Texas in a family that develops and manages commercial real estate, he has the experience needed to help his clients succeed.

In the years since he began brokering commercial real estate, the commercial real estate market in Tyler has expanded rapidly.

UC Commercial - Scarborough CRE is proud to have contributed directly to that growth. We've brokered tens of millions of dollars in real estate transactions.

Bringing new businesses to the Tyler area is our passion. We love our community, and we want to see it thrive.



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# INFORMATION ABOUT BROKERAGE SERVICES



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel Scarborough	687976	sam@scarboroughcre.com	903.570.7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

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