

5000 N LOOP 256, PALESTINE, TEXAS

# RETAIL BUILDING FOR SALE



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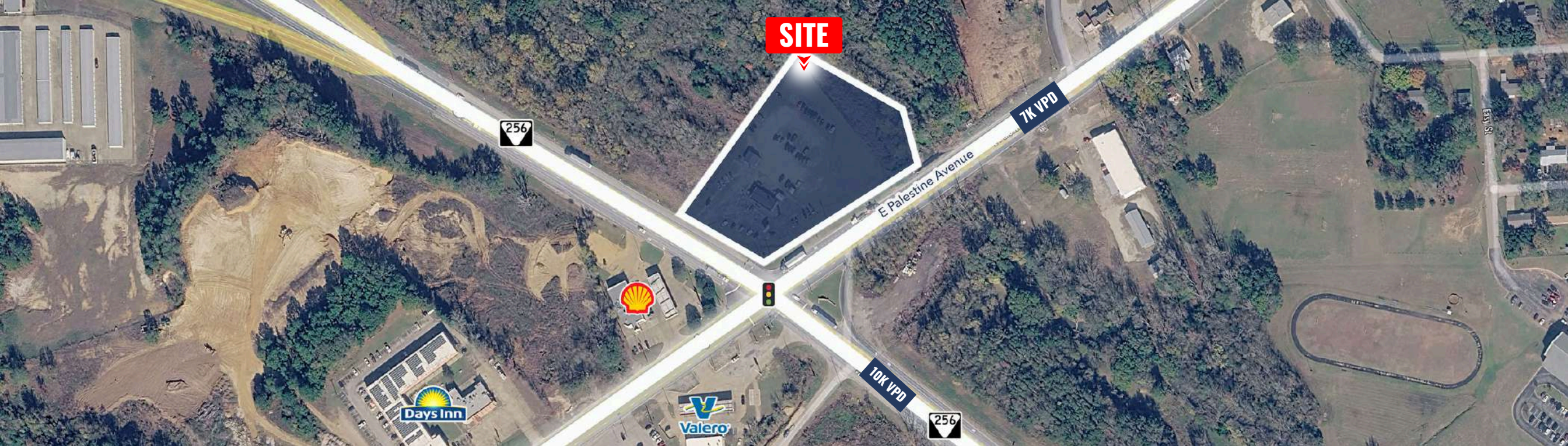


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IN-STATE BROKER

**BRIAN BROCKMAN**  
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## EXECUTIVE SUMMARY

5000 N Loop 256 presents a flexible commercial opportunity in Palestine, Texas, with a land position that distinguishes it from many small-format commercial assets. Palestine is located in Anderson County and serves as a regional hub for the surrounding East Texas trade area. The city benefits from its position along key regional roadways, a stable local customer base, and a mix of retail, service, industrial, and community-oriented demand drivers.

The property includes a 2,342 SF building on approximately 4.35 acres, offering meaningful optionality for continued use, expansion, outdoor display, storage, or redevelopment. The site benefits from reported traffic counts of approximately 8,700 vehicles per day on TX 360 and approximately 7,400 vehicles per day on E Palestine Avenue. Its larger acreage supports a wide range of potential strategies, including retail, service, automotive, owner user occupancy, or a land-value-driven investment thesis.

From a commercial real estate standpoint, the key advantage is flexibility. The asset gives a buyer room to operate, expand, reconfigure, or reposition over time.

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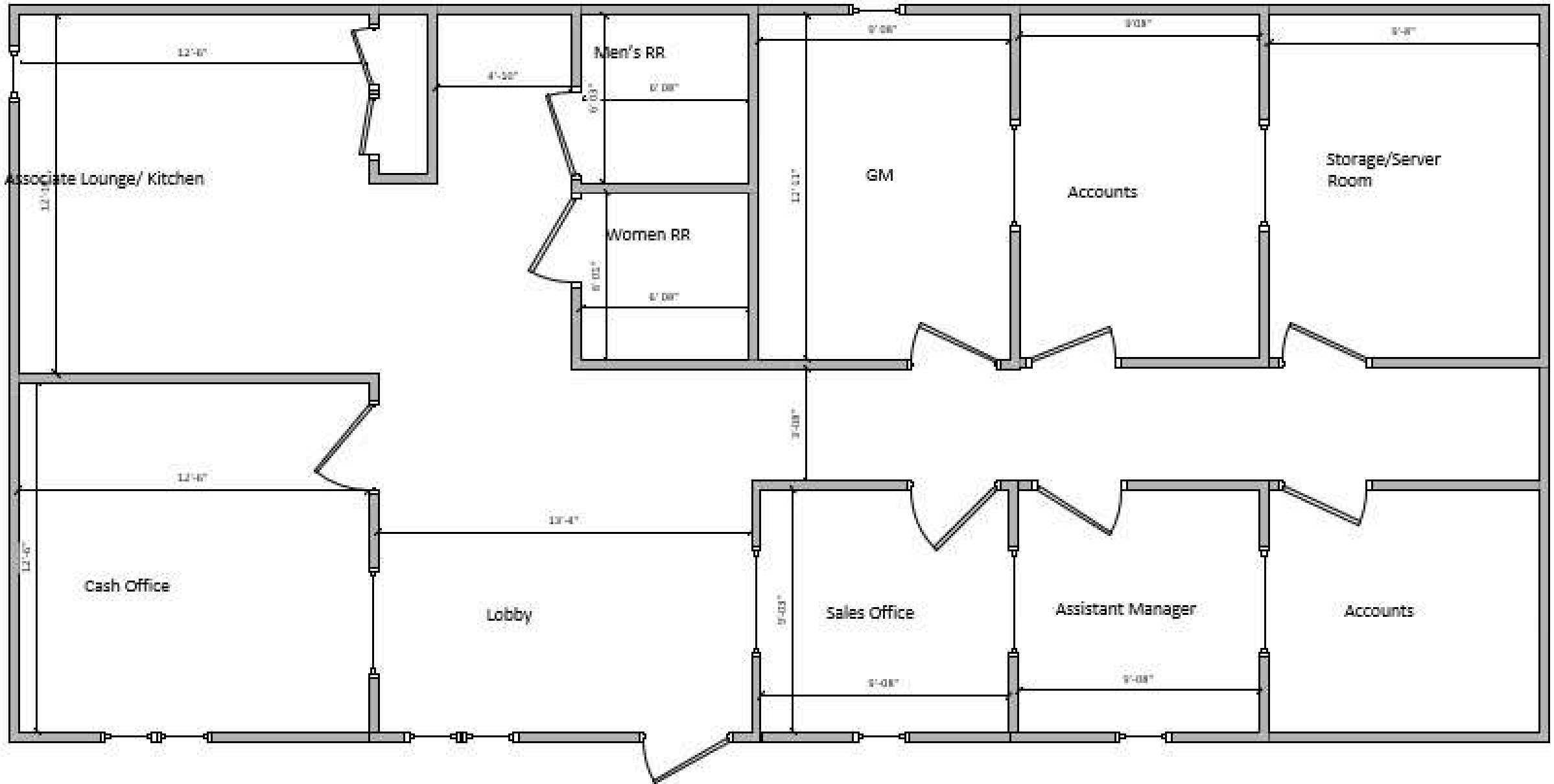
## PROPERTY HIGHLIGHTS

**2,342 SF**  
BUILDING AVAILABILITY

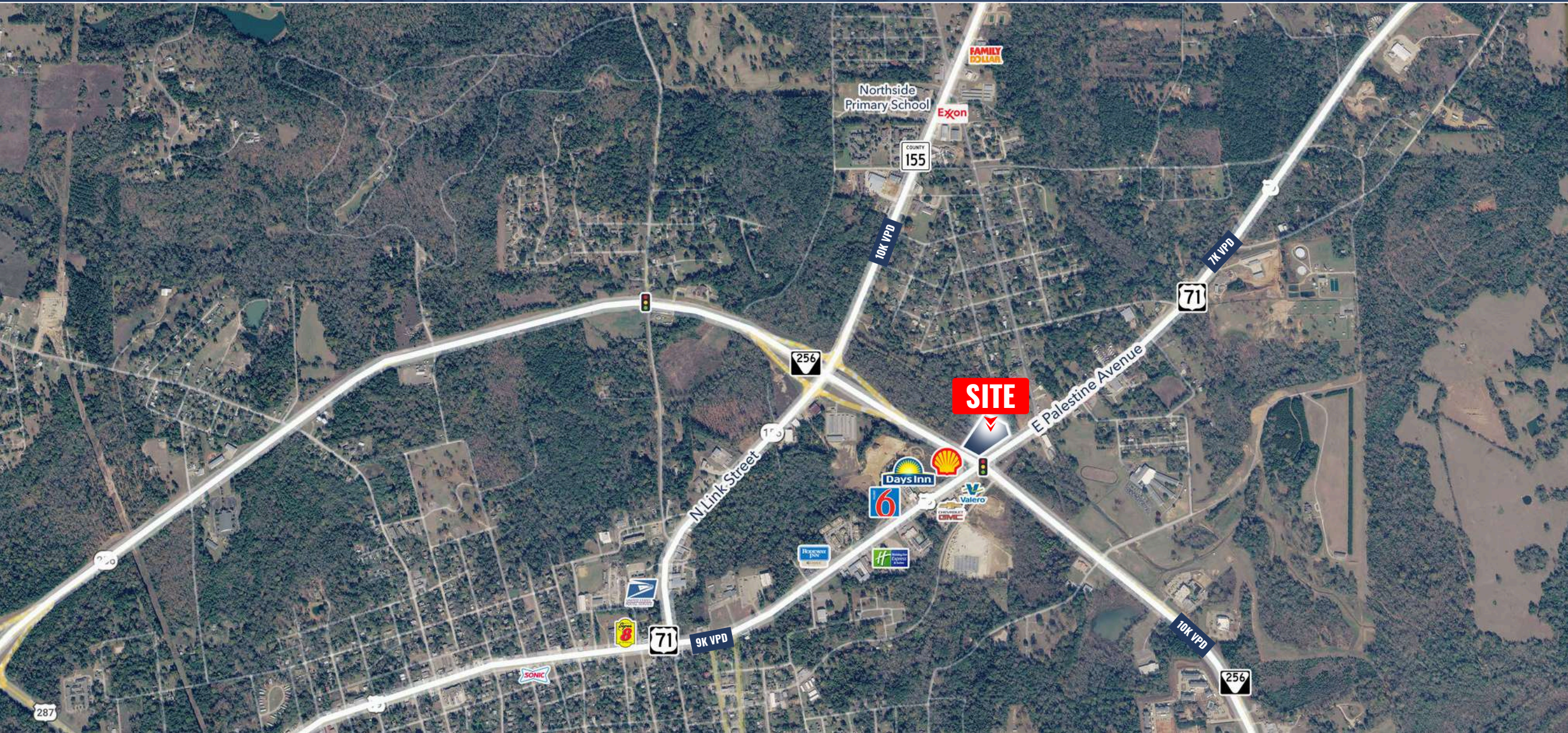
**\$850,000**  
ASKING PRICE

**4.35 AC**  
LAND AVAILABILITY

# FLOOR PLAN



# AERIAL MAP VIEW



5000 N LOOP 256, PALESTINE, TEXAS

5512 W WALSH LN, SUITE 201, ROGERS, AR 72758 | 479.254.7000 | FOCUSCREGROUP.COM

# SITE DEMOGRAPHICS

## DEMOGRAPHIC SUMMARY

5000 N Loop 256, Palestine, Texas, 75803 2

Ring: 3 mile radius

### KEY FACTS

14,417

Population



5,598

Households

37.9

Median Age

\$40,568

Median Disposable Income

### EDUCATION

8.6%

No High School Diploma



39.4%

High School Graduate



30.2%

Some College/  
Associate's Degree



21.7%

Bachelor's/Grad/  
Prof Degree

### INCOME



\$45,695

Median Household Income



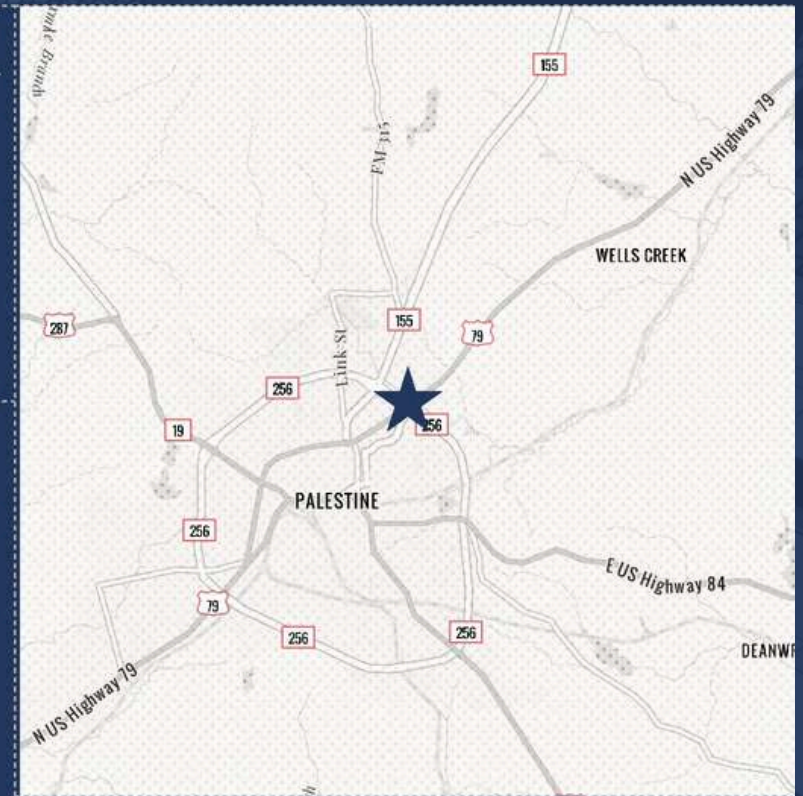
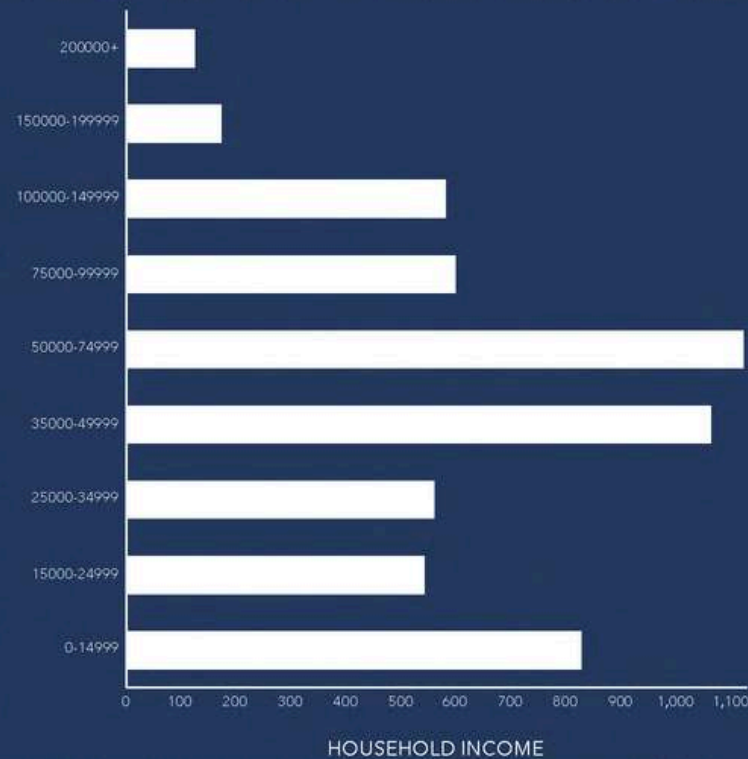
\$23,869

Per Capita Income



\$81,502

Median Net Worth



### EMPLOYMENT



53.4%

White Collar



28.7%

Blue Collar



22.2%

Services

2.5%

Unemployment Rate

# CONTACT US



**COREY FUHRMAN**  
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Corey Fuhrman brings over eight years of experience in commercial real estate brokerage across Arkansas, specializing in Tenant, Landlord, Buyer, and Seller representation in Healthcare, Office, and Investment Properties. With a background in finance and a passion for adding value to commercial real estate, he focuses on helping clients achieve long-term success. Known for his commitment to staying informed and analyzing every transaction in the market, Corey ensures his clients are well-positioned during negotiations to secure the best deals possible.



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Tyler Gurganus is a commercial real estate professional with a background in finance, insurance, and construction. He earned a B.A. in Financial Planning from Arizona State University in 2023 and gained hands-on experience with Cavcon Builders. Before joining Focus Commercial Real Estate in Bentonville, he worked at Reliance Partners, where he specialized in semi-truck insurance and developed key skills in cold calling and client management. Tyler now supports investors, landlords, and tenants across NWA, bringing a proactive, detail-oriented approach to every deal.

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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. **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.

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