



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*Restaurant Property + Inventory*

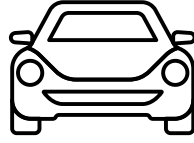
*201 W. San Antonio Rd. | Alto, TX 75925*

# INVESTMENT SUMMARY



BUILDING SIZE

**3,445 SF**



TRAFFIC COUNT

**4,586 VPD**



PRICING

**\$299,000**

## INVESTMENT DETAILS:

### Property Overview:

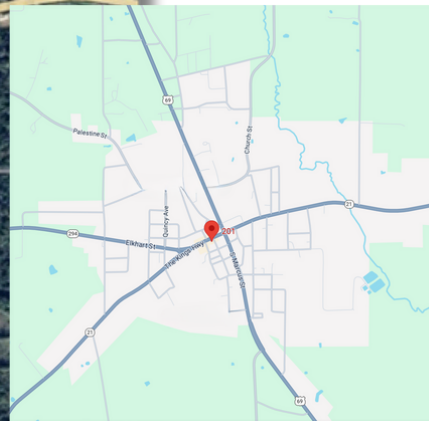
Located in the heart of Alto, Texas, this restaurant property enjoys prominent exposure along TX-21 (W San Antonio St), one of the city's main east-west thoroughfares. FF&E inventory to convey with the property.

The location benefits from steady local and regional traffic, offering excellent visibility and accessibility for both dine-in and retail customers.

The property sits at a key intersection near the downtown commercial corridor, surrounded by local businesses, retail stores, and community amenities.

### Property Features:

- **Pricing:** \$299,000
- **Building size:** 3,445 SF
- **Total acreage:** 0.08
- **Traffic count:** 4,586 vpd
- **Frontage:** 60 feet
- **Utilities:** All utilities to site
- **Improvements:** Renovated in 2020 with interior and systems upgrades
- **Zoning:** C - Commercial



## INVESTMENT HIGHLIGHTS:

- Excellent visibility and corner accessibility for customers and deliveries
- Ideal setting for a wide variety of uses, such as restaurant, café, bakery, coffee shop, specialty food or beverage operation, or small event venue
- Financials available upon request



## INVESTMENT CONTACT:

**Jarrod Ver Hey**

Associate

(903) 574-2424

[www.scarboroughcre.com](http://www.scarboroughcre.com)





# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
<b>POPULATION</b>				
2025 Estimated Population	1,134	2,156	2,920	5,402
2030 Projected Population	1,173	2,233	3,027	5,617
2020 Census Population	1,086	2,060	2,787	5,015
2010 Census Population	1,199	2,222	2,944	5,311
Projected Annual Growth Percentage 2025 to 2030	0.69	0.72	0.74	0.8
Historical Annual Growth Percentage 2010 to 2025	-0.36	-0.2	-0.05	0.11
Median Age	40.24	40	39.9	40.67
Population Density (/Square Mile)	360.97	76.25	37.18	17.19
<b>HOUSEHOLDS</b>				
2025 Estimated Households	456	851	1,148	2,075
2030 Estimated Households	475	888	1,198	2,177
2020 Census Households	418	785	1,062	1,909
2010 Census Households	451	833	1,104	2,012
Projected Annual Growth Percentage 2025 to 2030	0.85	0.87	0.88	0.99
Historical Annual Growth Percentage 2010 to 2025	0.06	0.14	0.26	0.21
<b>INCOME</b>				
Average household income	\$77,180	\$79,156	\$78,423	\$81,994
Median household income	\$65,188	\$63,439	\$61,289	\$62,456
Per capita income	\$31,006	\$31,253	\$30,832	\$31,505
<b>EDUCATION</b>				
High School Graduate	30.25%	30.04%	29.94%	33.90%
Some College	19.38%	20.80%	21.32%	23.82%
Associate Degree	9.03%	8.49%	8.45%	6.42%
Bachelor's Degree	15.68%	15.04%	14.34%	11.69%
Graduate or Professional Degree	9.19%	8.53%	8.25%	7.73%
<b>BUSINESS</b>				
Total Establishments	38	43	48	78
Total Employees	602	631	714	875
Average Employees Per Business	15.64	14.83	14.76	11.18
Residential Population Per Business	29.47	50.67	60.37	69.03



11/2/2015

## 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.

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