



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

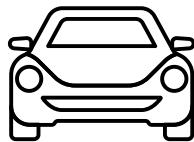
*Two-Story Professional Office with
Warehouse Space*

1907 E. U.S. Hwy 80 | White Oak, TX 75693

INVESTMENT SUMMARY



PROPERTY SIZE



TRAFFIC COUNT



PRICING

7,500 SF

16,514 VPD

\$549,000

INVESTMENT DETAILS:

Property Overview:

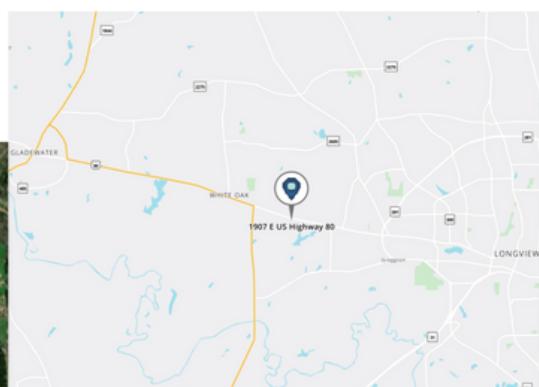
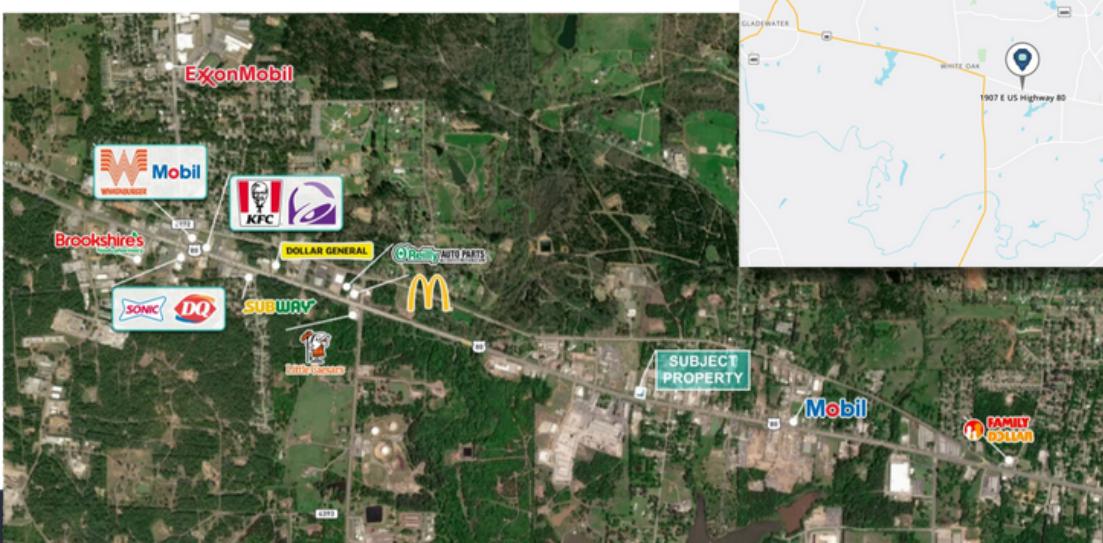
This high-visibility professional office + warehouse building in Lake Harris Business Park offers a prime opportunity for owner-users or investors seeking a presence along busy US Hwy 80 in White Oak, TX.

- Office: 5,000 SF
 - 10 offices
 - Breakroom
 - 3 restrooms
 - Conference room
 - Reception area
 - Two storage areas = 140 SF
- Warehouse: 2,500 SF
 - (2) 12' x 12' overhead doors
 - Connects directly to office area

This single-tenant building offers the flexibility and visibility to support a variety of commercial uses.

Property Features:

- **Pricing:** \$549,000
- **Property size:** 7,500 SF
 - Office: 5,000 SF
 - Warehouse: 2,500 SF
- **Total acreage:** 0.42
- **Traffic count:** 16,514 vpd
- **Frontage:** 153 ft. on US Hwy 80
- **Utilities:**
 - City water & sewer
 - Electric heating & cooling
- **Zoning:** Commercial



INVESTMENT HIGHLIGHTS:

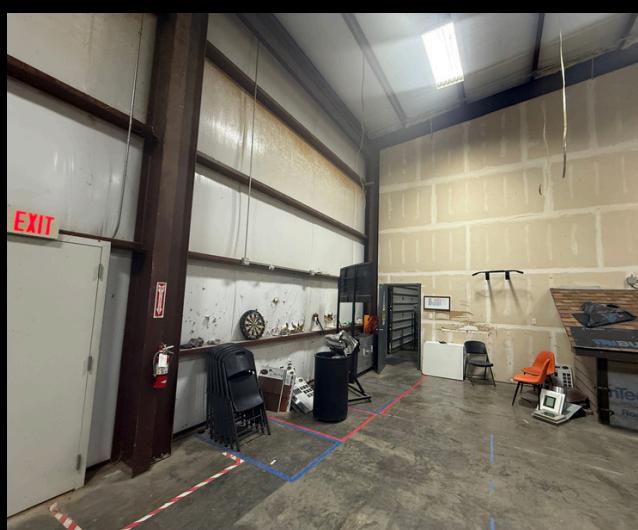
- **High-traffic corridor:** Positioned on US Hwy 80, a primary east-west artery serving White Oak, Longview, and surrounding communities.
- **Convenient access:** Close to area amenities, retailers, and residential neighborhoods.
- **Gregg County location:** Advantageous proximity to Longview's economic activity while maintaining ease of access for clients and employees.



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2025 Estimated Population	568	23,383	49,620	137,152
2030 Projected Population	555	22,538	47,631	135,259
2020 Census Population	636	23,446	49,363	134,026
2010 Census Population	526	23,305	48,038	130,088
Historical Annual Growth Percentage 2010 to 2025	0.53	0.02	0.22	0.36
Median Age	33.18	32.83	34.96	35.19
Population Density (/Square Mile)	180.8	827	631.78	436.57
HOUSEHOLDS				
2025 Estimated Households	209	8,291	18,833	52,099
2030 Estimated Households	204	7,982	18,054	51,392
2020 Census Households	211	8,470	19,187	51,599
2010 Census Households	175	8,328	18,425	48,909
Historical Annual Growth Percentage 2010 to 2025	1.29	-0.03	0.15	0.43
INCOME				
Average household income	\$115,885	\$84,753	\$104,818	\$95,714
Median household income	\$103,869	\$66,500	\$71,916	\$67,072
Per capita income	\$42,719	\$30,184	\$39,869	\$36,528
EDUCATION				
High School Graduate	35.40%	30.07%	26.72%	28.98%
Some College	21.83%	25.32%	25.76%	25.39%
Associate Degree	4.86%	10.67%	10.62%	9.55%
Bachelor's Degree	15.77%	14.79%	17.42%	15.74%
Graduate or Professional Degree	3.42%	4.95%	8.75%	7.57%
BUSINESS				
Total Establishments	104	961	2,460	7,289
Total Employees	1,136	8,086	18,329	66,794
Average Employees Per Business	10.94	8.41	7.45	9.16
Residential Population Per Business	5.47	24.33	20.17	18.82



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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
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

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