



RETAIL PROPERTY FOR SALE | \$250,000

KILGORE HOUSE

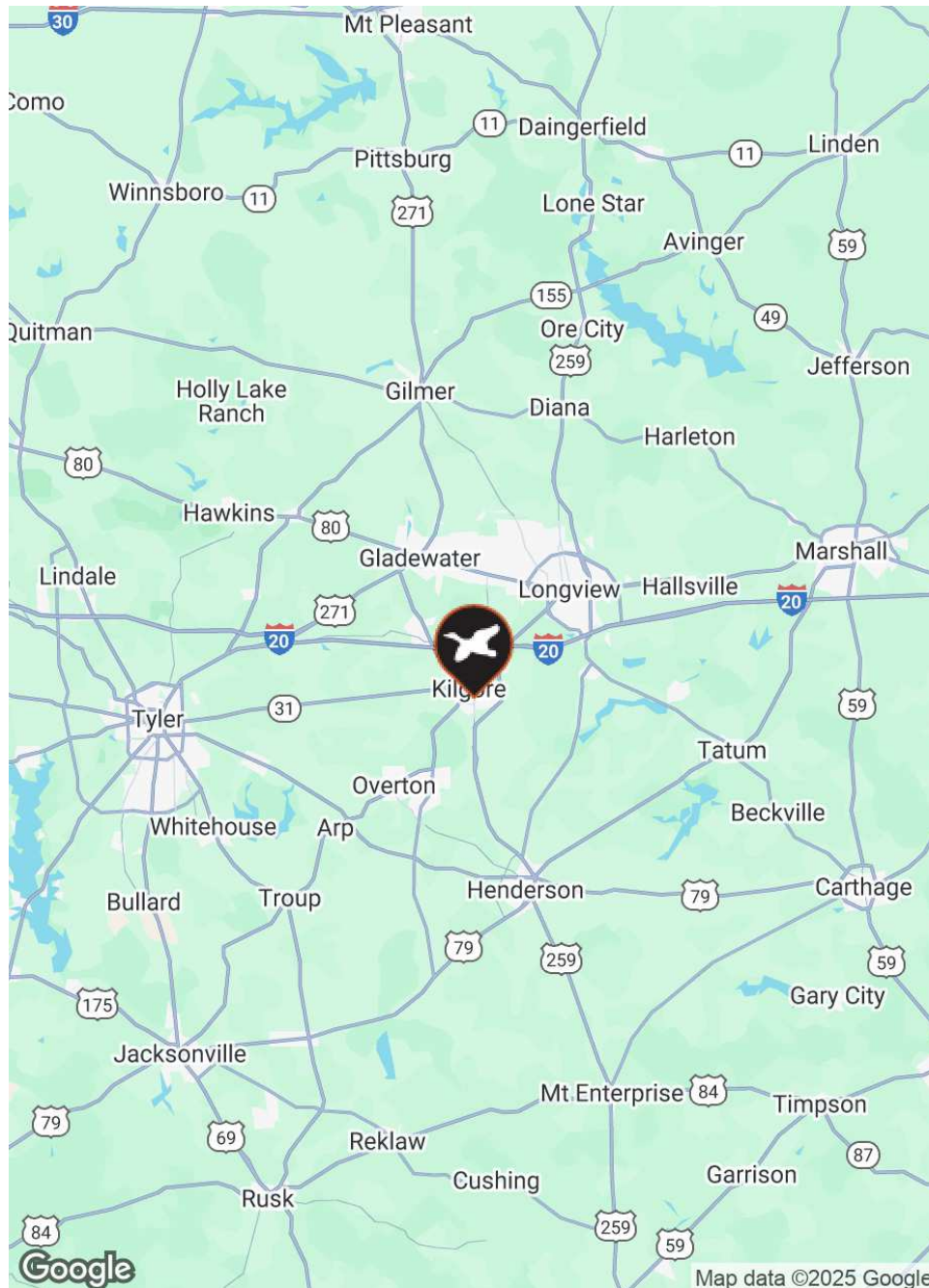
1009 Brook Dr, Kilgore, TX 75662

Becky McCord, SIOR
SENIOR VICE PRESIDENT
903.262.4858 | becky@draketexas.com

Brent Bradberry
SENIOR VICE PRESIDENT
903.571.8014 | brent@draketexas.com



Drake Real Estate & Investments
903.581.3737 [DRAKETEXAS.COM](https://www.draketexas.com)



SALE PRICE

\$250,000

LOCATION

1009 Brook Dr, Kilgore, TX 75662

SIZE

5,027 SF

LOT SIZE

1.126 Acres

PROPERTY DESCRIPTION

Positioned in Gregg County directly across the street from Kilgore College with excellent visibility and access, this property offers valuable improvements and versatile potential. Ideal for owner-users or investors seeking a strategically located commercial or residential asset. Previously utilized as a child development center.

PROPERTY HIGHLIGHTS

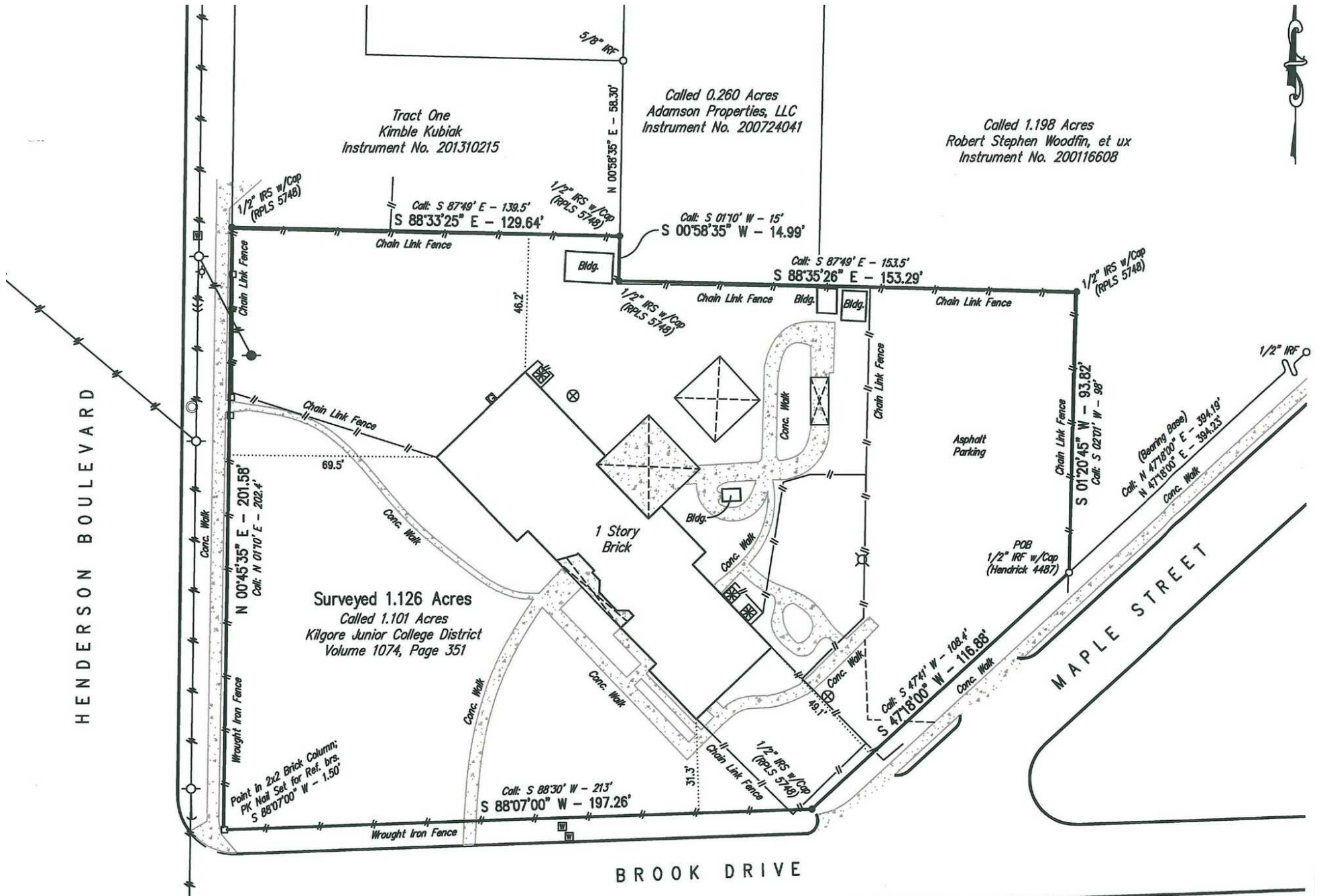
- Ideal for an office, studio, or learning center
- Zoned R-2 for commercial/residential use
- Walking distance from Kilgore College
- 15,896 VPD on U.S 259 (TxDOT '23)
- Property to be sold as-is

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,495	5,277	7,448
Total Population	4,324	14,427	20,210
Average HH Income	\$74,249	\$80,033	\$82,357









Map data ©2025 Imagery ©2025 Airbus
Maxar Technologies





DRAKE REAL ESTATE & INVESTMENTS
11621 CR 166, TYLER, TX 75703

903.581.3737
DRAKETEXAS.COM

BECKY MCCORD, SIOR

Senior Vice President

Direct: 903.262.4858
becky@draketexas.com

BRENT BRADBERRY

Senior Vice President

Direct: 903.571.8014
brent@draketexas.com

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Drake Real Estate & Investments
Licensed Broker /Broker Firm Name
Matthew Marshall
Designated Broker of Firm
Brent Bradberry
Sales Agent/Associate's Name
Becky McCord
Sales Agent/Associate's Name

544812
License No.
544812
License No.
715170
License No.
644702
License No.

operations@draketexas.com
Email
matthew@draketexas.com
Email
brent@draketexas.com
Email
becky@draketexas.com
Email

903-581-3737
Phone
903-581-3737
Phone
903-571-8014
Phone
903-262-4858
Phone

