

OFFERING MEMORANDUM

4008 W OAK ST,
PALESTINE, TX 75801

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.

5.2 Acres

367.41 FT. FRONTAGE

THE COMMERCIAL
PROFESSIONALS

ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY SUMMARY

4008 W Oak St, Palestine, TX 75801

| | |
|-----------------------|-----------------------------------------------|
| LEASE RATE: | Negotiable |
| LEASE TERM: | Negotiable |
| YEAR BUILT: | 1937 |
| AVAILABLE SF: | 223,048 SF |
| LOT SIZE: | 5 Acres |
| PROPERTY TYPE: | Commercial, Retail, Industrial/Development |

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.

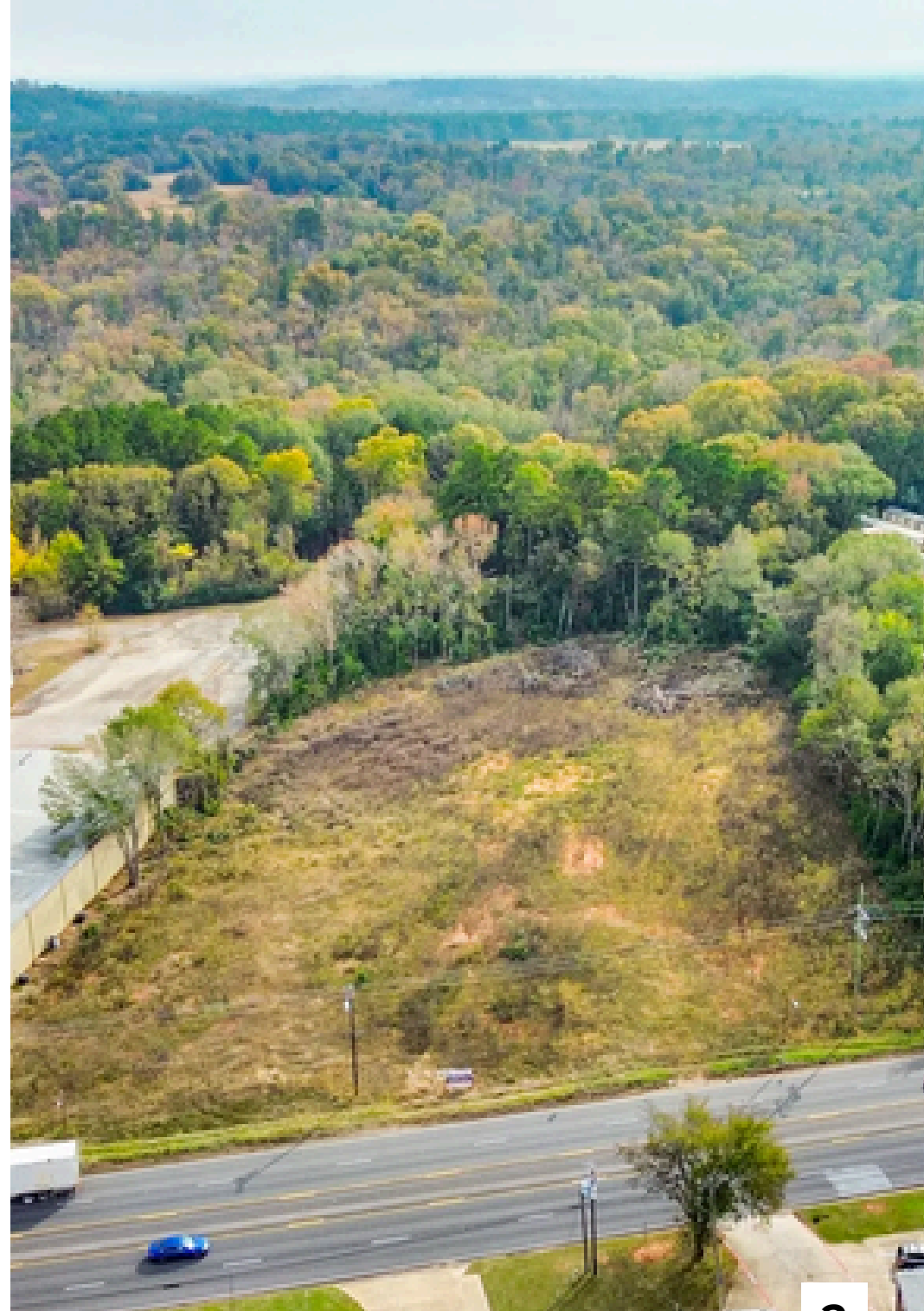


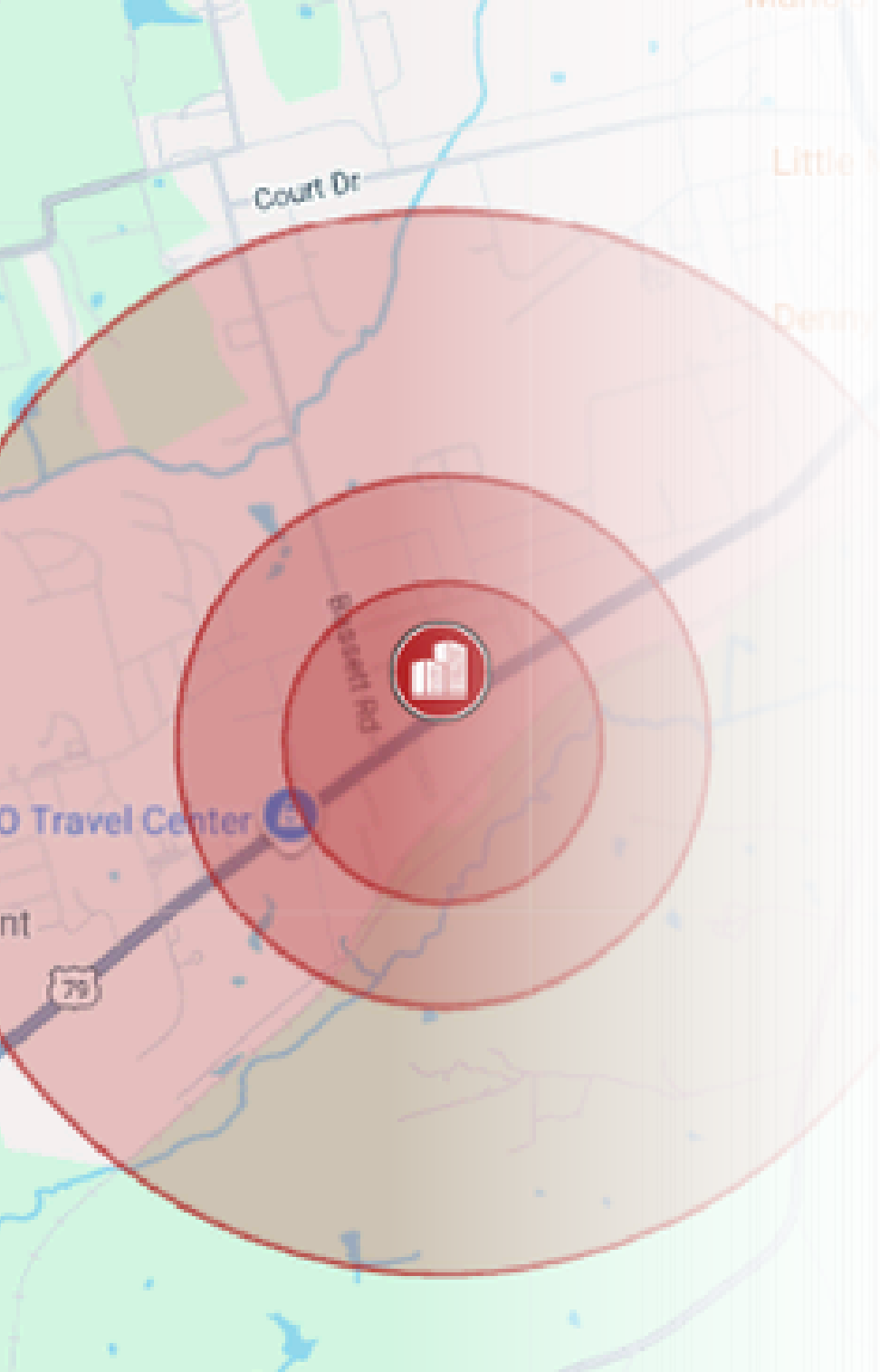
PROPERTY HIGHLIGHTS

5± Acres of Premier Development Land for Lease | Palestine, TX

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.

- 5.259 acres for lease within Palestine city limits
- Located 1.5 miles southwest of Loop 256
- Utilities on-site
- Positioned along an active retail and service corridor
- Strong visibility and accessibility
- Ideal for retail, service-based businesses, storage units, or commercial development
- Surrounded by established businesses, supporting traffic and synergy
- Excellent opportunity to secure space in a growing commercial market



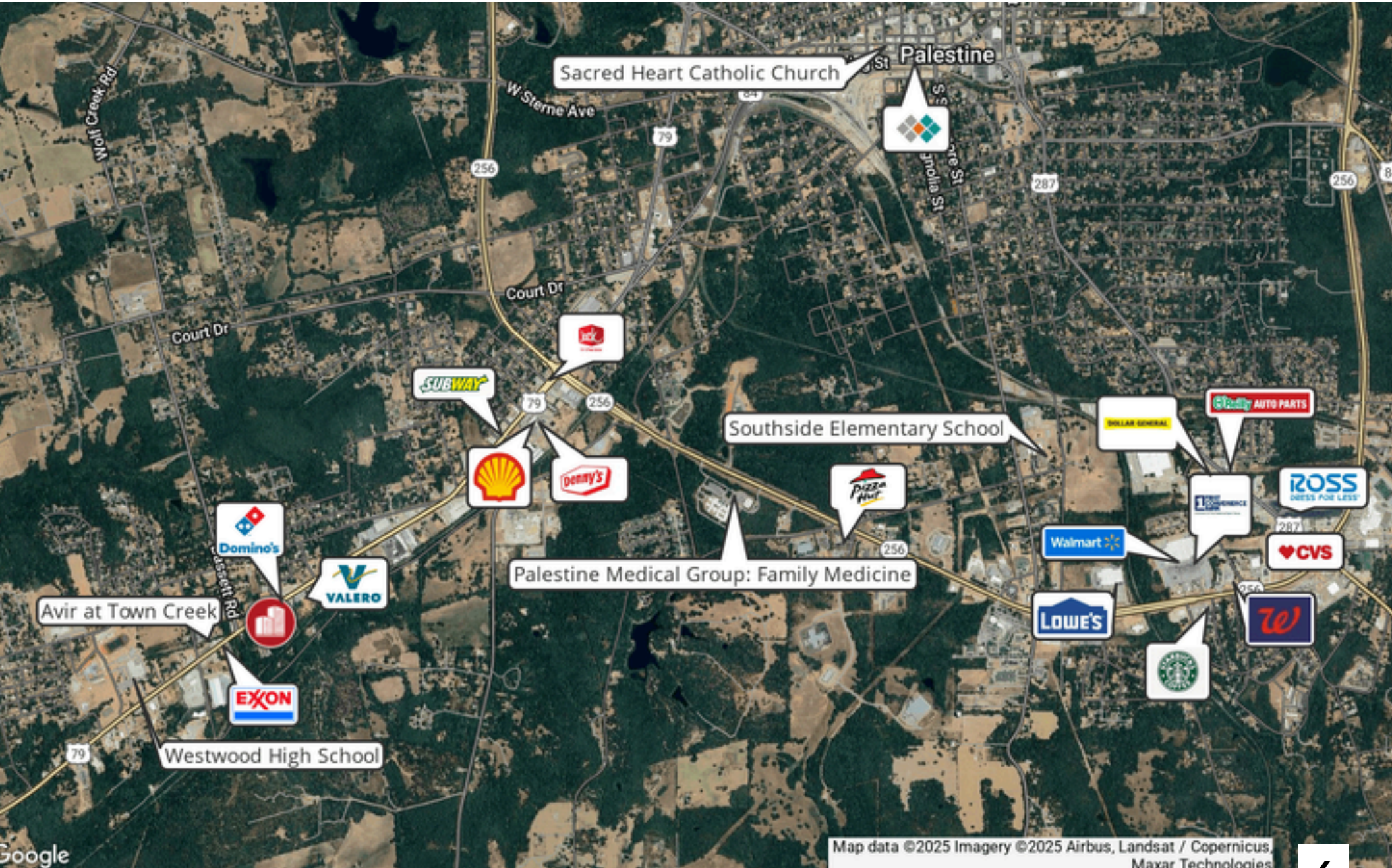


AREA OVERVIEW

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.

| | 0.3 Miles | 0.5 Miles | 1 Miles |
|--------------------------|-----------|-----------|-----------|
| Total households | 120 | 274 | 792 |
| Total population | 327 | 752 | 2,194 |
| Persons per household | 2.7 | 2.7 | 2.8 |
| Average household income | \$67,434 | \$68,168 | \$69,577 |
| Average house value | \$154,083 | \$152,757 | \$151,097 |
| Average age | 39 | 39 | 39 |
| Average age male | 37 | 37 | 37 |
| Average age female | 41 | 41 | 41 |

RETAILER MAP



An aerial photograph of a commercial property. A large, irregularly shaped area in the center-left is outlined in red. This area is mostly covered in trees and appears to be undeveloped. To the right of this outlined area, there are several large commercial buildings with flat roofs, some with blue accents. The background shows a mix of trees and other commercial structures under a clear sky.

THE COMMERCIAL **PROFESSIONALS**

ADAM OLSEN, CCIM

713-614-2670

ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670

GABE@THECOMMERCIALPROFESSIONALS.COM

[ACCESS SECURE DOCUMENTS HERE](#)

[VIEW ADDITIONAL PROPERTY DETAILS HERE](#)

WWW.THECOMMERCIALPROFESSIONALS.COM