



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

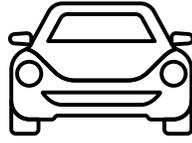
Historic Downtown Office Building

110 N. Main St. | Henderson, TX 75662

INVESTMENT SUMMARY



PROPERTY SIZE
8,050 SF



TRAFFIC COUNT
5,400 VPD



PRICING
\$425,000

INVESTMENT DETAILS:

Property Overview:

This versatile office building blends timeless character with functionality, offering opportunities for single or multiple tenants.

The property is situated on a high-visibility corner lot, maximizing exposure in a bustling corridor. It presents an excellent opportunity for investors or owner-occupants seeking a well-positioned property in a growing East Texas community.

With flexible multi-tenant potential, reliable infrastructure, and a strong central location, this asset offers long-term value and visibility for a variety of commercial or professional uses.

Property Features:

- **List price:** \$425,000
- **Property size:** 8,050 SF
- **Total acreage:** 0.2
- **Traffic count:** 5,400 vpd
- **Frontage:** 240 feet
- **Utilities:** All available onsite
- **Zoning:** Commercial



SITE HIGHLIGHTS:

- **Downtown Visibility:** Prime corner location at N Main St. & Fordall St., offering unmatched visibility for signage and branding
- **Community Hub:** Located in the heart of Henderson's historic downtown district, surrounded by local businesses, restaurants, and civic buildings
- **Convenient Access:** Centrally positioned within the city, making it easy to serve both residents and professionals



INVESTMENT CONTACT:

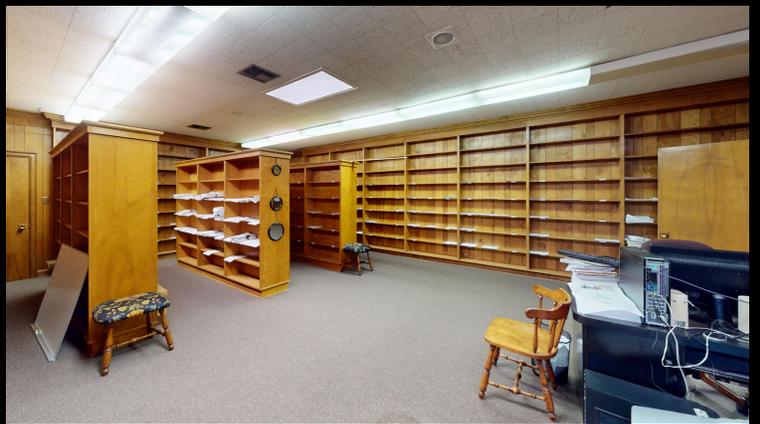
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Associate

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KEY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
POPULATION			
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
HOUSEHOLDS			
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
INCOME			
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
EDUCATION			
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%
BUSINESS			
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

