



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

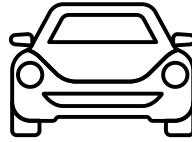
*7.771 Total Acres for Development  
at Heritage Springs*

*0 Bluebonnet Drive | Bullard, TX 75757*

# INVESTMENT SUMMARY



PROPERTY SIZE  
**7.771 Acres**



TRAFFIC COUNT  
**12,210 VPD**



PRICING  
**\$5-\$8/SF**

## INVESTMENT DETAILS:

### Property Overview:

Strategically located on heavily traveled Hwy 69, this highly-visible property offers exceptional exposure for a wide range of commercial uses.

Adjacent to a new nursing home and the site of a planned medical facility, the location is ideal for healthcare, assisted living, or professional office developments.

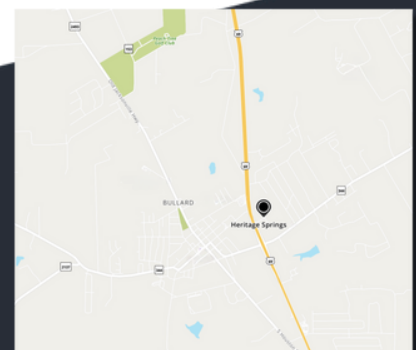
Whether seeking a single parcel or multiple subdivided lots, this property offers flexible options for investors and developers.

### Property Features:

- **Pricing:** \$5-\$8 per square foot
- **Available lots:** 10
- **Total acreage:** 7.771
- **Traffic count:** 12,210 vpd
- **Frontage:** 595 ft on Hwy 69
- **Zoning:** C-2 General Commercial
- **Utilities:** All to site



LOT	ACREAGE	LIST PRICE
2A	0.814	\$177,289.20
3	0.914	\$199,069.20
4	0.914	\$199,069.20
5	0.858	\$298,995.84
6	0.858	\$186,872.40
7	0.858	\$186,872.40
8	0.819	\$285,405.12
9	0.819	\$178,378.20
11	0.567	\$123,492.60
12	0.350	\$76,230.00





## INVESTMENT HIGHLIGHTS:

- 1-10 lots available – seller is willing to subdivide
- Owner financing available
- Benefits from a proposed road extension to FM 344, improving connectivity and access
- Surrounding area is experiencing strong residential and commercial growth, further supported by Bullard's pro-business environment and convenient access to the Tyler metropolitan area

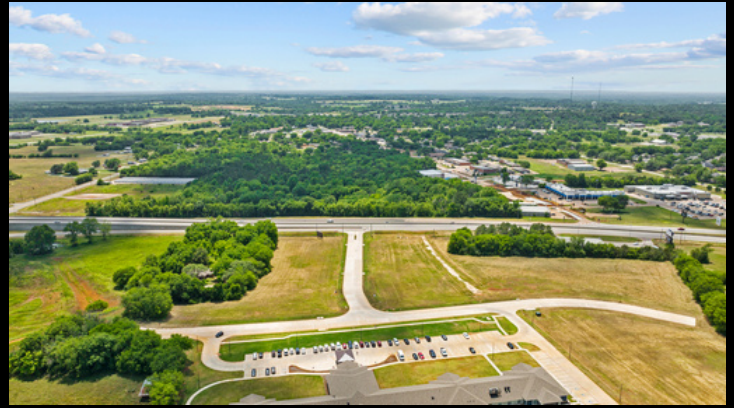


## INVESTMENT CONTACT:

**Samuel Scarborough, CCIM**  
Broker/President  
(903) 570-7366  
[www.scarboroughcre.com](http://www.scarboroughcre.com)









# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
<b>POPULATION</b>				
2024 Estimated Population	1,804	7,320	15,970	79,458
2029 Projected Population	1,994	7,956	17,255	85,443
2020 Census Population	1,770	6,889	15,025	74,575
2010 Census Population	1,459	5,207	12,494	63,287
Projected Annual Growth 2024 to 2029 (percent)	2.1	1.74	1.61	1.51
Historical Annual Growth 2010 to 2024 (percent)	1.69	2.9	1.99	1.83
Median Age	35.32	35.79	36.52	38.54
Population Density (/Square Mile)	574.24	258.89	203.34	252.92
<b>HOUSEHOLDS</b>				
2024 Estimated Households	633	2,597	5,810	31,196
2029 Estimated Households	703	2,836	6,311	33,655
2020 Census Households	622	2,444	5,418	28,852
2010 Census Households	508	1,852	4,490	24,523
Projected Annual Growth 2024 to 2029 (percent)	2.18	1.84	1.72	1.58
Historical Annual Growth 2010 to 2024 (percent)	1.76	2.87	2.1	1.94
<b>INCOME</b>				
Average household income	\$116,672	\$113,486	\$118,423	\$118,753
Median household income	\$100,177	\$87,168	\$88,348	\$83,196
Per capita income	\$40,964	\$40,263	\$43,085	\$46,670
<b>EDUCATION</b>				
High School Graduate (percent)	20.25	24.27	25.22	22.97
Some College (percent)	27.39	20.42	20.82	23.11
Associate Degree (percent)	11.43	12.48	10.98	10.79
Bachelor's Degree (percent)	21.18	21.91	23.19	24.18
Graduate or Professional Degree (percent)	13.44	13.16	13.59	13.29
<b>BUSINESS</b>				
Total Establishments	122	245	455	3,126
Total Employees	1,141	1,925	2,790	19,962
Average Employees Per Business	9.37	7.86	6.13	6.39
Residential Population Per Business	14.82	29.9	35.08	25.42

# WHY BULLARD?



**TRADE AREA  
POPULATION**

**28,067**



**MEDIAN HOUSEHOLD  
INCOME**

**\$65,308**



**AVERAGE PROPERTY  
VALUE**

**\$221,844**

- Quaint Texas living just 23 minutes from Tyler Pounds Regional Airport
- Located in the heart of East Texas wine country, including:
  - Kiepersol Vineyards, Winery & Distillery
  - M6 Winery
  - Dixie Wine Company
- Home to three golf courses:
  - Oak Hurst GC
  - Eagle's Bluff CC
  - Emerald Bay Club
- Host to family activities, such as:
  - Oak Haven Farms
  - Beauty & the Beast Bike Race
- Conveniently located between two bodies of water:
  - Lake Palestine
  - Lake Tyler





## 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.

<b>Scarborough Commercial Real Estate LLC</b>	<b>9010976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)707-8560</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
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)

IABS 1-1

Scarborough Commercial Real Estate LLC, 410 W Erwin Tyler TX 75702  
Samuel Scarborough

Phone: 9035707366 Fax:  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

Forms