



SITE

Old Elkhart Rd

256

23,238 AADT '21

FOR GROUND LEASE OR BUILD-TO-SUIT

2121 South Loop 256

Palestine, TX

Retail
Redevelopment





3.133± AC
Available

Contact
Broker
Rate

ABOUT THE PROPERTY

- 3+ acre site located at the corner of Loop 256 and SH 142 (Elkhart)
- Site is an outparcel to Brookshire's grocery store, which is a top 10 location in the chain
- Property has great visibility to Loop 256 and a large pole sign
- Located adjacent to Wal-Mart Super Center, which is ranked in the Top 10 in Texas and the Top 50 Nationally
- Newly constructed Chick-fil-A, Starbucks, Panda Express, Take 5 and Tidal Wave Car Wash located directly across the street.

JOIN THESE RETAILERS



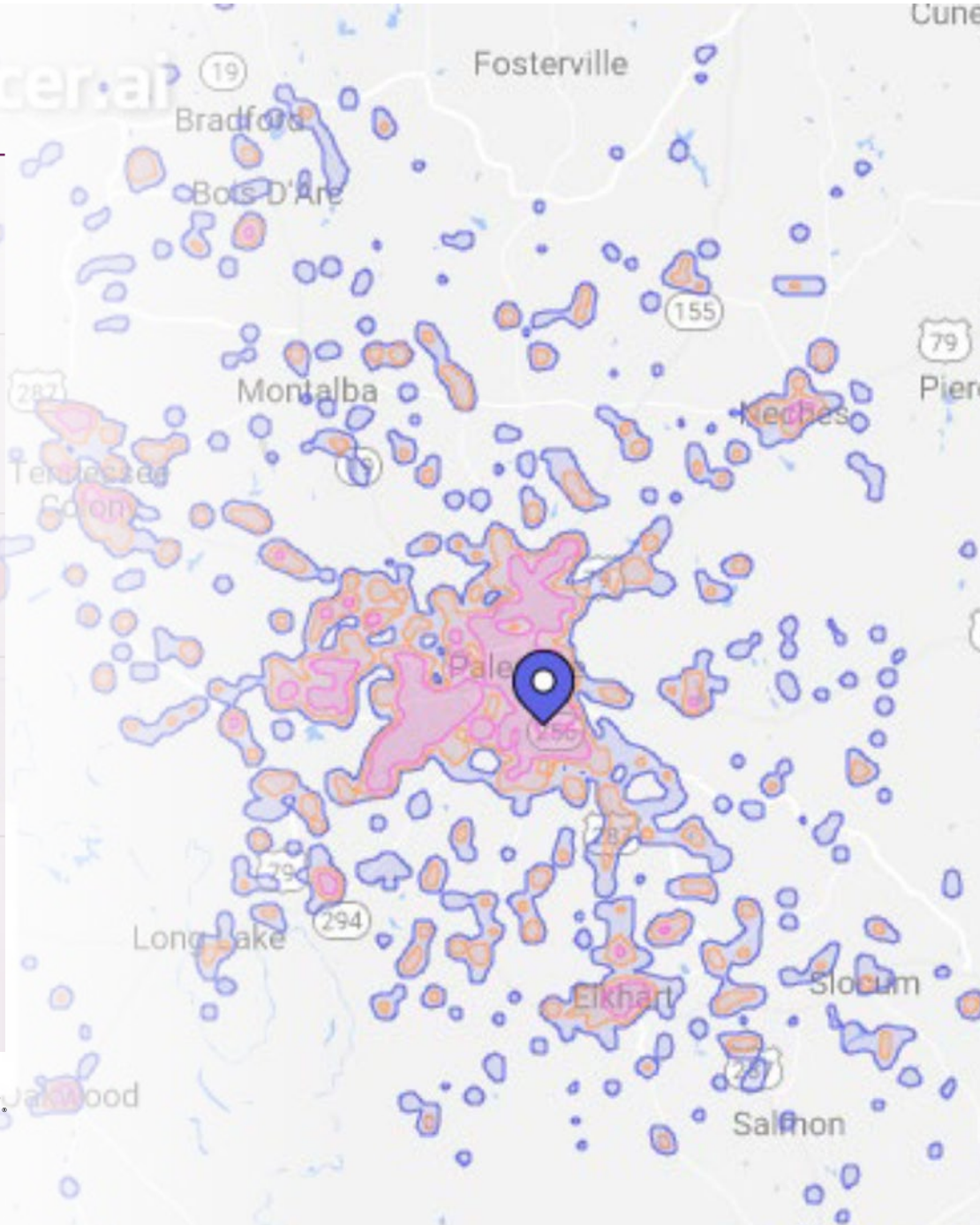
TRAFFIC COUNTS

TX-256	26,587 AADT
US-287	15,838 AADT

Year: 2021 | Source: TxDOT

DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2022 Estimated Population	3,287	13,634	22,391
2027 Projected Population	3,266	13,678	22,440
Projected Annual Growth Rate 2022 to 2027	-0.13%	0.06%	0.04%
Daytime Population			
2022 Daytime Population	5,415	16,526	24,580
Workers	3,729	8,629	11,577
Residents	1,686	7,897	13,003
Income			
2022 Est. Average Household Income	\$62,198	\$59,293	\$59,769
2022 Est. Median Household Income	\$53,832	\$45,324	\$47,659
Households & Growth			
2022 Estimated Households	1,348	5,073	8,463
2027 Estimated Households	1,340	5,100	8,506
Projected Annual Growth Rate 2022 to 2027	-0.12%	0.11%	0.10%
Race & Ethnicity			
2022 Est. White	54%	51%	55%
2022 Est. Black or African American	28%	25%	22%
2022 Est. Asian or Pacific Islander	1%	1%	1%
2022 Est. American Indian or Native Alaskan	0%	1%	1%
2022 Est. Other Races	8%	12%	12%
2022 Est. Hispanic	17%	24%	24%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

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