



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

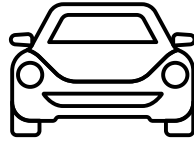
3 Acres in Van Zandt County

0 FM 279 | Ben Wheeler, TX 75754

INVESTMENT SUMMARY



PROPERTY SIZE
3 ACRES



TRAFFIC COUNT
1,386 VPD



PRICING
\$175,000

INVESTMENT DETAILS:

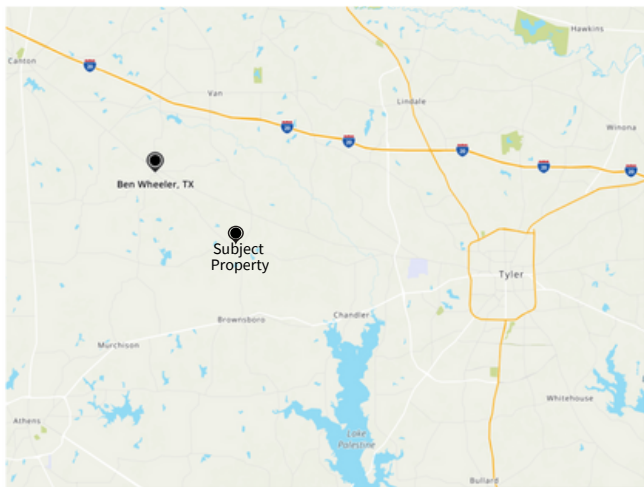
Property Overview:

Located in the heart of Ben Wheeler, TX, these 3 acres of prime commercial land enjoy a daily traffic count of more than 1,386 vehicles per day on FM 279. Its prime location offers excellent visibility and accessibility with approximately 200 feet of frontage. Located inside the city limits, this versatile site presents endless possibilities for development.

This property offers a premier investment for those looking to develop in a growing East Texas market. With its highly visible frontage and ideal location, it is well-suited for retail, office, or mixed-use development.

Property Features:

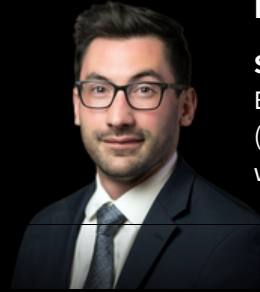
- **List price:** \$175,000
- **Total acreage:** 3.00
- **Traffic count:** 1,386 vpd
- **Frontage:** ~200 feet on FM 279
- **Zoning:** Inside city limits (development-friendly area)



INVESTMENT HIGHLIGHTS:

- 3 acres with ~200 feet of frontage on FM 279
- Investment opportunity in fast-growing area west of Tyler, TX
- Inside Ben Wheeler city limits in a development-friendly zone

INVESTMENT CONTACT:



Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com



KEY DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
POPULATION				
2024 Estimated Population	371	1,923	4,753	19,999
2029 Projected Population	408	2,113	5,206	21,810
2020 Census Population	347	1,834	4,523	18,586
2010 Census Population	325	1,579	3,758	16,162
Projected Annual Growth 2024 to 2029	2.02	1.97	1.91	1.81
Historical Annual Growth 2010 to 2024	1.01	1.56	1.89	1.7
Median Age	42.52	42.45	42.57	42.41
Population Density (/Square Mile)	118.1	68.01	60.52	63.66
HOUSEHOLDS				
2024 Estimated Households	150	766	1,885	7,780
2029 Estimated Households	164	837	2,051	8,431
2020 Census Households	134	698	1,726	7,111
2010 Census Households	132	615	1,443	6,166
Projected Annual Growth 2024 to 2029	1.88%	1.83%	1.76%	1.67%
Historical Annual Growth 2010 to 2024	0.98%	1.76%	2.19%	1.87%
INCOME				
Average household Income	\$108,976	\$101,366	\$99,089	\$103,726
Median household income	\$101,961	\$89,479	\$77,857	\$72,709
Per capita income	\$43,975	\$40,403	\$39,298	\$40,389
EDUCATION				
Less than 9th Grade	0.76%	1.55%	2.14%	2.68%
Some High School	11.65%	9.99%	8.58%	6.94%
High School Graduate	23.73%	26.97%	28.99%	30.18%
Some College	28.87%	28.64%	29.47%	27.17%
Associate Degree	16.44%	13.35%	11.76%	11.21%
Bachelor's Degree	14.04%	13.59%	13.13%	14.44%
Graduate or Professional Degree	4.51%	5.89%	5.93%	7.38%
BUSINESS				
Total Establishments	35	68	100	423
Total Employees	597	791	985	3,589
Average Employees Per Business	17.11	11.64	9.89	8.49
Residential Population Per Business	10.63	28.3	47.72	47.32



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.

11-2-2015



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.

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.

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.

Scarborough Commercial Real Estate, LLC	9010976	sam@scarboroughcre.com	903.707.8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Samuel Scarborough	687976	sam@scarboroughcre.com	903.570.7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date