



**0.3 Acres**

**40.59 FT. FRONTAGE**  
**N. Queen St**

**116.56 FT. FRONTAGE**

**W. Palestine Ave**

**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

(713) 614-2670  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

## **CORNER COMMERCIAL LOT FOR SALE**

217 W. PALESTINE AVENUE | PALESTINE, TX 75801



## OFFERING SUMMARY

SALE PRICE

**\$79,000**

LOT SIZE

**0.3 ACRES**

PROPERTY TYPE

COMMERCIAL/RETAIL/  
INDUSTRIAL/DEVELOPMENT

## PROPERTY HIGHLIGHTS

- High-visibility corner lot at W. Palestine Avenue & Queen St.
- Ideal location for an office or service-based business
- Prime commercial corridor within Palestine city limits
- Utilities on-site for easy development
- Flexible layout suited for small structures or operational buildings
- Strong traffic exposure and convenient access

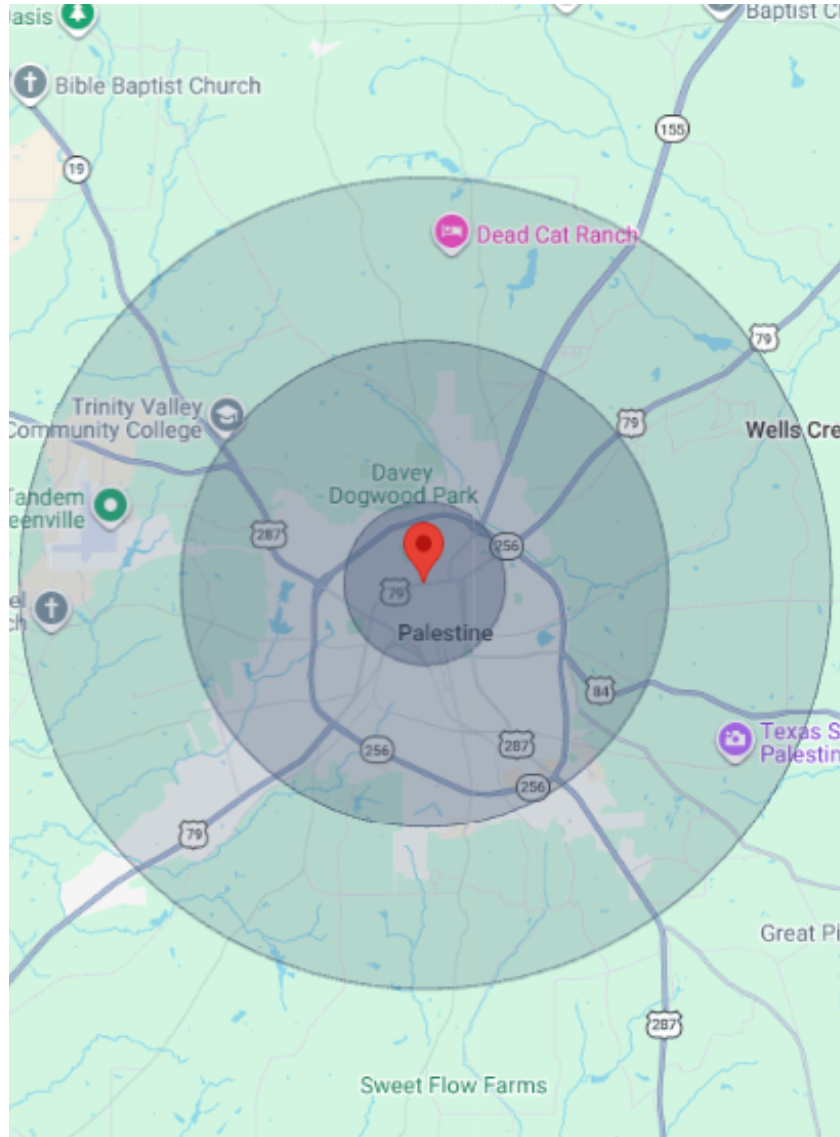
# Aerial Map



# Property Photos



# Demographics



Located at the corner of Palestine Avenue and Queen Street, this property offers strong visibility and access in Palestine, TX. It benefits from consistent traffic along Palestine Avenue, a primary commercial corridor connecting nearby neighborhoods, retail centers, and service businesses. The site also provides quick access to Loop 256 and other major routes.

Surrounded by retail, professional services, and local businesses, this corner lot sits in a high-traffic area. Utilities are available, and the established commercial presence supports continued growth in Anderson County.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	2,141	14,160	20,747
<b>Workday Population</b>	798	5,811	9,172
<b>Total household</b>	713	5,132	7,583
<b>Average household income</b>	\$58,595	\$62,958	\$66,820
<b>Average age</b>	38.9	35.8	36.2
<b>Male Population</b>	1,063	7,153	10,736
<b>Female Population</b>	1,082	7,013	10,016

Demographics data derived from AlphaMap

# Market Overview

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Palestine, Texas is a regional economic center located in East Texas, serving as the county seat of Anderson County. Positioned along major transportation routes including U.S. Highway 79, U.S. Highway 84, and State Highway 19, Palestine provides strong regional connectivity to larger markets such as Tyler, Dallas–Fort Worth, and Houston. Its central location within East Texas allows the city to function as a commercial and service hub for surrounding rural communities.

The area benefits from a stable economic base supported by healthcare, manufacturing, education, retail, and government services. Major employers in the region, including healthcare providers, manufacturing facilities, and school districts, contribute to consistent workforce participation and consumer demand. Palestine’s role as a regional center for medical services, education, and retail further strengthens its economic foundation.

From a real estate perspective, Palestine offers opportunities supported by relatively limited commercial inventory and steady local demand. Investors and owner-users benefit from the city’s role as a regional service center, as well as its accessibility to surrounding communities. As East Texas continues to experience gradual population and economic growth, Palestine remains positioned for stable long-term investment potential within the region.



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