

# OFFERING MEMORANDUM

109 EMORY STREET,  
TRINITY, TX 75862

This 3,680 square foot building sits  
on a spacious 2.34-acre lot in Trinity  
and is available for sale.



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# PROPERTY SUMMARY

109 Emory Street, Trinity, TX 75862

<b>SALE PRICE:</b>	\$175,000
<b>NUMBER OF UNITS:</b>	1
<b>BUILDING SIZE:</b>	3,680 SF
<b>PROPERTY TYPE:</b>	Industrial, Land, Mixed Use

This 3,680 square foot building sits on a spacious 2.34-acre lot in Trinity and is available for sale. The structure is in need of repair, offering a great opportunity for redevelopment or renovation. Public water is available, and electricity is accessible. Availability of gas and cable services is currently unknown.



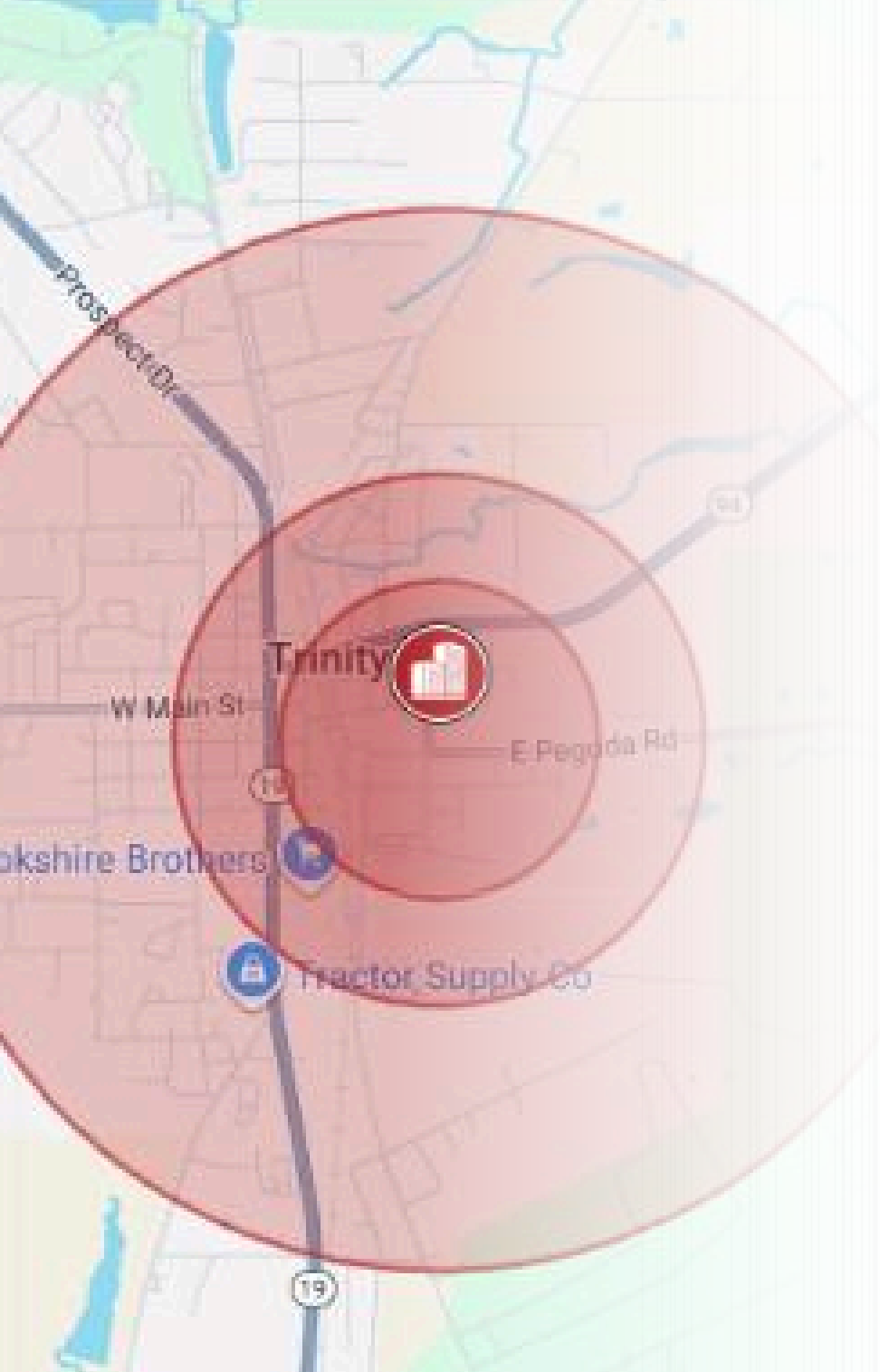


# PROPERTY HIGHLIGHTS

## Flexible Office/Industrial Space – Ideal for Mixed Use in Trinity

- 3,680 SF building situated on 2.34 acres in Trinity, TX
- Structure is in need of repair – ideal for renovation or redevelopment
- Public water service is available
- Electricity is accessible on site
- Gas and cable availability is currently unknown
- Great opportunity for commercial, industrial, or mixed-use potential





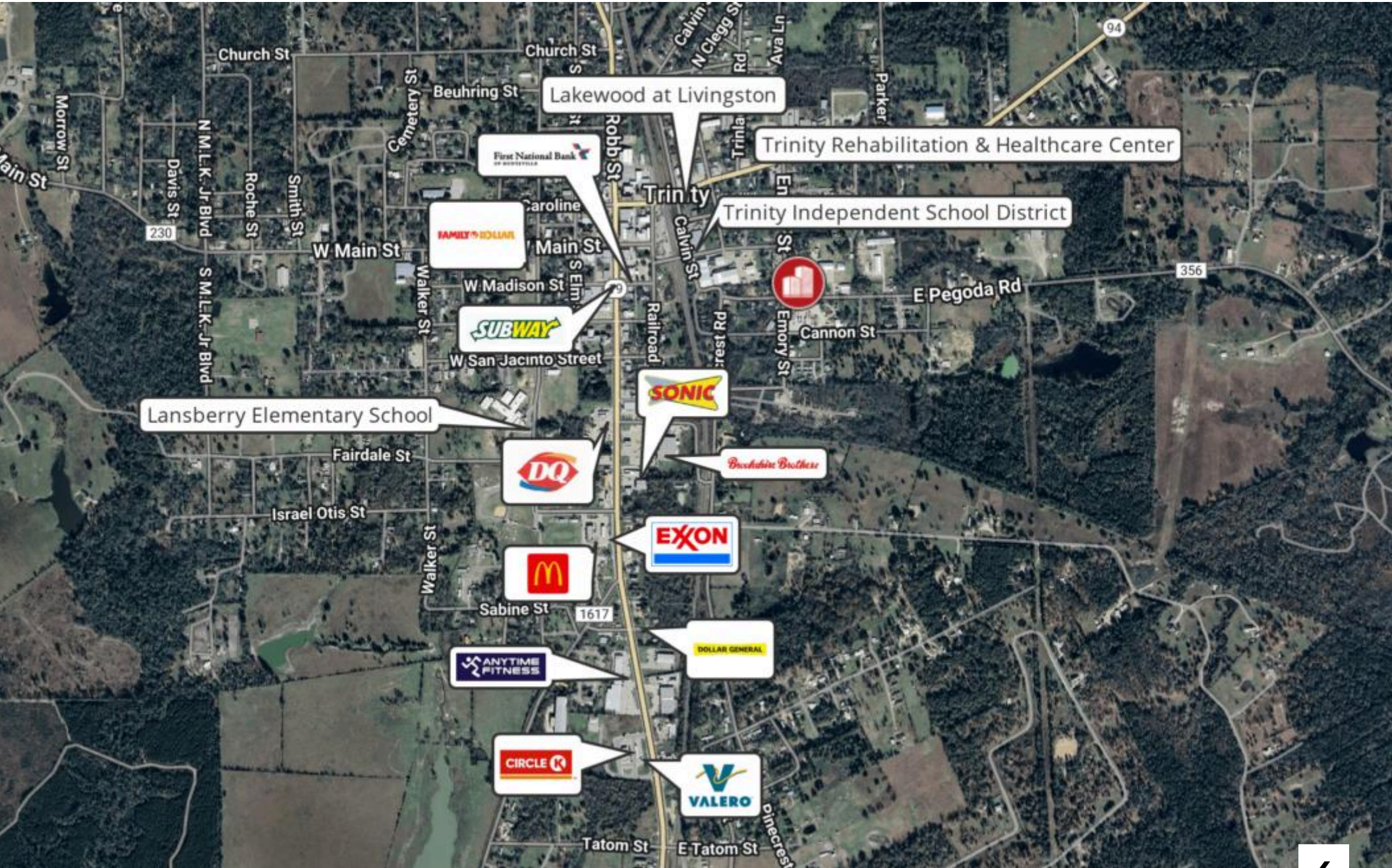
# AREA OVERVIEW

Property is located on the corner of F.M. 356 and Emory St.

	0.3 Miles	0.5 Miles	1 Miles
Total households	80	281	702
Total population	219	743	1,815
Persons per household	2.7	2.6	2.6
Average household income	\$60,365	\$56,894	\$55,953
Average house value	\$152,708	\$144,814	\$144,230
Average age	40	41	41
Average age male	39	39	39
Average age female	42	42	42



# RETAILER MAP





An aerial photograph of a commercial property. A red outline highlights a specific area within the property, which includes a large paved lot, some trees, and a small building. The surrounding area includes other commercial buildings, parking lots, and a road with a curve. The text is overlaid on the left side of the image.

# **THE** COMMERCIAL **PROFESSIONALS**

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