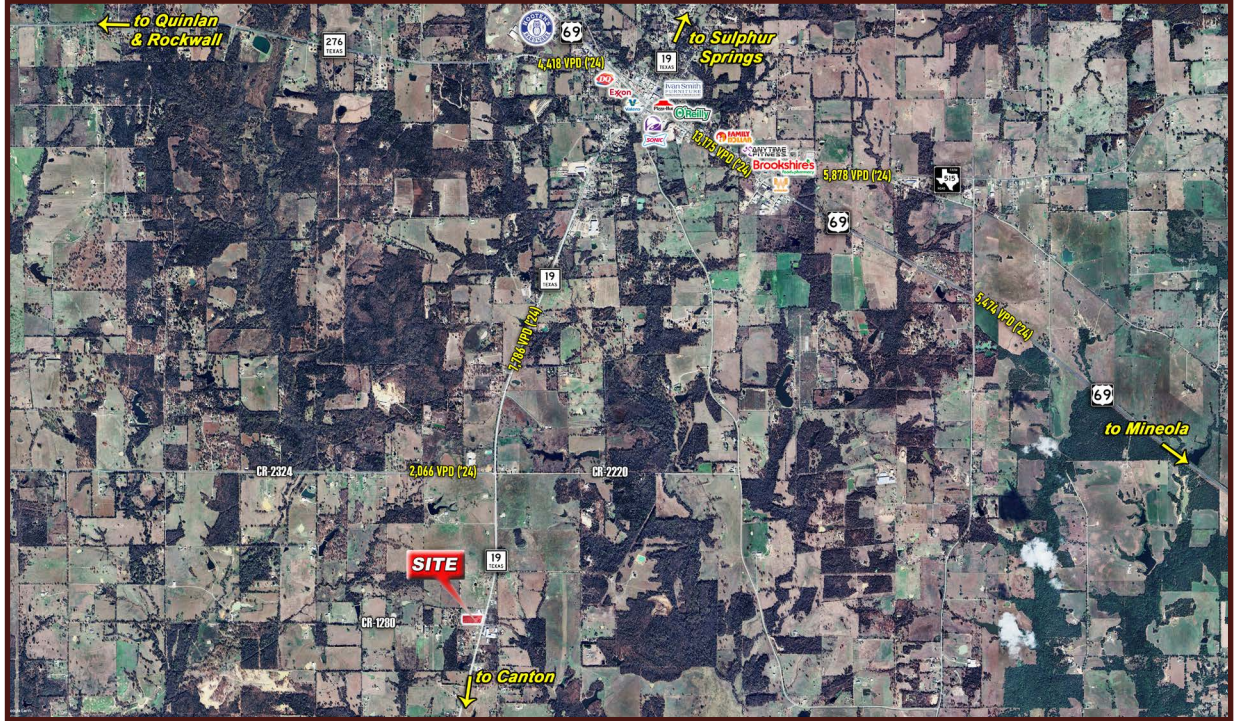


# 5 AC HWY COMMERCIAL DEVELOPMENT/INVESTMENT OPPORTUNITY

3552 SH 19 South, Emory, Texas 75440 (Parcel ID: 31485)

**RIDGE POINTE** commercial real estate



## OVERVIEW:

Positioned along State Highway 19 South, approximately three miles south of Emory, this 5 acre corner tract offers strong highway visibility and flexible potential for commercial, contractor, storage, service, or owner user operations.

The property includes an approximately 1,800 square foot metal building with multiple roll up doors, office configuration potential, and fenced outdoor storage area. The site benefits from dual road frontage and gated access points, making it suitable for a variety of commercial and industrial style uses.

The existing building is functional for redevelopment or renovation and includes previous office and reception layout areas, large open bay space, 110 and 220 electrical capability, and drive through access via oversized bay doors.

## PROPERTY HIGHLIGHTS:

- 5.0 acre corner tract
- Located on State Highway 19 South
- ±1,800 SF metal building:
  - 40 X 45
  - 10-12' roll up door
  - 2 - 16' roll up doors
  - Storeroom
  - Existing office configuration inside building
  - 110 and 220 electrical wiring in place\*
- Fenced yard with gated access
- Excellent visibility and access
- Suitable for contractor yard, storage, workshop, service business, or owner user occupancy
- Outside city limits location with flexible potential uses

For more information, please contact **Bethany Williams** or **David English**

ridgepcre.com  
972-961-8532

469-534-2350 • bwilliams@ridgepcre.com | 214-676-6424 • denglish@ridgepcre.com

The information contained herein was obtained from sources believed reliable, however, Ridge Pointe Commercial Real Estate ("Licensee") makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice. Texas law requires licensee to disclose that it is representing the Seller/Landlord in the marketing of this property.

## 5 AC HWY COMMERCIAL DEVELOPMENT/INVESTMENT OPPORTUNITY

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### LOCATION:

- Conveniently located along the primary north south corridor between Emory and Canton, the property offers easy regional access while serving the growing East Texas market.

### UTILITIES:

- Electric and water service were previously connected to the property.
- Buyer to independently verify availability and reconnection requirements with utility providers.
- Electricity was previously connected, not currently turned on.
- Water is South Rains Water Supply Co.
- Electric is Farmers Electric Cooperative.

### INVESTMENT / OWNER USER OPPORTUNITY:

- This property presents an opportunity for investors or owner users seeking affordable highway commercial acreage with existing improvements and outdoor storage capability in East Texas.
- Contact broker for pricing and additional information.

### TRAFFIC COUNTS:

SH-19: 5,866 VPD north of site  
SH-19: 5,866 VPD south of site  
(TXDOT 2024)

### DEMOGRAPHICS:

|                 | 5 miles   | 10 miles  | 15 miles |
|-----------------|-----------|-----------|----------|
| 2025 Population | 3,981     | 16,584    | 44,744   |
| 2030 Proj. Pop. | 4,297     | 18,081    | 48,388   |
| Daytime Pop.    | 4,811     | 13,641    | 36,188   |
| Avg. HH Income  | \$112,414 | \$100,354 | \$93,389 |

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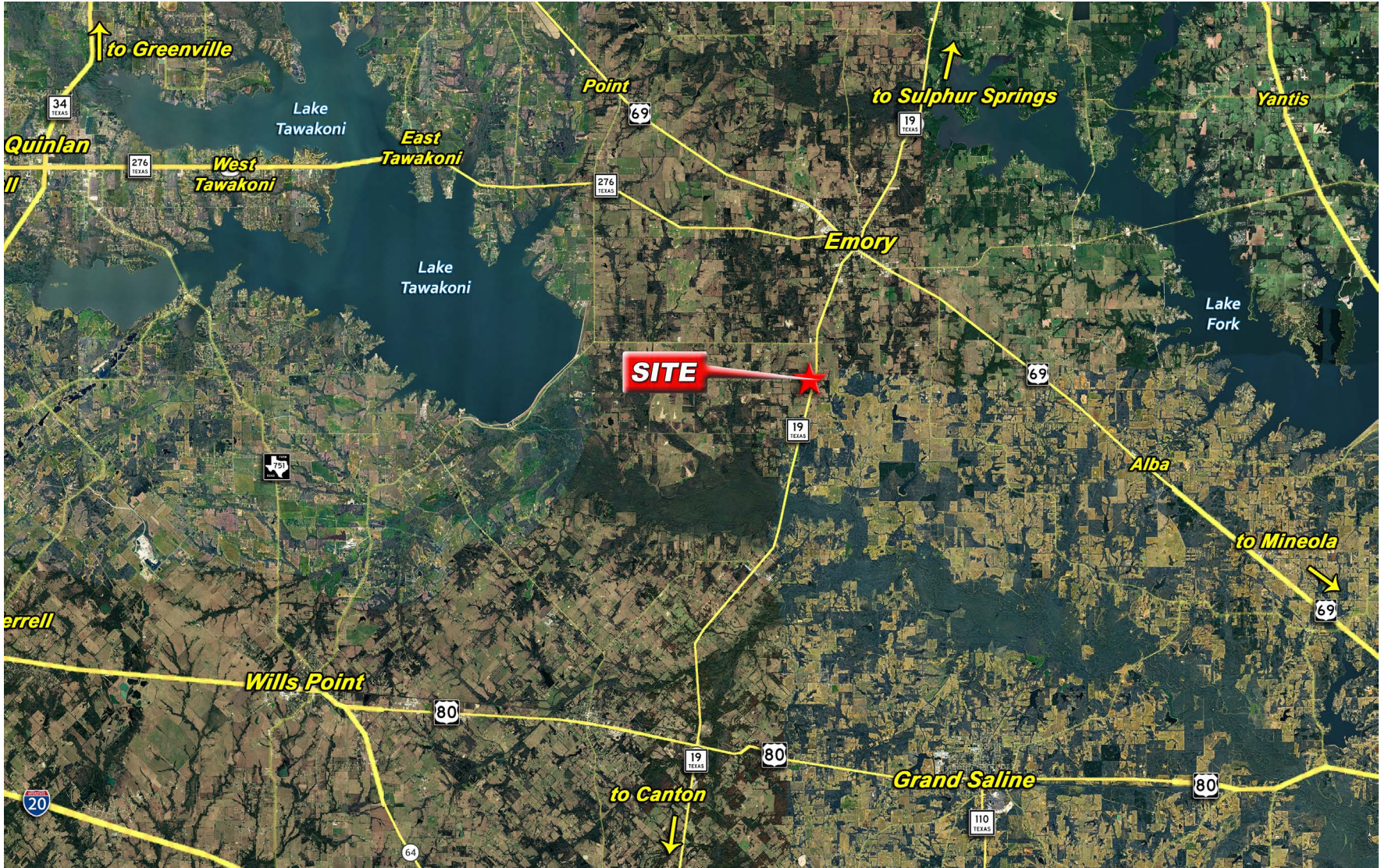


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# Information About Brokerage Services

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.

|  |             |                        |              |
|--|-------------|------------------------|--------------|
| Ridge Pointe Commercial Real Estate LTD                            | 9002250     | info@ridgepcr.com      | 972-961-8532 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                  | Phone        |
| David English  | 370006      | denglish@ridgepcr.com  | 214-676-6424 |
| Designated Broker of Firm  | License No. | Email                  | Phone        |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                  | Phone        |
| Bethany Williams   | 801880      | bwilliams@ridgepcr.com | 469-534-2350 |
| Sales Agent/Associate's Name                                       | License No. | Email                  | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date