



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*Pineywood Rentals  
2,700 SF Vacation Rental Properties*

*2319 CR 817 | Nacogdoches, TX 75964*

# INVESTMENT SUMMARY



PROPERTY SIZE  
**2,700 SF**



ACREAGE  
**1**



PRICING  
**\$270,000**

## INVESTMENT DETAILS:

### Property Overview:

Discover a rare income-producing property in the heart of East Texas. Pineywood Rentals is a turnkey short-term rental investment nestled in the pine forests of Nacogdoches County.

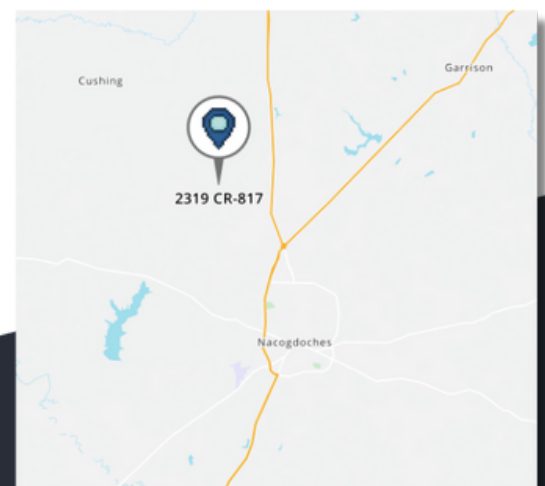
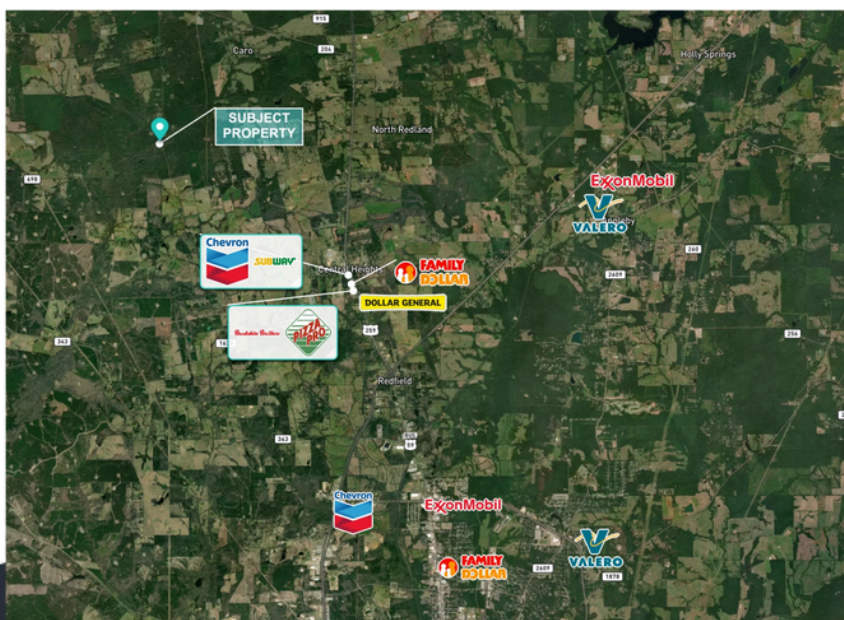
The property features three creatively-designed shipping containers, each 900 SF, for a total of 2,700 SF of rentable space. These tiny homes are currently listed on Airbnb, VRBO, and Hotels.com with potential for expanded occupancy and income.

The site has a proven track record as a short-term rental destination, with the flexibility of on-demand use or seasonal leasing. In addition, the current owner is offering property management services, providing a hassle-free investment for out-of-town buyers.

Pineywood Rentals offers an exceptional blend of affordability, charm, and earning potential.

### Property Features:

- **List price:** \$270,000
- **Property size:** 2,700 SF
- **Total acreage:** 1
- **Number of units:** Three, each 900 SF
- **Zoning:** Timber/Ag with a Pine Tree Plantation exemption, lowering property taxes and increasing ROI





## INVESTMENT HIGHLIGHTS:

- Located just 20 minutes northwest of downtown Nacogdoches, a charming college town home to Stephen F. Austin State University (SFA) with a strong tourism and heritage draw
- Surrounded by national forests, lakes, and hiking trails, this property is ideally positioned to appeal to nature lovers, families, and university visitors



## INVESTMENT CONTACT:

**Becky Wilson**

Associate

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









# KEY DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles	15 Miles
<b>POPULATION</b>				
2025 Estimated Population	27	3,597	35,207	59,627
2030 Projected Population	28	3,683	34,715	59,187
2020 Census Population	23	3,289	34,658	58,396
2010 Census Population	22	2,951	34,200	58,428
Projected Annual Growth Percentage 2025 to 2030	0.96	0.48	-0.28	-0.15
Historical Annual Growth 2010 to 2025	1.69	1.46	0.2	0.14
Median Age	41.93	38.71	27.65	30.14
Population Density (/Square Mile)	8.59	45.8	112.07	84.35
<b>HOUSEHOLDS</b>				
2025 Estimated Households	10	1,365	13,344	22,554
2030 Estimated Households	11	1,435	13,460	22,895
2020 Census Households	9	1,299	13,466	22,355
2010 Census Households	9	1,145	12,680	21,614
Projected Annual Growth Percentage 2025 to 2030	1.38	1.01	0.17	0.3
Historical Annual Growth 2010 to 2025	1.37	1.28	0.35	0.29
<b>INCOME</b>				
Average household income	\$ 95,020	\$ 101,897	\$ 81,343	\$ 81,083
Median household income	\$ 69,219	\$ 68,419	\$ 50,301	\$ 52,960
Per capita income	\$ 36,873	\$ 38,677	\$ 31,520	\$ 31,085
<b>EDUCATION (by percentage)</b>				
High School Graduate	30.3	32.24	26	28.88
Some College	9.96	16.87	21.81	23.35
Associate Degree	11.56	8.67	6.43	5.76
Bachelor's Degree	22.7	19.22	21.07	16.59
Graduate or Professional Degree	3.96	9.72	13.91	11.54
<b>BUSINESS</b>				
Total Establishments	-	76	1,506	2,338
Total Employees	-	620	18,423	25,296
Average Employees Per Business	-	8	12	11
Residential Population Per Business	-	47	23	26



## 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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<u>Sam Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Rebekah Wilson</u>	<u>761538</u>	<u>becky@scarboroughcre.com</u>	<u>(469)713-9044</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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