



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

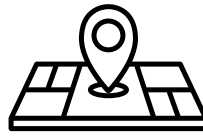
Historic Downtown Building

189 Broadway St. | Alba, TX 75410

INVESTMENT SUMMARY



PROPERTY SIZE
5,476 SF



ACREAGE
0.14



PRICING
\$249,000

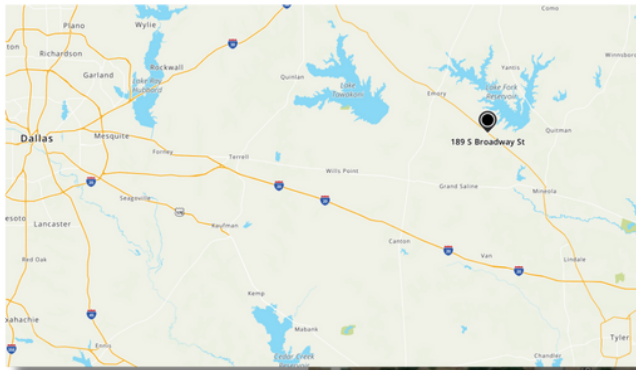
INVESTMENT DETAILS:

Property Overview:

- **Prime Downtown Location:** Situated at the heart of downtown Alba, this iconic brick building offers excellent visibility and presence, making it ideal for a variety of commercial uses.
- **Versatile Floor Plan:** Features four individual office or retail spaces with a shared bathroom and wide central hallway—perfect for multi-tenant leasing or owner operation.
- **Flexible Use Space:** Also offers a large open-concept layout with a kitchen and private bath, well-suited for use as a residence, restaurant, event venue, gym, or large retail concept.

Property Features:

- **List price:** \$249,000
- **Property size:** 5,476 SF
- **Total acreage:** 0.14
- **Year built:** 1910



INVESTMENT HIGHLIGHTS:

- The 5,476 square-foot structure features charming details and is divided into two main sections:
 - One side features four individual office or retail spaces with a shared bathroom and wide central hallway
 - One side offers a large open-concept layout with a kitchen and private bath
- Located near Lake Fork—recognized as the Bass Capital of Texas



INVESTMENT CONTACT:

Ann Marie Hoover

Associate

(512) 296-8727

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KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2024 Estimated Population	584	2,210	4,647	22,185
2029 Projected Population	645	2,424	5,085	24,209
2020 Census Population	525	2,041	4,325	20,330
2010 Census Population	525	1,867	3,821	18,204
Projected Annual Growth Percentage 2024 to 2029	2.08	1.94	1.88	1.82
Historical Annual Growth Percentage 2010 to 2024	0.81	1.31	1.54	1.56
Median Age	47.62	48.96	47.46	47.41
Population Density (/Square Mile)	185.94	78.17	59.17	70.62
HOUSEHOLDS				
2024 Estimated Households	235	907	1,884	9,142
2029 Estimated Households	252	969	2,009	9,798
2020 Census Households	219	849	1,772	8,311
2010 Census Households	216	763	1,547	7,296
Projected Annual Growth Percentage 2024 to 2029	1.45	1.35	1.33	1.44
Historical Annual Growth Percentage 2010 to 2024	0.64	1.35	1.55	1.81
INCOME				
Average household Income	\$91,610	\$94,699	\$100,907	\$92,150
Median household income	\$80,562	\$79,564	\$81,733	\$63,711
Per capita income	\$36,848	\$38,884	\$40,899	\$38,021
EDUCATION (percentage)				
High School Graduate	38.22	39.88	38.11	34.08
Some College	25.71	22.62	22.84	24.85
Associate Degree	5.83	5.1	5.61	6.86
Bachelor's Degree	12.1	15.02	14.31	13.10
Graduate or Professional Degree	4.13	5.24	5.29	5.10
BUSINESS				
Total Establishments	25	40	75	555
Total Employees	138	209	385	3,570
Average Employees Per Business	5.54	5.25	5.13	6.44
Residential Population Per Business	23.44	55.54	61.87	39.99



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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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