



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR LEASE**

*Professional Office Space on  
Major Thoroughfare*

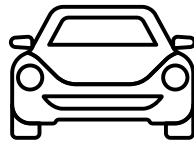
*4001 W. Oak St. | Palestine, TX 75801*

# LEASE SUMMARY



BUILDING SIZE

**2,200 SF**



TRAFFIC COUNT

**1,195 VPD**



PRICING

**\$1,950/MO**

## LEASE DETAILS:

### Property Overview:

For lease: a professional environment well-suited for a wide range of commercial uses. The space includes:

- Four offices
- Spacious conference room/common area
- Three restrooms (one with full shower)
- Fully equipped kitchen (refrigerator, electric cook top and microwave)
- Two entrances
- Video camera system
- Remote access locks

Situated inside city limits, the property includes on-site parking and offers the flexibility to be subdivided.

Additional climate-controlled storage or warehouse space may be available for an additional fee, providing a unique opportunity for businesses needing both office and storage capabilities.

Zoned Commercial and currently vacant, this property is ready for immediate occupancy. All utilities—city water, city sewer, electric heating and cooling—are included in the lease, simplifying operating expenses for tenants.

### Property Features:

- **Lease rate:** \$1,950/month gross
- **Building size:** 2,200 SF
- **Traffic count:** 1,195 vehicles per day
- **Frontage:** 255 ft on Hwy 79, 227 ft on Chestnut Dr
- **Utilities:** All included with lease: electric, water, trash and fiber optic high-speed internet / WiFi
- **View 360 degree images [here](#)**







**LEASE CONTACT:**

**Ann Marie Hoover**

Associate

(512) 296-8727

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







# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2025 Estimated Population	4,713	30,499	74,381
2030 Projected Population	5,444	31,854	75,954
2020 Census Population	4,075	27,938	68,663
2010 Census Population	2,266	23,820	60,779
Projected Annual Growth Percentage 2025 to 2030	3.1	0.89	0.42
Historical Annual Growth Percentage 2010 to 2025	7.2	1.87	1.49
Median Age	41.41	37.82	36.79
Population Density (/Square Mile)	1500.09	1078.7	947.05
<b>HOUSEHOLDS</b>			
2025 Estimated Households	1,904	13,389	31,182
2030 Estimated Households	2,274	14,127	32,379
2020 Census Households	1,488	12,337	29,137
2010 Census Households	859	10,646	25,686
Projected Annual Growth Percentage 2025 to 2030	3.89	1.1	0.77
Historical Annual Growth Percentage 2010 to 2025	8.1	1.72	1.43
<b>INCOME</b>			
Average household Income	\$140,507	\$119,373	\$116,976
Median household income	\$81,058	\$79,355	\$76,562
Per capita income	\$56,971	\$52,534	\$49,126
<b>EDUCATION</b>			
High School Graduate	18.09%	18.27%	19.27%
Some College	21.73%	23.39%	23.54%
Associate Degree	7.68%	10.67%	10.78%
Bachelor's Degree	27.25%	28.28%	25.34%
Graduate or Professional Degree	21.14%	14.97%	14.56%
<b>BUSINESS</b>			
Total Establishments	287	2,331	4,970
Total Employees	1,513	17,081	37,322
Average Employees Per Business	5.28	7.33	7.51
Residential Population Per Business	16.45	13.08	14.97





## 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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Sam Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Designated Broker of Firm	License No.	Email	Phone
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](http://www.trec.texas.gov)

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