

FOR SALE

8505 W Interstate Highway 30, Cumby, TX 75433



Hopkins County – Texas East Area Submarket



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Executive Summary

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Property Summary

Property Details	
Land Size	±2.00 acres (87,120 SF)
Existing Structure	1,728 SF Building
Zoning	Specialty use (flexible potential use)
FAR	Low density, high flexibility
Year Built / Renovated	2002 / 2019
Visibility	Direct access and exposure to IH-30
Parcel ID	R000012839 (+1 additional parcel)

This 1,728 square foot specialty building, constructed in 2002 and renovated in 2019, is strategically located at 8505 W Interstate Highway 30 in Cumby, Texas. The property sits on a 2.00-acre parcel (87,120 SF) and is ideal for businesses seeking direct visibility and access from a major interstate highway. The building is a single-story structure with a typical floor size of 1,728 SF and is currently 100% leased, though the asking rent is withheld. Its General Building Area (GBA) is also 1,728 SF. The Building FAR (Floor Area Ratio) is 0.02.



Investment Highlights



Interstate Highway Frontage

Direct access and visibility from Interstate Highway 30, a major transportation artery.



High Traffic Volume

Located on a route with significant daily traffic counts, including over 31,000 vehicles on FM 499 (2025) and over 33,000 on I-30 Svc Rd (2024).



Growth Potential

Situated in the Texas East Area Submarket, offering potential for appreciation and business growth due to its strategic location.



Versatile Use

Suitable for various specialty business operations or potential redevelopment.



Property Gallery

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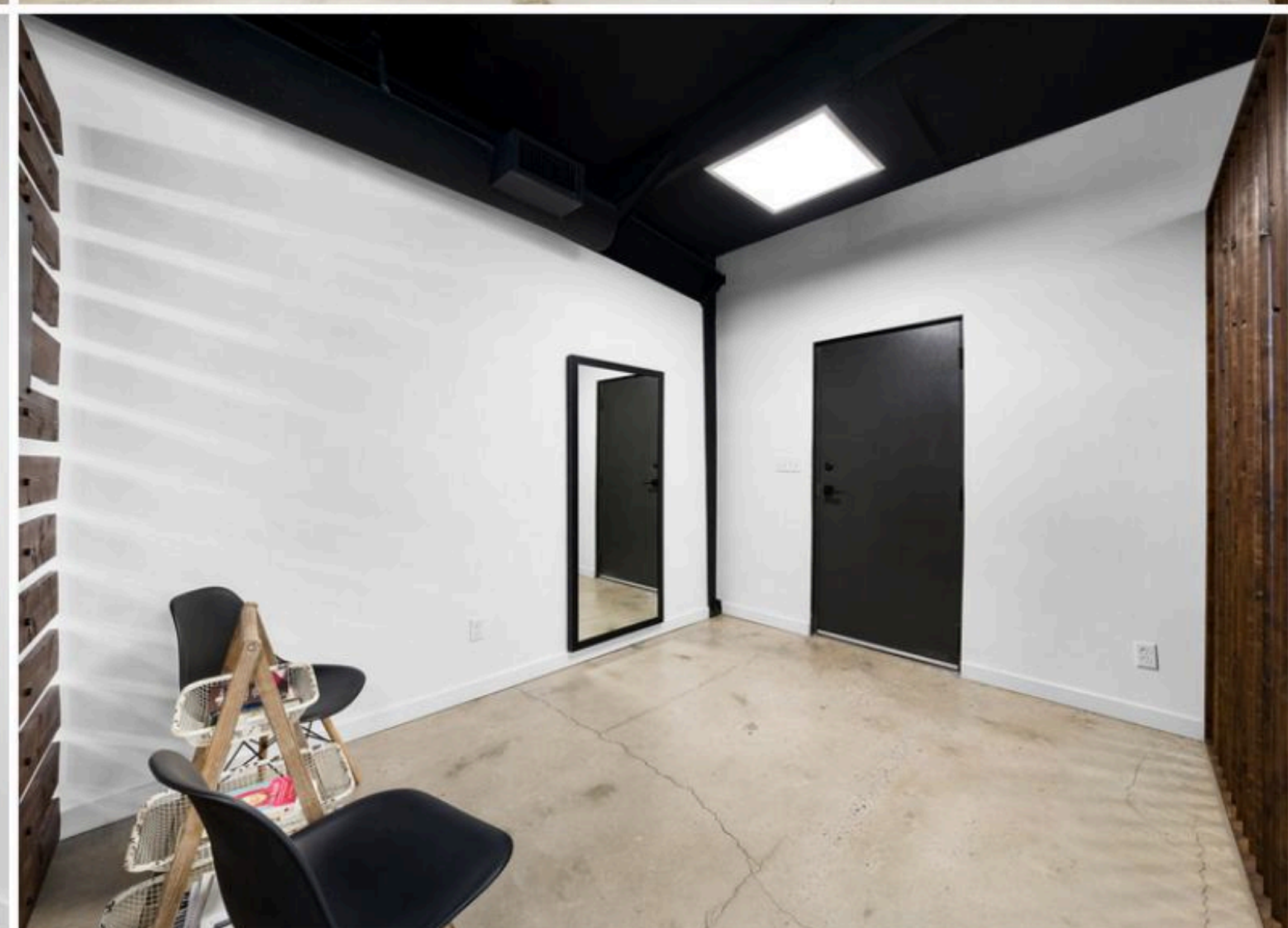
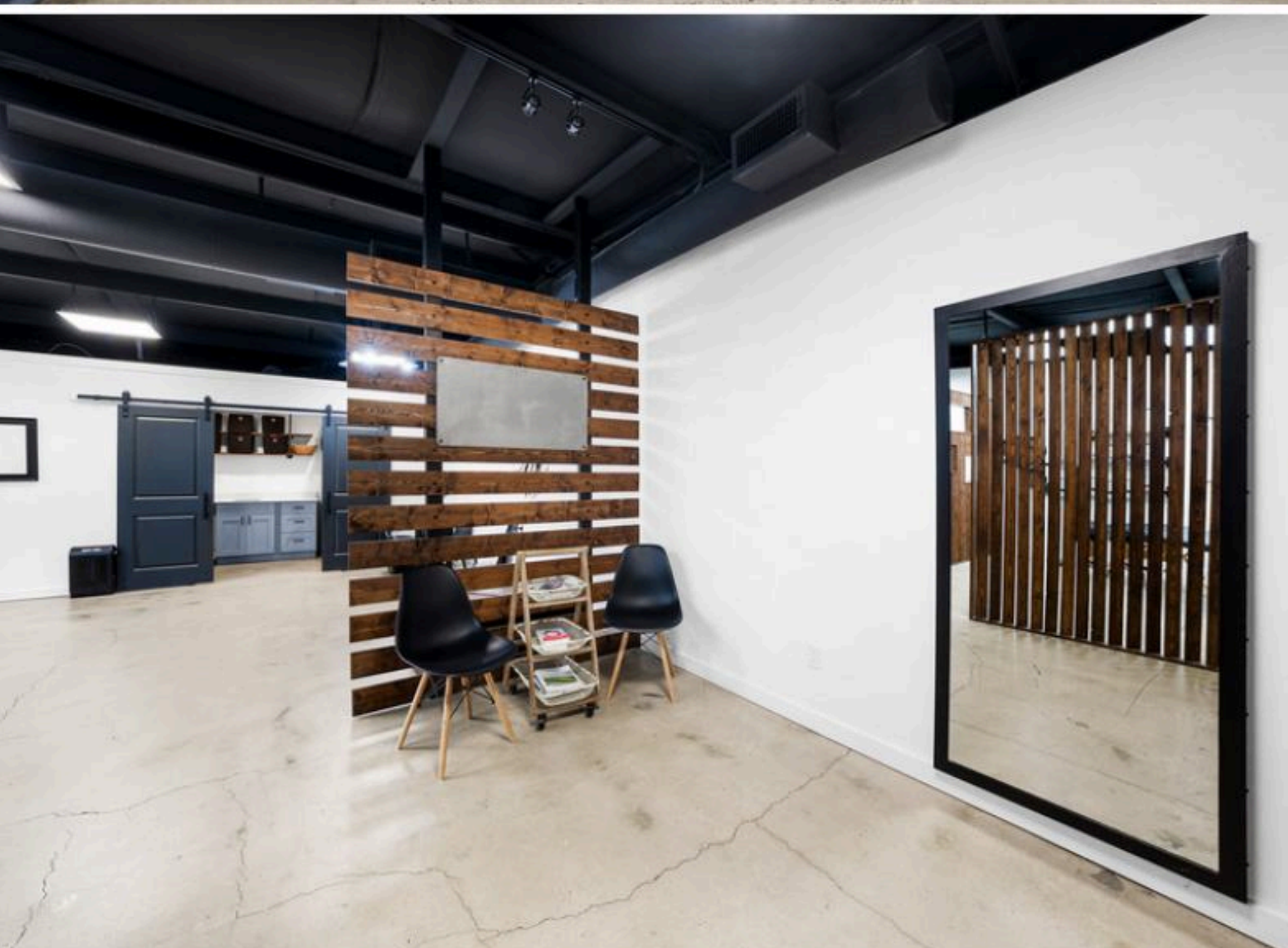


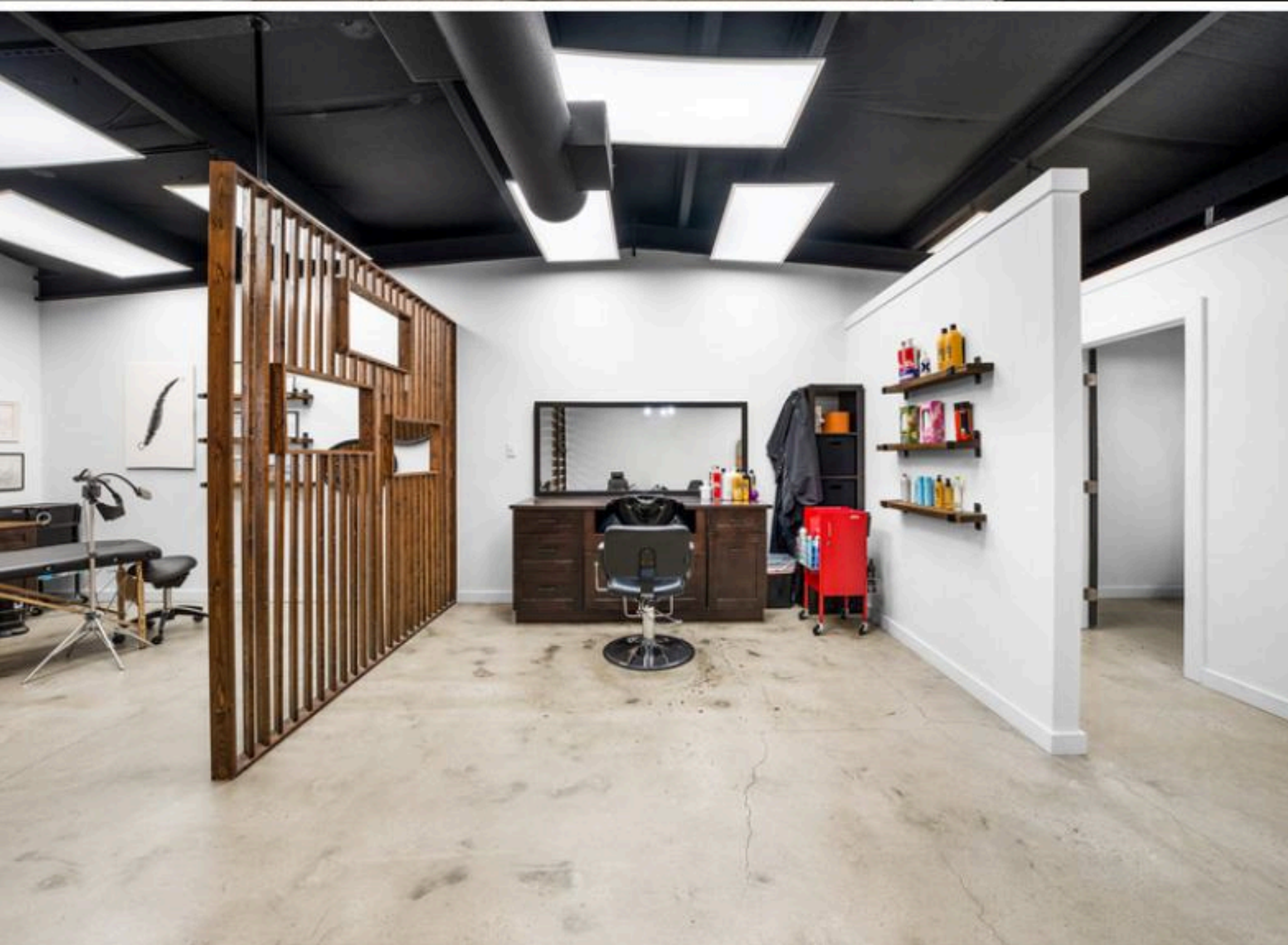
















Key Businesses & Retailers

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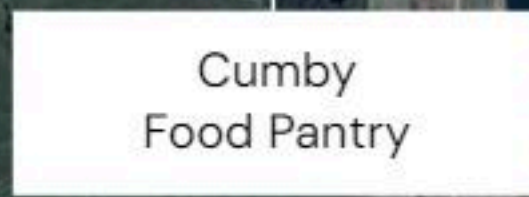
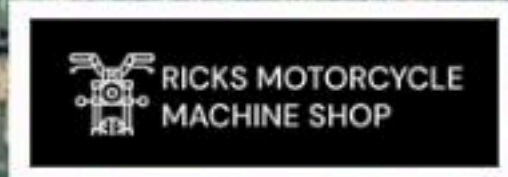


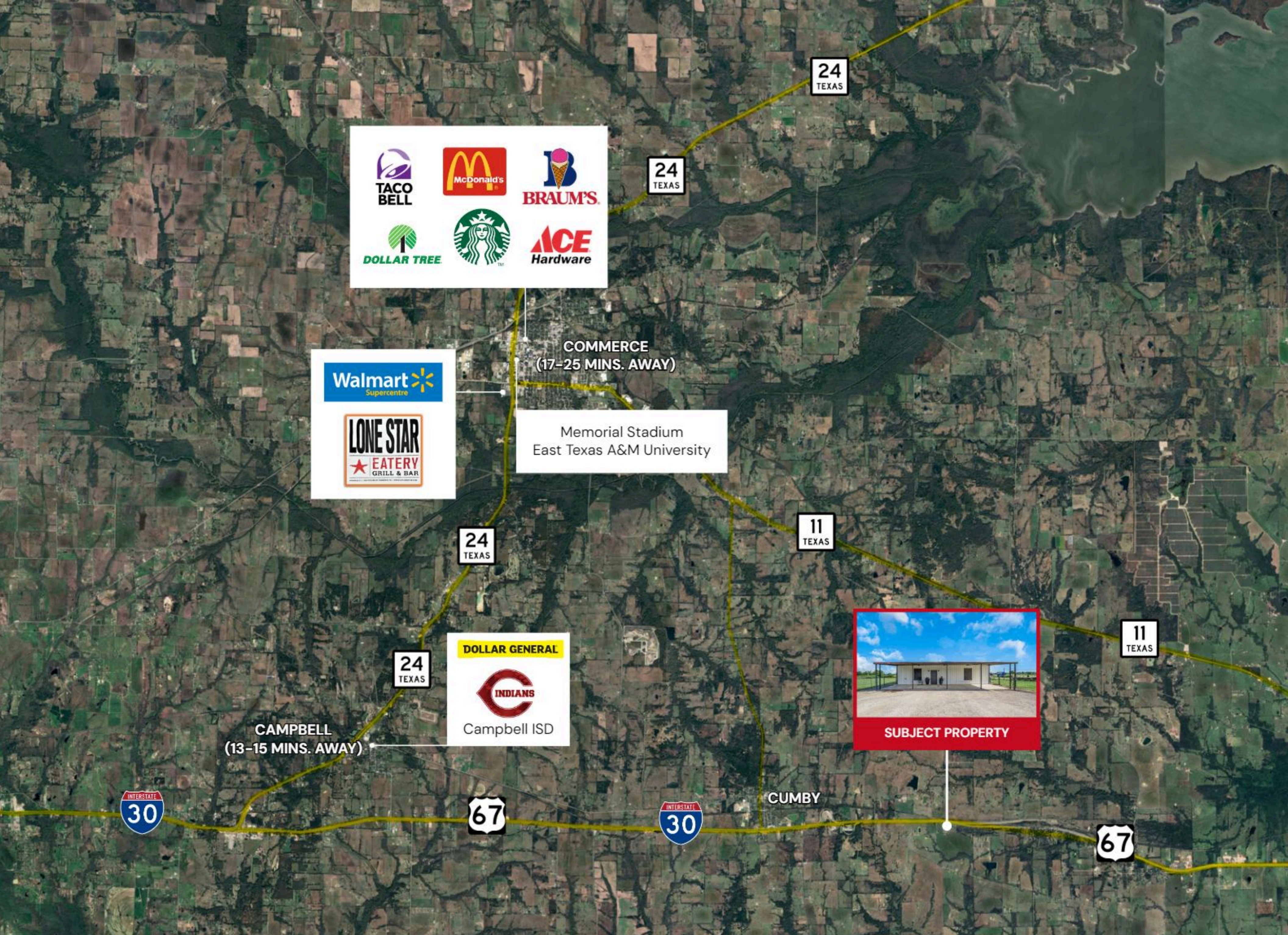
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Demographics

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Demographic Report

Category	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	11		606		2,456	
2024 Estimate	10		575		2,324	
2020 Census	11		589		2,333	
Growth 2024 – 2029	10.00%		5.39%		5.68%	
Growth 2020 – 2024	-9.09%		-2.38%		-0.39%	
2024 Population by Hispanic Origin	1		62		224	
2024 Population	10		575		2,324	
White	8	(80.00%)	494	(85.91%)	2,014	(86.66%)
Black	0	(0.00%)	5	(0.87%)	18	(0.77%)
Am. Indian & Alaskan	0	(0.00%)	5	(0.87%)	24	(1.03%)
Asian	0	(0.00%)	1	(0.17%)	4	(0.17%)
Hawaiian & Pacific Islander	0	(0.00%)	0	(0.00%)	0	(0.00%)
Other	1	(10.00%)	70	(12.17%)	264	(11.36%)
U.S. Armed Forces	0		0		0	
Households						
2029 Projection	4		231		949	
2024 Estimate	4		219		898	
2020 Census	4		225		903	
Growth 2024 – 2029	0.00%		5.48%		5.68%	
Growth 2020 – 2024	0.00%		-2.67%		-0.55%	
Owner Occupied	3	(75.00%)	186	(84.93%)	729	(18.82%)
Renter Occupied	0	(0.00%)	34	(15.53%)	169	(18.82%)
2024 Households by HH Income	1		219		898	
Income: < \$25,000	0	(0.00%)	46	(21.00%)	179	(19.93%)
Income: \$25,000 – \$50,000	0	(0.00%)	34	(15.53%)	149	(16.59%)
Income: \$50,000 – \$75,000	1	(100.00%)	55	(25.11%)	196	(21.83%)
Income: \$75,000 – \$100,000	0	(0.00%)	27	(12.33%)	135	(15.03%)
Income: \$100,000 – \$125,000	0	(0.00%)	21	(9.59%)	94	(10.47%)
Income: \$125,000 – \$150,000	0	(0.00%)	16	(7.31%)	73	(8.13%)
Income: \$150,000 – \$200,000	0	(0.00%)	8	(3.65%)	37	(4.12%)
Income: \$200,000+	0	(0.00%)	12	(5.48%)	35	(3.90%)
2024 Avg Household Income	\$67,500		\$80,126		\$78,164	
2024 Med Household Income	\$67,500		\$65,670		\$66,279	

Discover Growth & Opportunity

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About Cumby, Texas

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Strategically positioned along the bustling corridor of Interstate Highway 30, Cumby offers a welcoming and conveniently connected environment in Northeast Texas. This charming town, known for its friendly community spirit, benefits immensely from its excellent location between the vibrant Dallas and Texarkana metropolitan areas. Its easy access to major transportation routes fosters regional accessibility, making it an ideal hub for both residents and businesses. Furthermore, Cumby's proximity to larger surrounding towns enhances its appeal, fostering economic opportunities and seamlessly connecting it to a wider network of amenities.

Cumby is also enriched by its serene rural surroundings, nestled amidst the scenic landscapes of Hopkins County, offering a tranquil escape from urban life. This location not only contributes to the area's peaceful appeal but also supports a growing agricultural sector and enhances the quality of life for residents who enjoy outdoor activities. With a diverse local economy encompassing essential services, agricultural support, and administrative functions, and a proactive Cumby Economic Development Corporation supporting business growth, this appealing town offers a blend of small-town charm and direct accessibility to significant regional infrastructure.



Discover Cumby's Growth and Opportunity

Economic Vibrancy

- **Interstate 30 Access and Local Commerce:** Cumby's direct frontage on Interstate 30 is its primary economic driver, supporting local businesses that cater to travelers and commuters, fostering a dynamic, highway-oriented commercial presence.
- **Agricultural Roots and Community Support:** Beyond its interstate accessibility, Cumby retains strong agricultural ties, contributing to a stable local economy. Community efforts focus on maintaining a supportive environment for small businesses and local services.

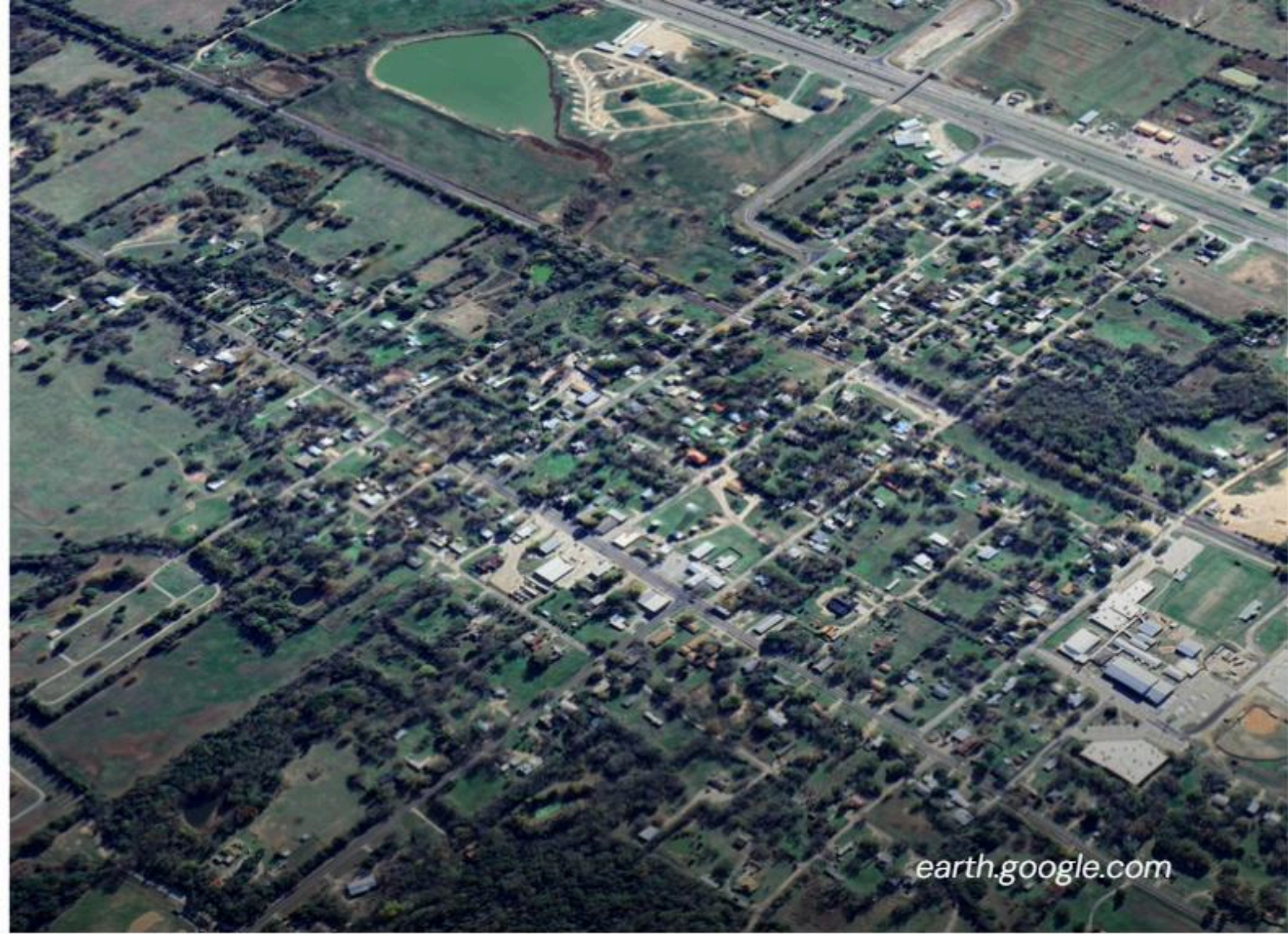
Infrastructure and Connectivity

- **Strategic I-30 Corridor:** Cumby's location precisely on Interstate 30 provides unparalleled access, streamlining logistics for businesses and offering convenient travel for residents to larger economic centers in Texas and beyond.
- **Local Road Network and Services:** While centered on the interstate, Cumby's local road network efficiently connects its community, schools, and essential services, ensuring smooth daily operations within the town.



Local Development and Community Initiatives

- Community-Led Growth Initiatives: Cumby actively nurtures its small-town environment, with local groups and residents engaging in initiatives focused on community beautification, event planning, and supporting local commerce to enhance the town's appeal.
- Commitment to Rural Quality of Life: The town's dedication to preserving its peaceful, rural character, combined with local efforts to maintain community well-being, contributes to a high quality of life that attracts those seeking a quieter, less hurried pace.



Community Growth and Appeal

- Quaint Small-Town Allure: Cumby offers the quintessential charm of a small East Texas town, appealing to individuals and families looking for a close-knit community atmosphere away from the hustle of major cities, yet still within reach.
- Welcoming and Engaged Citizenry: Known for its friendly residents, Cumby fosters a strong sense of belonging, where neighbors support each other, and community events reinforce the town's welcoming and cooperative spirit.





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