



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE OR LEASE**

*3.33 Acre Industrial Site*

*836 FM 71 W | Talco, TX 75487*

# INVESTMENT SUMMARY



## PROPERTY SIZE

**4,831 SF**



## ACREAGE

**3.33 ACRES**



## PRICING

**\$230,000**

## INVESTMENT DETAILS:

### Property Overview:

Occupying roughly 3.33 acres (145,180 SF) at 836 W FM 71 / 709 Crawford Street, this industrial site sits at the corner of E. Crawford Street (FM 71) and E. Broad Street, a high-visibility intersection on Talco's primary east-west corridor in Titus County.

### Industrial Building

- Service shop – 3,706 SF (2013 construction)
- Two full-depth work bays suitable for heavy trucks
- Dedicated equipment room and restroom
- 366 SF attached wash-bay sump

### Office

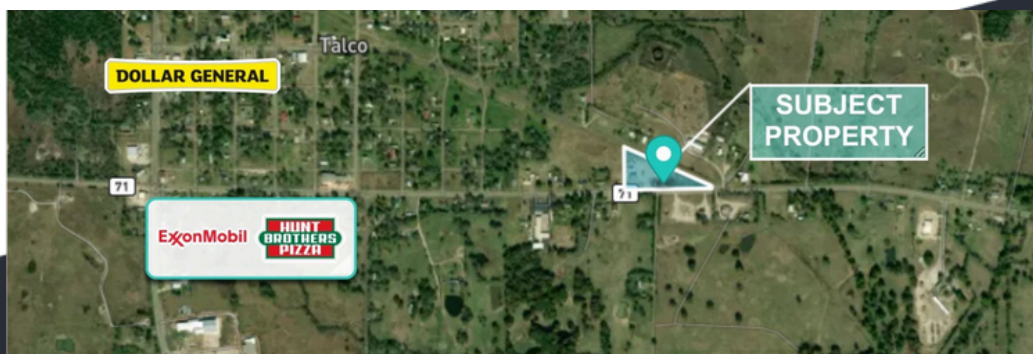
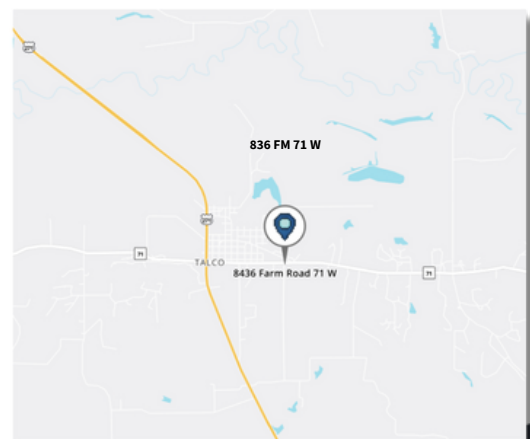
- 1,125 SF with reception area, three private offices, conference room, break room and restroom
- Covered front porch for customer entry

### Site Features

- Rock-based yard and drives designed for large-vehicle circulation
- Chain-link perimeter fencing topped with security strands
- Above-ground storage tanks and portable metal buildings on-site (value not included in offering)

### Property Features:

- **Sales Price:** \$230,000
- **Lease Rate/Terms:** Contact agent
- **Property size:** 4,831 SF
- **Acreage:** 3.33
- **Traffic count:** 586 VPD
- **Utilities:** All public utilities available
- **Frontage:** 870 feet on FM 71; 800 feet on Broad





## LOCATION HIGHLIGHTS:

- FM 71 is Talco's main traffic artery, linking directly to US 271 and neighboring markets. Surrounding land uses are a balanced mix of commercial and residential, supporting both workforce access and complementary services.
- High frontage and clear sight-lines provide excellent exposure for any fleet, logistics or light-industrial operation.
- This asset delivers a turn-key maintenance facility with administrative space, secure yard, and sought-after frontage for owner-occupants, investors, or lessees.



## INVESTMENT CONTACT:

**Samuel Scarborough, CCIM**  
Broker/President  
(903) 570-7366  
[www.scarboroughcre.com](http://www.scarboroughcre.com)









# KEY DEMOGRAPHICS

|  | 1 Mile   | 3 Miles  | 5 Miles  |
|--|----------|----------|----------|
| <b>POPULATION</b>                                |          |          |          |
| 2025 Estimated Population                        | 688      | 839      | 1,137    |
| 2030 Projected Population                        | 690      | 843      | 1,146    |
| 2020 Census Population                           | 651      | 803      | 1,106    |
| 2010 Census Population                           | 656      | 820      | 1,150    |
| Projected Annual Growth Percentage 2025 to 2030  | 0.06     | 0.09     | 0.15     |
| Historical Annual Growth Percentage 2010 to 2025 | 0.33     | 0.15     | -0.07    |
| Median Age                                       | 33.89    | 35.24    | 37.29    |
| Population Density (/Square Mile)                | 219      | 29.67    | 14.48    |
| <b>HOUSEHOLDS</b>                                |          |          |          |
| 2025 Estimated Households                        | 282      | 340      | 455      |
| 2030 Estimated Households                        | 286      | 346      | 463      |
| 2020 Census Households                           | 259      | 317      | 432      |
| 2010 Census Households                           | 253      | 314      | 438      |
| Projected Annual Growth Percentage 2025 to 2030  | 0.27     | 0.3      | 0.34     |
| Historical Annual Growth Percentage 2010 to 2025 | 0.77     | 0.55     | 0.26     |
| <b>INCOME</b>                                    |          |          |          |
| Average household income                         | \$36,107 | \$42,340 | \$53,010 |
| Median household income                          | \$18,055 | \$21,651 | \$32,405 |
| Per capita income                                | \$14,803 | \$17,182 | \$21,203 |
| <b>EDUCATION (by percentage)</b>                 |          |          |          |
| High School Graduate                             | 51.19    | 48.95    | 45.30    |
| Some College                                     | 8.42     | 10.16    | 13.08    |
| Associate Degree                                 | 7.56     | 7.48     | 7.33     |
| Bachelor's Degree                                | 3.24     | 4.75     | 7.09     |
| Graduate or Professional Degree                  | 3.67     | 3.98     | 4.47     |
| <b>BUSINESS</b>                                  |          |          |          |
| Total Establishments                             | 8        | 8        | 13       |
| Total Employees                                  | 60       | 62       | 86       |
| Average Employees Per Business                   | 7.50     | 7.38     | 6.56     |
| Residential Population Per Business              | 86.00    | 99.81    | 86.69    |



## 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<br>Primary Assumed Business Name | License No.    | Email                         | Phone                |
| <b>Sam Scarborough</b>  | <b>687976</b>  | <b>sam@scarboroughcre.com</b> | <b>(903)570-7366</b> |
| Designated Broker of Firm   | License No.    | Email                         | Phone                |
| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.    | Email                         | Phone                |
| <b>Sam Scarborough</b>  | <b>687976</b>  | <b>sam@scarboroughcre.com</b> | <b>(903)570-7366</b> |
| 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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