

425 FM 3251, Marshall, TX



3 to 5 Acres for Sale
Outside of City Limits
Hard Corner Location
Just Off Interstate 20
Over 32,000 VPD

Main Contact

Kevin Weable

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972.845.1663



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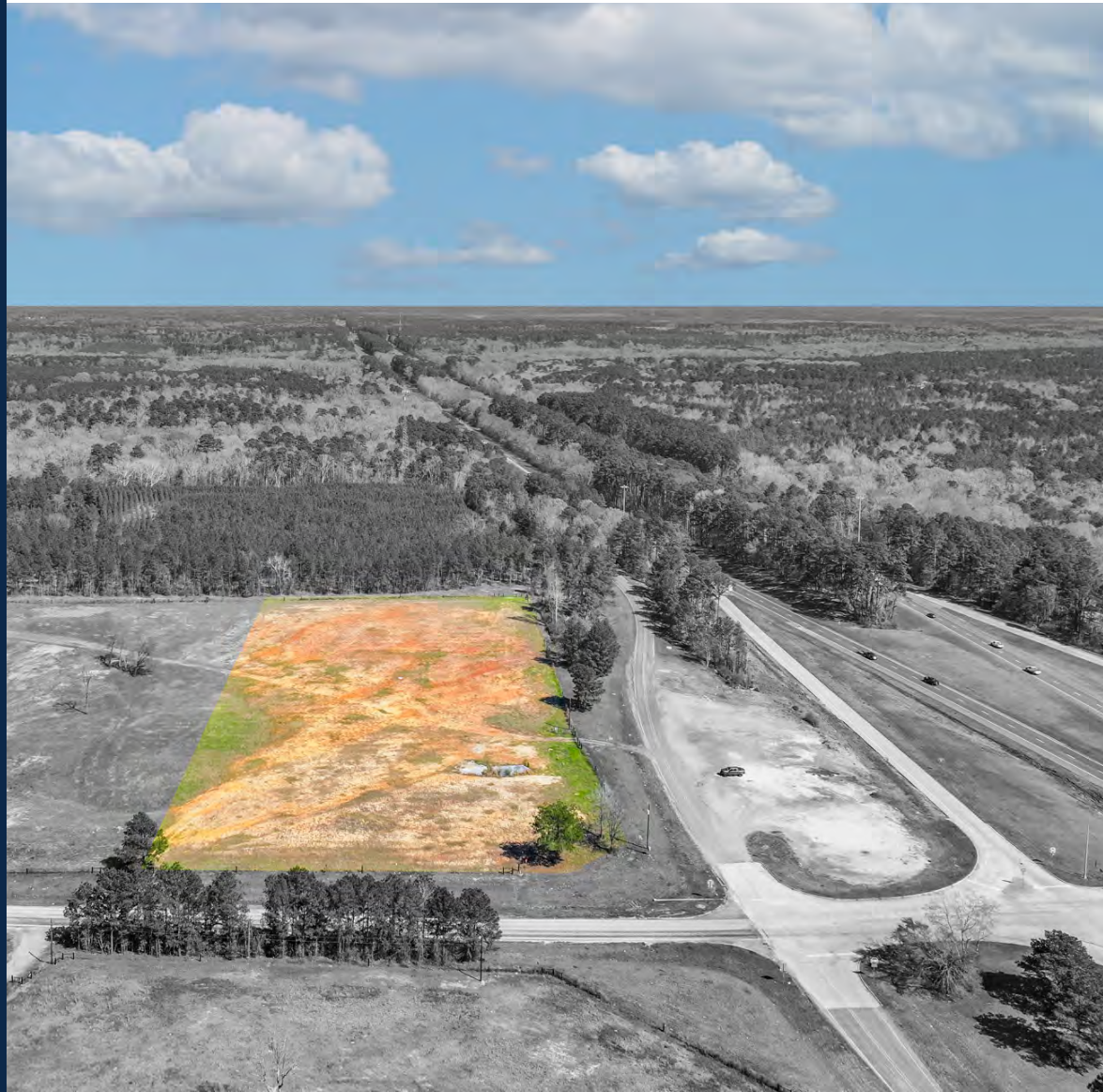


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Property Overview

Option to acquire 3-5 acres with
frontage on Interstate 20 in Marshall, TX

Listed By:
Kevin Weable | 972.845.1663



Property Overview

M&D Commercial is pleased to present an exceptional opportunity to acquire 3 to 5 acres of land for sale in Marshall, TX. This property, located outside the city limits, offers prime potential for retail development. Situated at a strategic hard corner on Interstate 20, which serves as a key corridor connecting the Dallas-Fort Worth metroplex to Shreveport, this location is perfectly suited for a gas station or other retail uses catering to high traffic.

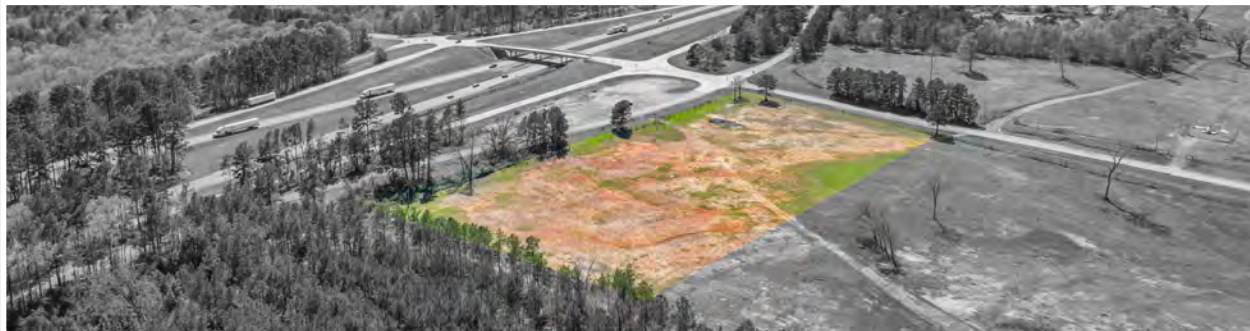
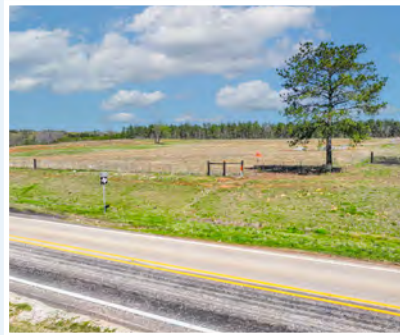
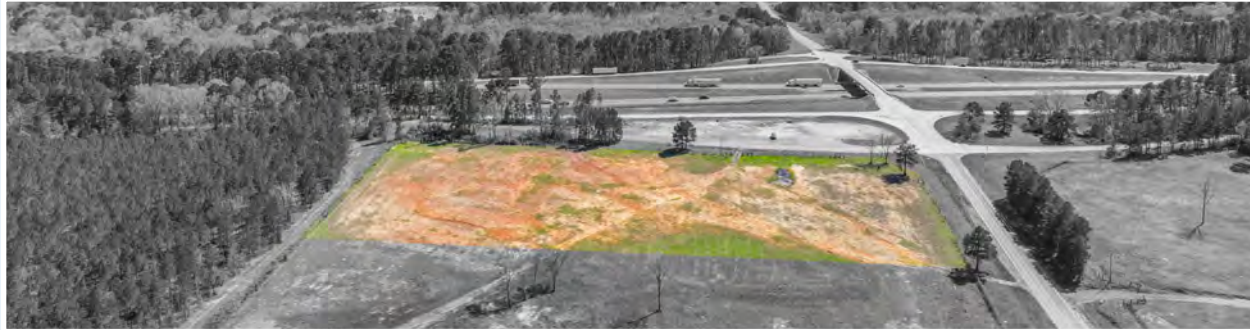
The site is positioned within an underserved area, providing significant market potential to capture traffic from 32,162 vehicles passing daily. The property is free from flood zone concerns and has existing electricity infrastructure on-site, making it ready for development or a land banking strategy.

With no known restrictions or easements, the site offers dual access points—one along FM 3251 and another on the southern boundary—providing convenient ingress and egress. For additional information, please contact Kevin Weable.

Acres	3 to 5 Acres
Zoning	None
Utilities	Electric
Restrictions	No Known Restrictions
Easements	None
Access	Dual
Topography	Raw, Level Land
Traffic	+32,162 VPD



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Highlights

Outside of City Limits

Corner Lot

Dual Access

Electric Available

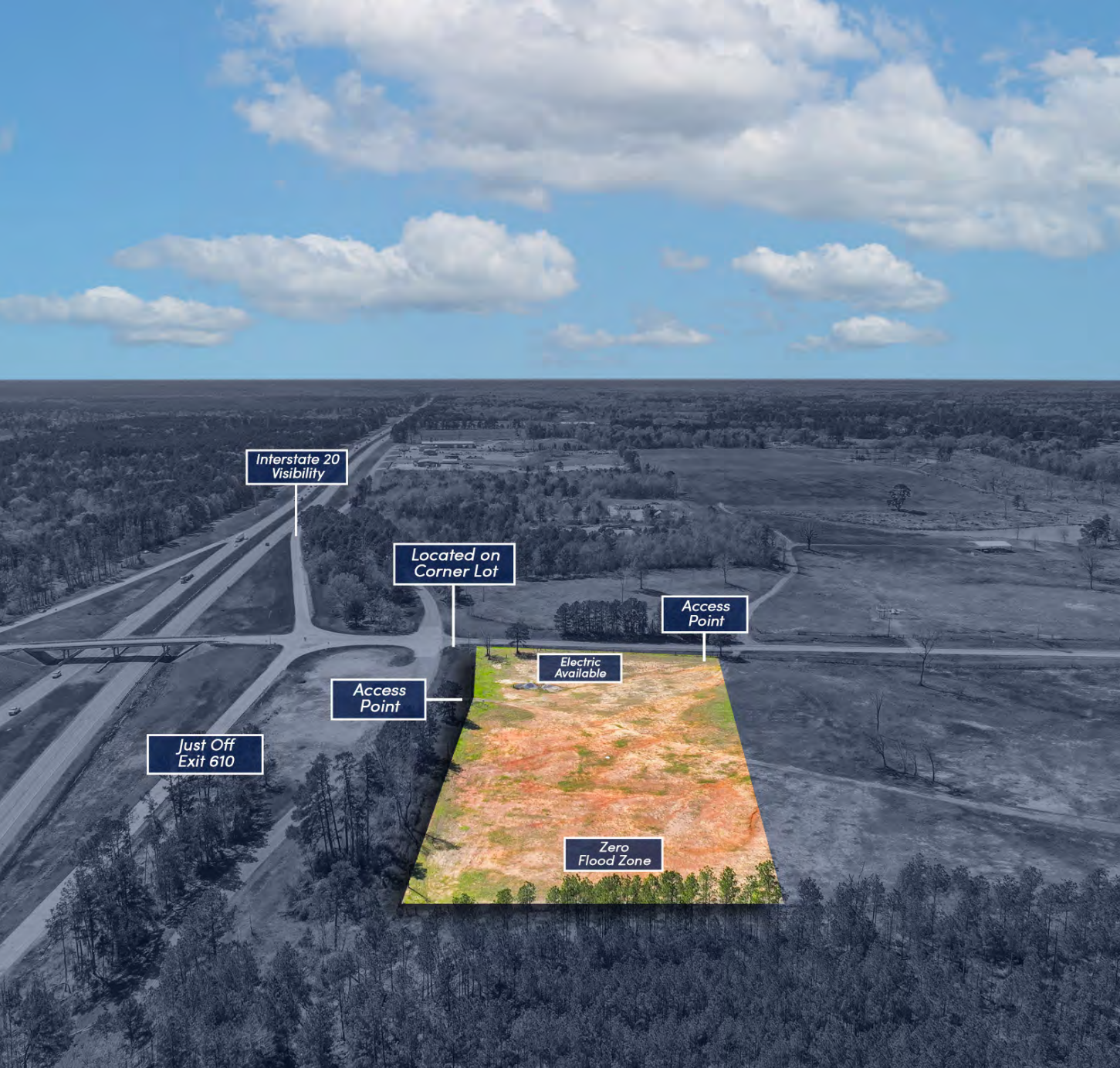
Just Off Exit 610

No Known Restrictions

No Easements

No Flood Zone

Interstate 20 Visibility



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Location Overview

Marshall, TX presents a prime opportunity for commercial real estate investors, with easy access to key markets via two major thoroughfares.

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Connecting You To Major Markets At Lower Costs

Marshall, TX Overview

Marshall, TX offers a prime opportunity for commercial real estate investors, strategically located near two major thoroughfares for easy access to key markets. The city's skilled workforce, bolstered by four local universities, supports business growth, while the surrounding resource-rich pine forests of East Texas provide valuable natural assets. With low utility and resource costs, including electricity, natural gas, and water, businesses can operate more affordably. Additionally, Marshall's low property costs, tax incentives, and motivated labor force create an ideal environment for profitability and long-term success.

23,676

Total
Population
(Marshall EDC)

\$86,910

Average HH
Income
(Marshall EDC)

\$215,042

Average
Property Value
(Marshall EDC)

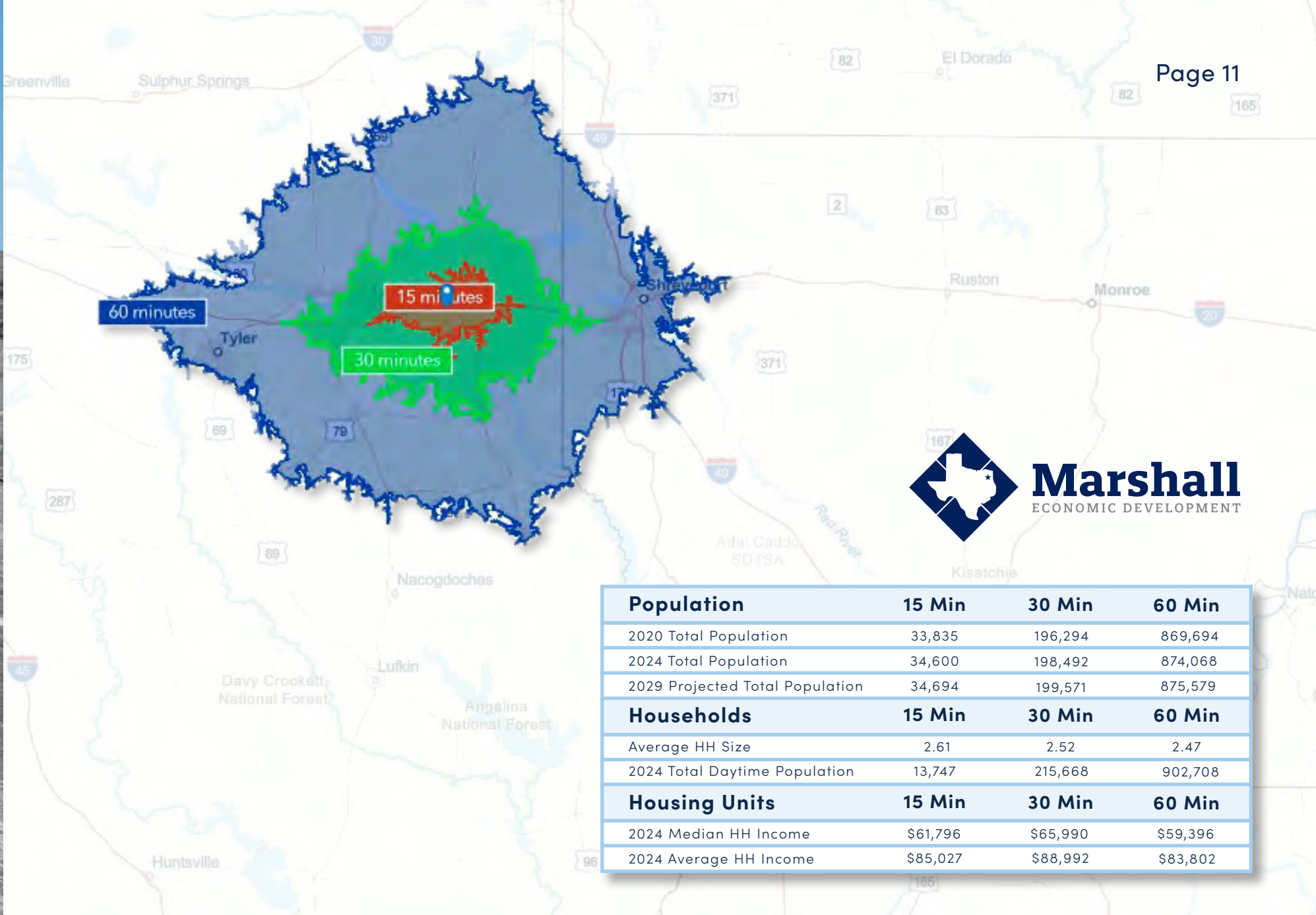
9,932

Total
Workers 16+
(Marshall EDC)



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Marshall
ECONOMIC DEVELOPMENT

Population	15 Min	30 Min	60 Min
2020 Total Population	33,835	196,294	869,694
2024 Total Population	34,600	198,492	874,068
2029 Projected Total Population	34,694	199,571	875,579
Households	15 Min	30 Min	60 Min
Average HH Size	2.61	2.52	2.47
2024 Total Daytime Population	13,747	215,668	902,708
Housing Units	15 Min	30 Min	60 Min
2024 Median HH Income	\$61,796	\$65,990	\$59,396
2024 Average HH Income	\$85,027	\$88,992	\$83,802

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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.

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.

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.

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kevin Weable	689810	Kevin@mdregroup.com	214-801-7787
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials				Date