



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

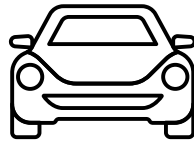
Historic Downtown Office Building

110 N. Main St. | Henderson, TX 75662

INVESTMENT SUMMARY



PROPERTY SIZE
8,050 SF



TRAFFIC COUNT
5,400 VPD



PRICING
\$398,000

INVESTMENT DETAILS:

Property Overview:

This versatile office building blends timeless character with functionality, offering opportunities for single or multiple tenants.

The property is situated on a high-visibility corner lot, maximizing exposure in a bustling corridor. It presents an excellent opportunity for investors or owner-occupants seeking a well-positioned property in a growing East Texas community.

With flexible multi-tenant potential, reliable infrastructure, and a strong central location, this asset offers long-term value and visibility for a variety of commercial or professional uses.

Property Features:

- **Property size:** 8,050 SF
- **Total acreage:** 0.2
- **Traffic count:** 5,400 vpd
- **Frontage:** 240 feet
- **Utilities:** All available onsite
- **Zoning:** Commercial



SITE HIGHLIGHTS:

- **Downtown Visibility:** Prime corner location at N Main St. & Fordall St., offering unmatched visibility for signage and branding
- **Community Hub:** Located in the heart of Henderson's historic downtown district, surrounded by local businesses, restaurants, and civic buildings
- **Convenient Access:** Centrally positioned within the city, making it easy to serve both residents and professionals



INVESTMENT CONTACT:

Ann Marie Hoover

Associate

(512) 296-8727

www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION			
2025 Estimated Population	4,080	15,976	19,268
2030 Projected Population	3,856	15,374	18,670
2020 Census Population	4,099	16,434	19,676
2010 Census Population	4,499	16,995	20,060
Median Age	36.03	35.94	36.23
Population Density (/Square Mile)	1298.71	565.04	245.33
HOUSEHOLDS			
2025 Estimated Households	1,545	4,733	5,873
2030 Estimated Households	1,457	4,520	5,669
2020 Census Households	1,577	4,863	5,987
2010 Census Households	1,715	5,068	6,125
INCOME			
Average household income	\$72,625	\$90,446	\$96,422
Median household income	\$53,492	\$61,429	\$65,893
Per capita income	\$27,794	\$26,954	\$29,521
EDUCATION			
High School Graduate	35.61%	35.43%	35.32%
Some College	20.87%	21.06%	20.67%
Associate Degree	7.20%	7.89%	8.78%
Bachelor's Degree	12.94%	10.05%	10.20%
Graduate or Professional Degree	10.20%	8.46%	8%
BUSINESS			
Total Establishments	315	749	856
Total Employees	2,568	6,777	8,268
Average Employees Per Business	8.14	9.05	9.66
Residential Population Per Business	12.94	21.32	22.5



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Primary Assumed Business Name			
<u>Sam Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ann Hoover</u>	<u>828479</u>	<u>ann@scarboroughcre.com</u>	<u>(512)296-8727</u>
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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