



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

*Single- or Multi-Tenant
Professional Office Space*

1150 Bromberg St. | Mineola, TX 75773

LEASE SUMMARY



BUILDING SIZE

4,900 SF



STORIES

2



PRICING

**\$1,900-
\$5,300/MO**

LEASE DETAILS:

Property Overview:

Positioned just south of the highly traveled intersection of Hwy 69 and Hwy 80, this well-maintained two-story office building offers a flexible and functional layout ideal for a variety of professional users.

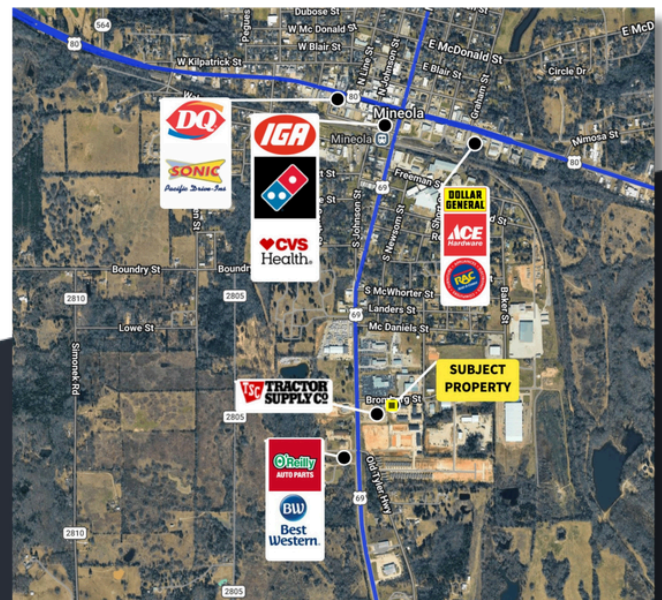
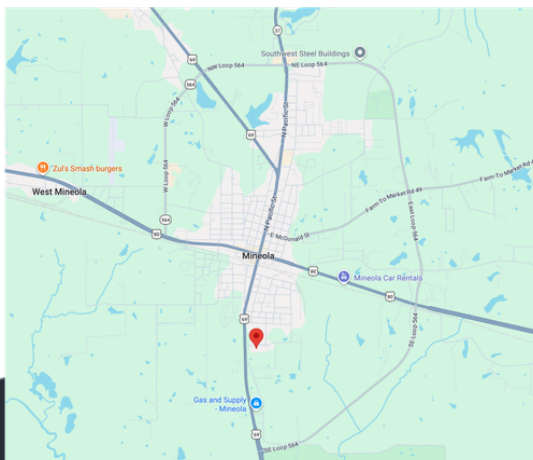
The property is available immediately, providing an excellent opportunity for a single user or multi-tenant configuration. Built in 2016, the building features modern finishes, multiple kitchens, and a thoughtful layout designed to accommodate diverse office needs.

- **Entire Office:** 4,900 SF | \$13/SF YR | \$5,300/month
- **Subdividing Options Available:**
 - **Suite 100:** 1st Floor | 3,218 SF | \$12/SF YR | \$3,200/month. Downstairs suite includes a welcoming reception area with fireplace and coffee bar, five oversized private offices, two restrooms, and a full kitchen
 - **Suite 200:** 2nd Floor | 1,682 SF | \$14/SF YR | \$1,900/month. Upstairs suite offers six offices, a supply/workstation area, another full kitchen, and a restroom with shower

Additional highlights include keypad-secured entry, a fenced backyard area, and on-site parking. With no zoning restrictions, the property offers flexibility for a range of office or professional service uses.

Property Features:

- **Lease pricing:** \$12-\$14/SF/YR
- **Building size:** 4,900 SF
- **Lot size:** 0.36 acres
- **Parking spaces:** 6
- **Utilities:**
 - City water/sewer
 - Electric heating/cooling





LEASE CONTACT:

Becky Wilson

Associate

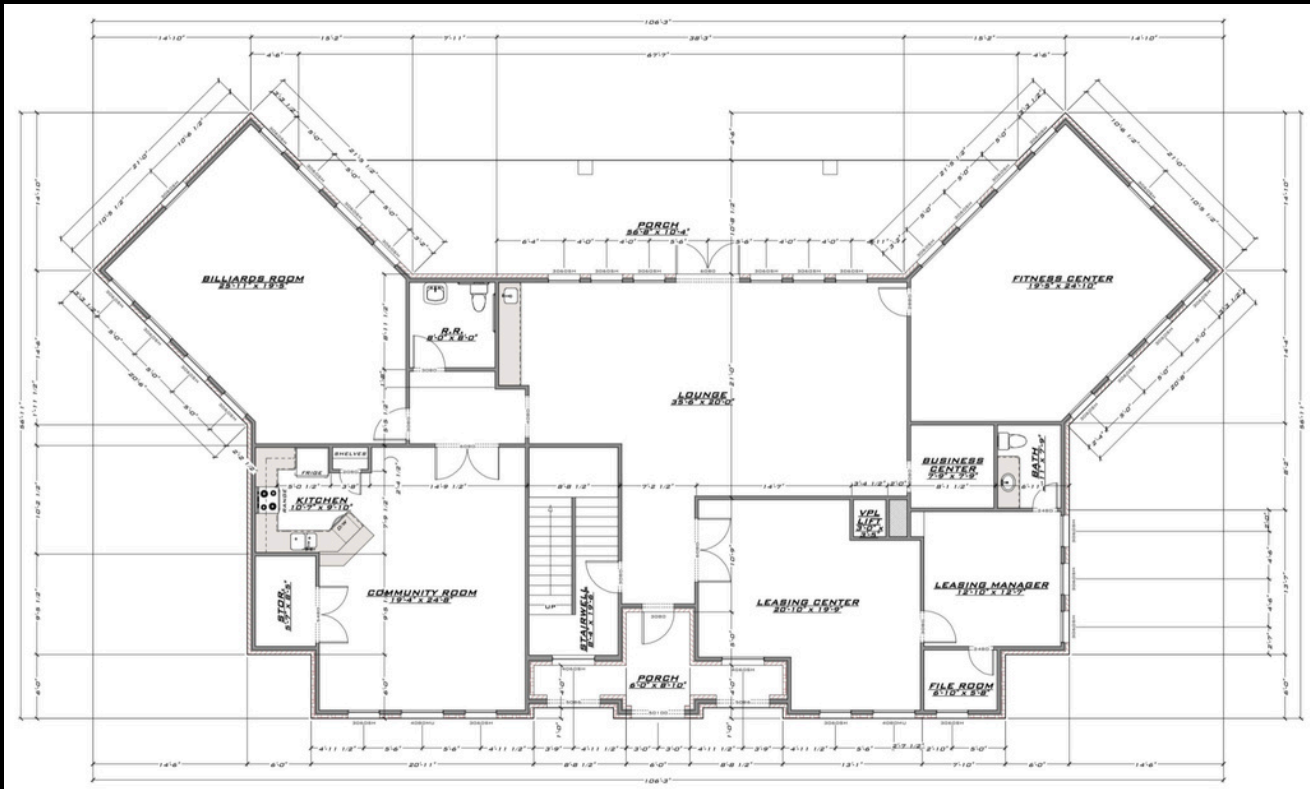
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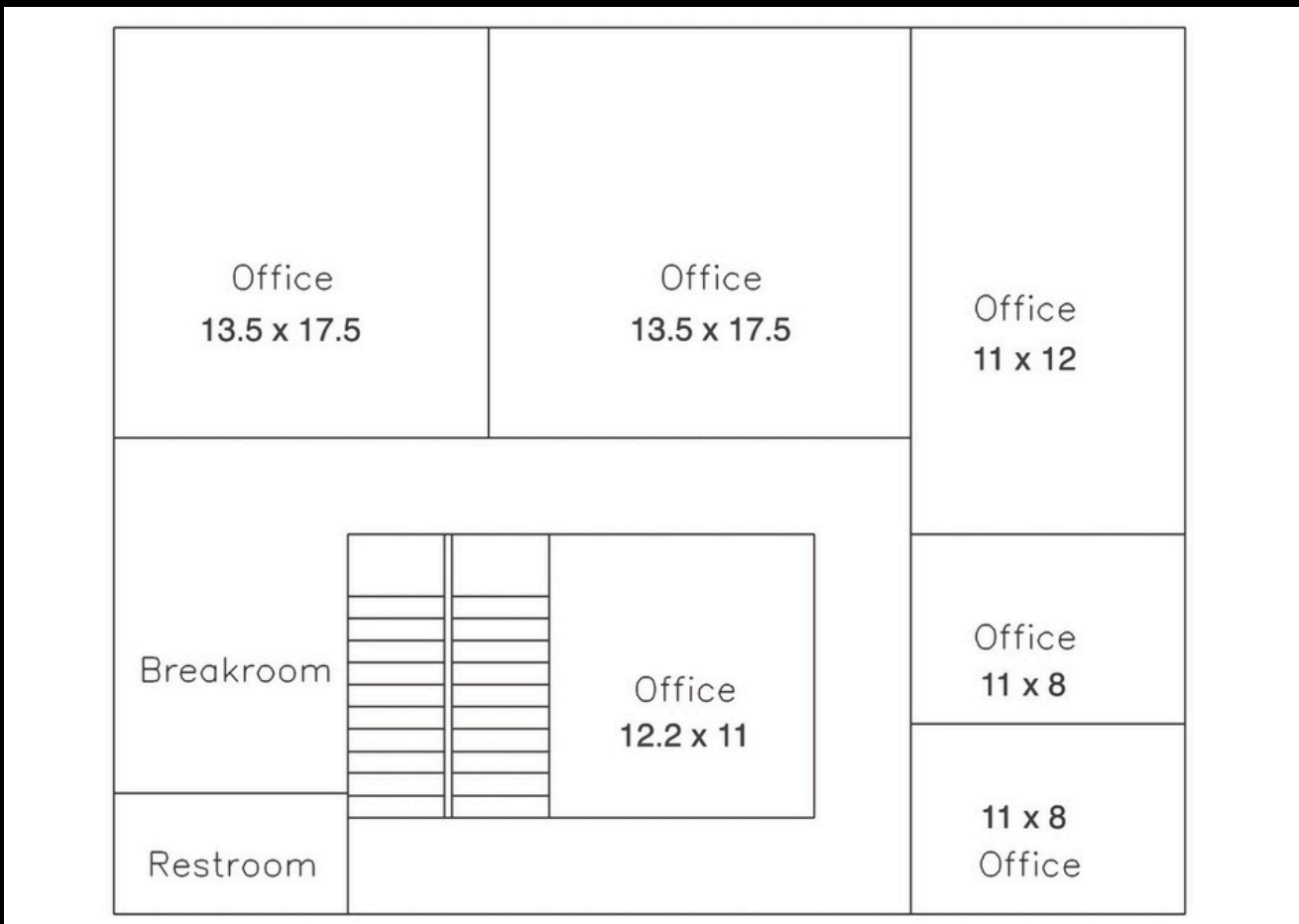




1st Floor Plan



2nd Floor Plan



KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	1,535	5,955	10,706
2030 Projected Population	1,571	6,106	11,227
2020 Census Population	1,489	5,841	10,181
2010 Census Population	1,383	5,507	9,522
Projected Annual Growth Percentage 2025 to 2030	0.48	0.51	0.97
Historical Annual Growth Percentage 2010 to 2025	0.73	0.54	0.83
Median Age	33.94	39.37	41.43
Population Density (/Square Mile)	488.49	210.62	136.31
2025 Estimated Households	575	2,293	4,143
2030 Estimated Households	577	2,320	4,293
2020 Census Households	555	2,269	3,974
2010 Census Households	517	2,160	3,721
Projected Annual Growth Percentage 2025 to 2030	0.07	0.23	0.73
Historical Annual Growth Percentage 2010 to 2025	0.75	0.41	0.76
Average household income	\$52,683	\$92,679	\$90,905
Median household income	\$33,901	\$51,149	\$54,903
Per capita income	\$19,758	\$36,036	\$35,368
High School Graduate	20.60%	25.69%	30.76%
Some College	41.41%	28.69%	27.94%
Associate Degree	12.21%	7.61%	6.91%
Bachelor's Degree	11.35%	17.42%	15.18%
Graduate or Professional Degree	4.32%	11.20%	9.51%
Total Establishments	204	403	498
Total Employees	1,344	2,677	3,076
Average Employees Per Business	6.58	6.64	6.18
Residential Population Per Business	7.51	14.77	21.5



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Rebekah Wilson</u>	<u>761538</u>	<u>becky@scarboroughcre.com</u>	<u>(469)713-9044</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2