



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

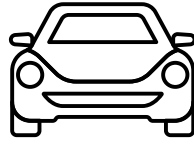
Retail Anchor Space Opportunity

1155 Tenaha St | Center, TX 75935

INVESTMENT SUMMARY



PROPERTY SIZE
14,940 SF



TRAFFIC COUNT
5,181 VPD



PRICING
\$4.75 PSF GROSS

INVESTMENT DETAILS:

Property Overview:

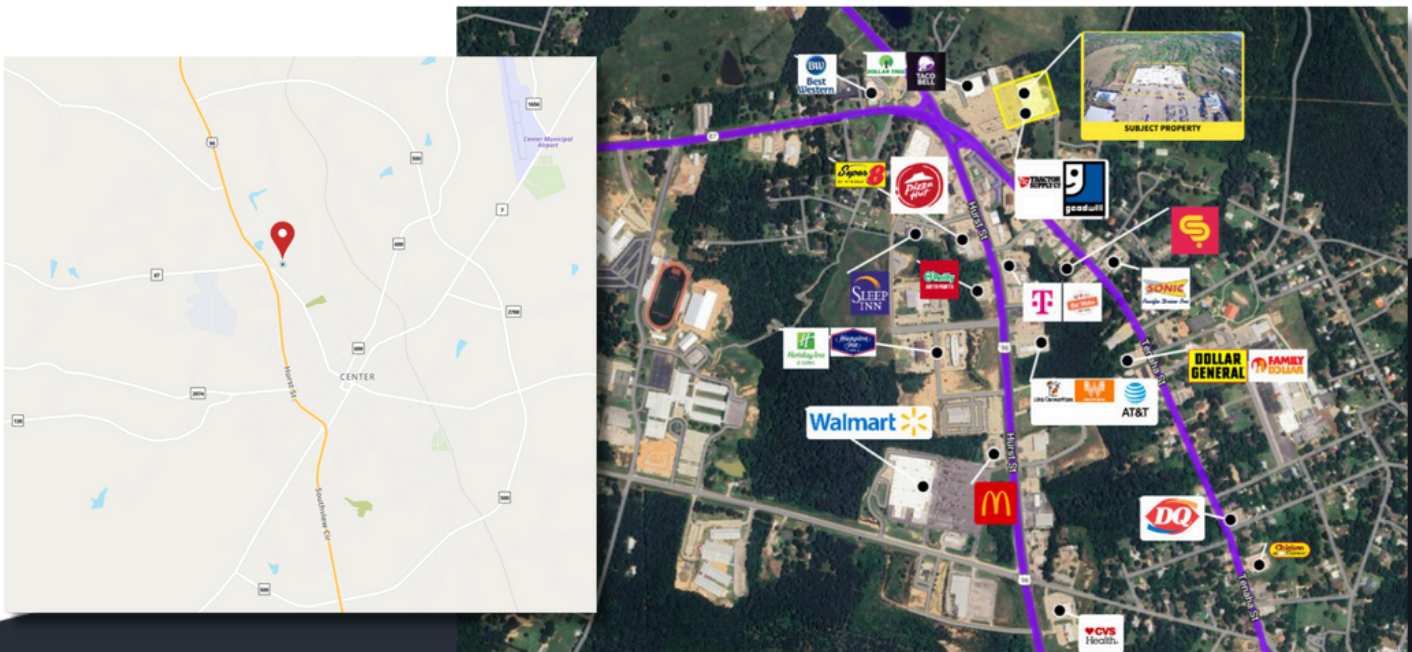
This well-maintained, 14,940 SF retail space is ready for immediate occupancy. Part of a freestanding, three-unit center situated at signalized intersection of Tenaha and Hurst, the space is flanked by two well-known national co-tenants: Goodwill and Tractor Supply.

The versatile, open floor plan is conducive to flexible configurations and offers unparalleled potential for a variety of businesses. Recent upgrades include a new \$450K roof in 2024 and a fire suppression system in 2022.

Located near numerous restaurants and businesses, potential planned dining and entertainment developments will increase traffic flow and bring more customers to the area.

Property Features:

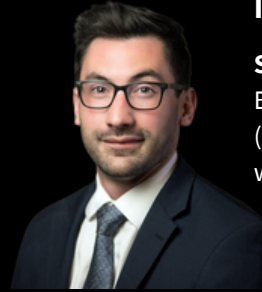
- **List price:** \$4.75 annual PSF gross
- **Unit size:** 14,940 SF
- **Building size:** 59,540
- **Total acreage:** 5.9
- **Traffic count:** 5,181 vpd
- **Frontage:** 179 feet on Tenaha St. and high-visibility signage



INVESTMENT HIGHLIGHTS:

- 14,940 SF
- \$4.75 annual PSF gross
- 5,181 vpd daily traffic count
- Recent upgrades
- Flexible, open floor plan
- Nationally-known neighboring tenants
- 179 feet frontage on Tenaha St. with abundant parking and high-visibility signage

INVESTMENT CONTACT:



Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
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KEY DEMOGRAPHICS

	<u>1 Mile Radius</u>	<u>3 Mile Radius</u>
POPULATION		
2024 Estimated Population	1,431	6,966
2029 Projected Population	1,413	6,908
2020 Census Population	1,511	7,267
2010 Census Population	1,505	7,426
Median Age	32.02	33.18
Population Density (/Square Mile)	455.48	246.37
HOUSEHOLDS		
2024 Estimated Households	513	2,538
2029 Estimated Households	493	2,461
2020 Census Households	544	2,669
2010 Census Households	536	2,643
INCOME		
Average household Income	\$104,893	\$79,804
Median household income	\$66,929	\$59,229
Per capita income	\$37,671	\$29,169
EDUCATION		
Less than 9th Grade	11.16%	10.93%
Some High School	14.15%	9.67%
High School Graduate	25.10%	40.33%
Some College	25.24%	20.83%
Associate Degree	3.37%	4.45%
Bachelor's Degree	13.10%	9.01%
Graduate or Professional Degree	7.87%	4.79%
BUSINESS		
Total Establishments	211	594
Total Employees	1,884	5,684
Average Employees Per Business	8.93	9.56
Residential Population Per Business	6.78	11.72



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.

11-2-2015



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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date