

# RETAIL PROPERTY FOR SALE

## REDUCED PRICE: \$199,975



### 6656 W SH 31

6656 W SH 31, Kilgore, TX 75662

- ±1 Acre partially fenced lot with direct highway access
- 3,522 SF total building area including 750 SF shop space
- High visibility on State Hwy 31 with 12,272 VPD (TxDOT 2023)
- Outside city limits – more flexible use potential
- Excellent location for owner-occupant, service business, or value-add investor
- Easy access and strong regional connectivity

**Hunter Stinson**

Agent

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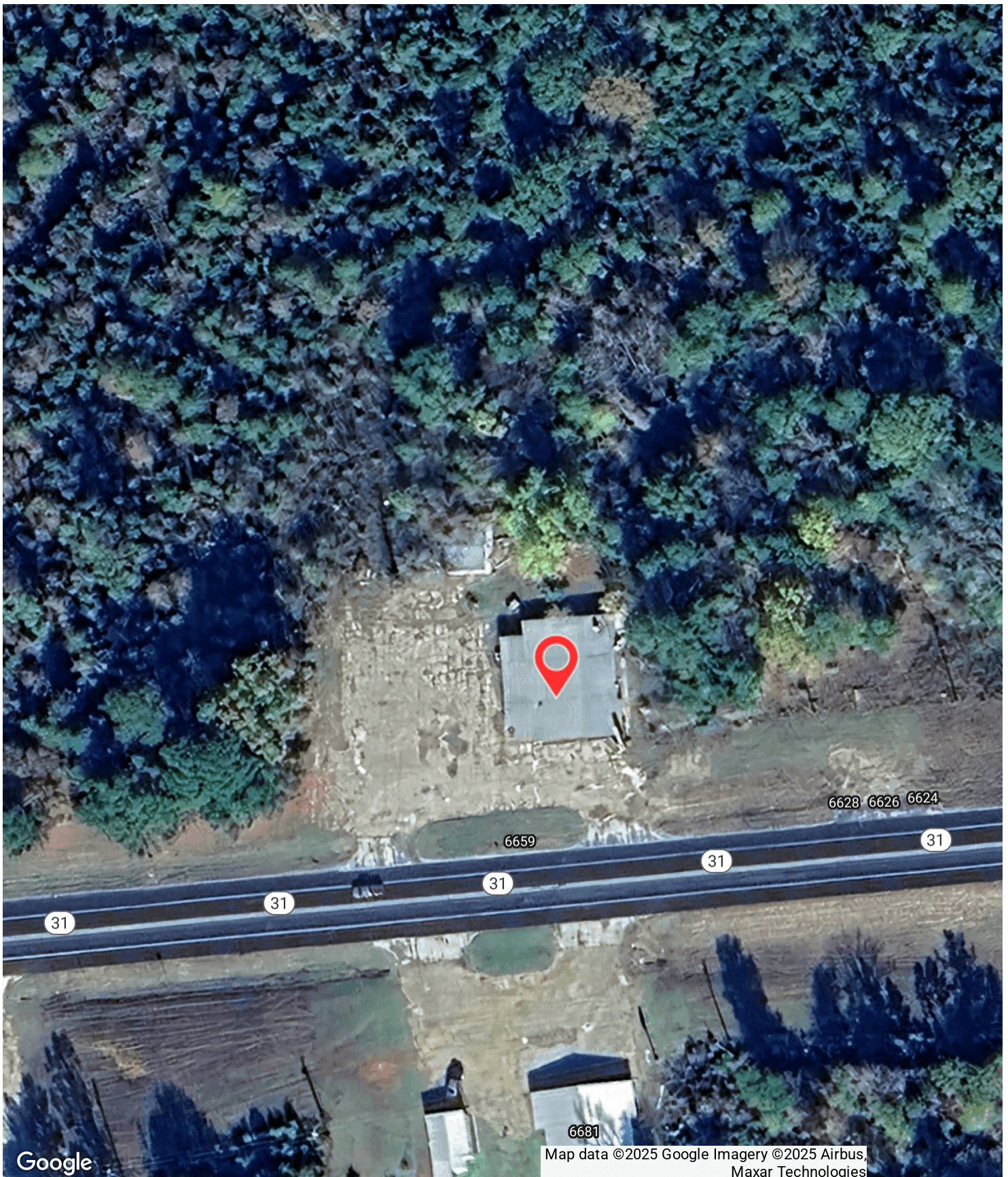
PROPERTY DESCRIPTION

Prime opportunity to own a highly visible ±1-acre property along State Highway 31. This partially fenced tract includes a 3,522 SF structure with approximately 750 SF of dedicated shop space, ideal for light industrial, automotive, or commercial use. Located outside of city limits, the site offers zoning flexibility and reduced regulatory constraints. With direct frontage on a major corridor and traffic counts exceeding 12,000 vehicles per day (TxDOT 2023), this location is well-positioned for a variety of commercial or investment uses.

OFFERING SUMMARY

|                |           |
|----------------|-----------|
| Sale Price:    | \$199,975 |
| Lot Size:      | 1 Acres   |
| Building Size: | 3,522 SF  |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 5         | 17        | 66       |
| Total Population  | 14        | 45        | 178      |
| Average HH Income | \$89,562  | \$85,489  | \$87,565 |



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**BCP**

**BURNS  
COMMERCIAL  
PROPERTIES**



## 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.

|                                                                       |             |                    |                |
|-----------------------------------------------------------------------|-------------|--------------------|----------------|
| Burns Commercial Properties, LLC                                      | 592818      |                    | (903) 534-1200 |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No. | Email              | Phone          |
| Mark Whatley                                                          | 423898      | mwhatley@bcptx.com | (903) 530-0955 |
| Designated Broker of Firm                                             | License No. | Email              | Phone          |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No. | Email              | Phone          |
| Bradley Hunter Stinson                                                | 714856      | hstinson@bcptx.com | (214) 240-4556 |
| 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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