



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR LEASE**

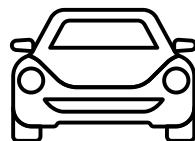
*Fully-Equipped Restaurant*

*410 Hwy 79 South | Henderson, TX 75654*

# LEASE SUMMARY



BUILDING SIZE



TRAFFIC COUNT



PRICING

**2,149 SF**

**19,269 VPD**

**\$3,750/MO GROSS**

## LEASE DETAILS:

### Property Overview:

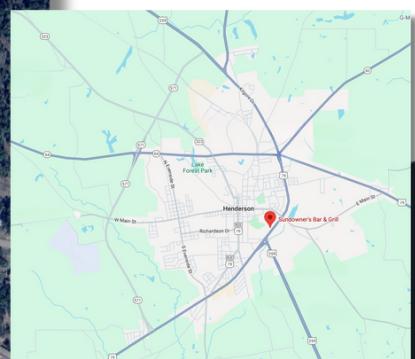
This property offers a turnkey setup ideal for restaurateurs seeking a ready-to-operate location in an established commercial area. The building is fully equipped for restaurant operations, offering a cost-efficient option for new or expanding food service businesses.

With ample parking, modern infrastructure, and strong highway exposure, this location provides excellent branding visibility and accessibility for both local and regional customers.

Positioned within the Baymont by Wyndham, this property benefits from location along Highway 79 and consistent customer traffic.

### Property Features:

- Lease rate:** \$3,750/month
- Building size:** x2,149 SF
- Total acreage:** 1.64
- Year built:** 2008
- Utilities:** City water/sewer, electric heating/cooling
- Ceiling height:** 12 ft
- Dock doors:** 2





**LEASE CONTACT:**

**Ann Marie Hoover**  
Associate  
(512) 296-8727  
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# KEY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2025 Estimated Population	4,080	15,976	19,268
2030 Projected Population	3,856	15,374	18,670
2020 Census Population	4,099	16,434	19,676
2010 Census Population	4,499	16,995	20,060
Median Age	36.03	35.94	36.23
Population Density (/Square Mile)	1298.71	565.04	245.33
<b>HOUSEHOLDS</b>			
2025 Estimated Households	1,545	4,733	5,873
2030 Estimated Households	1,457	4,520	5,669
2020 Census Households	1,577	4,863	5,987
2010 Census Households	1,715	5,068	6,125
<b>INCOME</b>			
Average household income	\$72,625	\$90,446	\$96,422
Median household income	\$53,492	\$61,429	\$65,893
Per capita income	\$27,794	\$26,954	\$29,521
<b>EDUCATION</b>			
High School Graduate	35.61%	35.43%	35.32%
Some College	20.87%	21.06%	20.67%
Associate Degree	7.20%	7.89%	8.78%
Bachelor's Degree	12.94%	10.05%	10.20%
Graduate or Professional Degree	10.20%	8.46%	8%
<b>BUSINESS</b>			
Total Establishments	315	749	856
Total Employees	2,568	6,777	8,268
Average Employees Per Business	8.14	9.05	9.66
Residential Population Per Business	12.94	21.32	22.5



## 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.

<b>Scarborough Commercial Real Estate LLC</b>	<b>9010976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)707-8560</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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](http://www.trec.texas.gov)

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