



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

Mixed-Use Office/Industrial Property

300 Aspen | Van, TX 75790

INVESTMENT SUMMARY



BUILDING SIZE
3,160 SF



PROPERTY SIZE
1.11 ACRES



PRICING
\$250,000

INVESTMENT DETAILS:

Property Overview:

Presenting a versatile mixed-use office/warehouse property. Offering a functional layout and recent updates, this site is ideal for an investor or an owner-user seeking a combination of office and light industrial space.

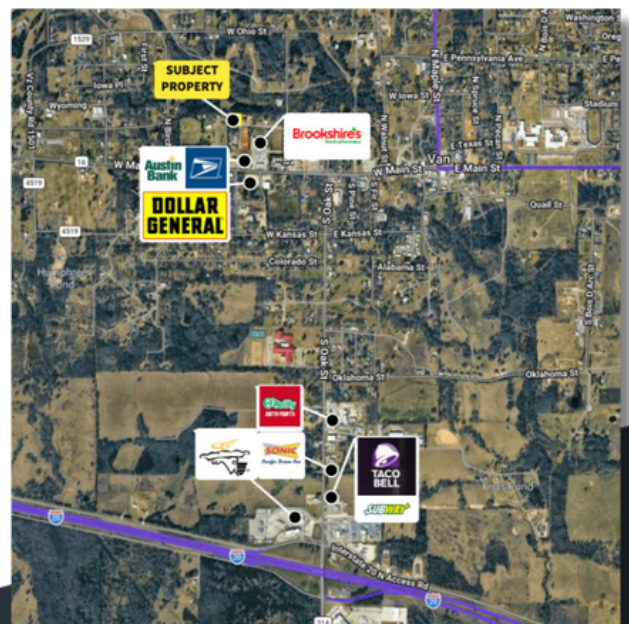
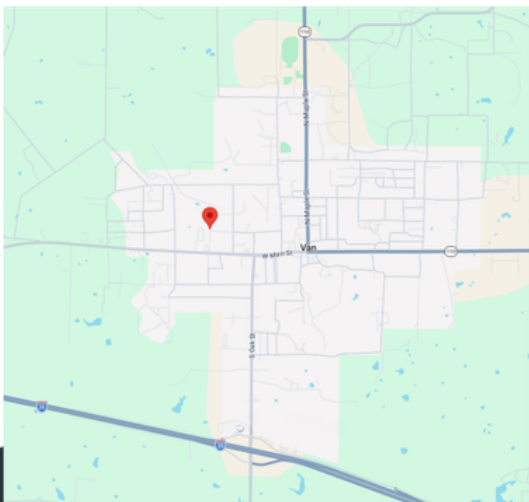
The building provides ample room for operations, storage, and parking. Renovated in 2022, the property offers updated functionality while maintaining a practical layout suited for a variety of commercial uses.

The space features a combination of office and warehouse areas, including one bay door and two office entry points, allowing for efficient workflow and accessibility.

The single-story structure includes six parking spaces and is fully serviced by city water and sewer, with electric heating and cooling throughout.

Property Features:

- **Pricing:** \$250,000
- **Building size:** 3,160 SF
- **Total acreage:** 1.11
- **Dock doors:** 1 bay door; 2 office doors
- **Parking spaces:** 6
- **Utilities:** City water/sewer, electric heating/cooling
- **Zoning:** C-2 General Commercial



INVESTMENT DETAILS:

- Positioned on 1.11 acres just off Van's main commercial corridor, offering convenient access to downtown services and regional connectivity
- Excellent access and maneuverability for 18-wheelers, three-phase power with a large electrical supply, and fully secured with a facility-wide security system
- 3,160 SF office-warehouse with dock access, plus approximately one acre of secured outdoor storage and laydown yard with substantial room to expand or improve
- Ideal for contractors, roofing and trade companies, fleet and equipment operators, or owner-users seeking a low-basis facility



INVESTMENT CONTACT:

Clark Carter

Associate

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www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	1,368	4,139	6,986
2030 Projected Population	1,449	4,387	7,506
2020 Census Population	1,300	3,905	6,443
2010 Census Population	1,305	3,682	5,794
Projected Annual Growth Percentage 2025 to 2030	1.19	1.2	1.49
Historical Annual Growth Percentage 2010 to 2025	0.32	0.83	1.37
Median Age	38.96	38.16	39.76
Population Density (/Square Mile)	435.5	146.37	88.95
2025 Estimated Households	470	1,496	2,577
2030 Estimated Households	502	1,599	2,792
2020 Census Households	452	1,411	2,352
2010 Census Households	471	1,358	2,135
Projected Annual Growth Percentage 2025 to 2030	1.36	1.38	1.67
Historical Annual Growth Percentage 2010 to 2025	-0.02	0.68	1.38
Average household income	\$87,974	\$89,769	\$97,910
Median household income	\$69,934	\$69,385	\$74,497
Per capita income	\$30,333	\$32,519	\$36,194
High School Graduate	28.61%	29.57%	28.30%
Some College	25.40%	24.75%	26.96%
Associate Degree	11.29%	9.34%	10.65%
Bachelor's Degree	14.66%	18.40%	16.29%
Graduate or Professional Degree	10.52%	8.37%	7.92%
Total Establishments	100	146	186
Total Employees	911	1,280	1,673
Average Employees Per Business	9.08	8.79	9.01
Residential Population Per Business	13.63	28.41	37.6



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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501