



**Goodwill**

**5.2 Acres**

**367.41 FT. FRONTAGE**

**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

# PREMIER DEVELOPMENT LAND FOR LEASE

4008 W OAK ST | PALESTINE, TX 75801



## OFFERING SUMMARY

LEASE RATE

**NEGOTIABLE**

AVAILABLE SF

**5 ACRES**

LOT SIZE

**223,048 SF**

PROPERTY TYPE

**COMMERCIAL, RETAIL,  
INDUSTRIAL/DEVELOPMENT**

## PROPERTY HIGHLIGHTS

This is a rare chance to design a space that fits your business needs while joining a growing and economically vibrant area of Palestine, TX. Build your future in a location positioned for long-term success.

Discover 5.259 acres of prime land for lease, ideally located just 1.5 miles southwest of Loop 256 within the Palestine city limits. This property offers excellent commercial potential with utilities already on-site (tenant to verify).

Positioned in an active retail/service corridor, the site provides outstanding visibility and convenient access for a wide range of users. With flexible leasing terms, the landlord welcomes tenants with development plans of all types—whether retail, service-based, storage, or other commercial concepts.

# Aerial Map

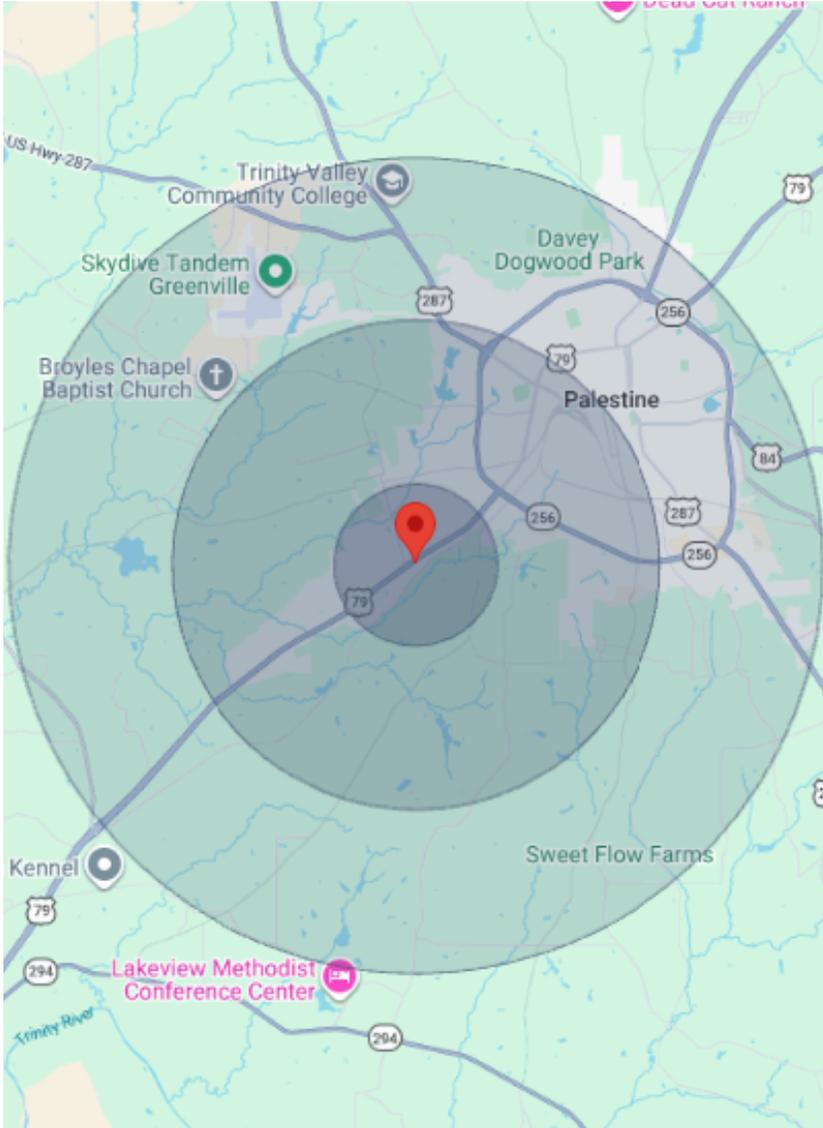


# Property Photos



# Demographics

4008 W. Oak St is positioned along Hwy 79, one of Palestine's key commercial corridors. The property sits directly next to Goodwill, offering strong visibility and consistent traffic. Surrounded by established retailers, service businesses, and residential neighborhoods, this location provides convenient access to downtown Palestine and major thoroughfares.



	1 Mile	3 Miles	5 Miles
<b>Total population</b>	2,184	8,560	20,197
<b>Workday Population</b>	1,161	3,691	8,885
<b>Total household</b>	680	3,056	7,388
<b>Average household income</b>	\$69,657	\$67,067	\$65,089
<b>Average age</b>	32.5	35.1	35.7
<b>Male Population</b>	1,067	4,305	10,495
<b>Female Population</b>	1,120	4,264	9,707

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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