



#7 Walmart in Texas  
3.1 Million Visits / year  
\*Placer.ai



SITE

Old Elkhart Rd

287

256

23,238 AADT '21

Future  
Redevelopment

Retail  
Redevelopment

Pad  
Under  
Development

FOR GROUND LEASE OR BUILD-TO-SUIT

2121 South Loop 256

Palestine, TX



# 2121 South Loop 256

Palestine, TX



**FOR GROUND LEASE OR BUILD-TO-SUIT**

3.133± AC  
Available

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- 3+ acre site located at the corner of Loop 256 and SH 142 (Elkhart) next to Walmart Supercenter
- Property has great visibility to Loop 256 with significant pole signage
- Located adjacent to Walmart Supercenter, which is ranked the #7 store in Texas and in the Top 50 Nationally with over 3.1 million visitors
- Newly constructed Chick-fil-A, Starbucks, Panda Express, Take 5 and Tidal Wave Car Wash located directly across the street.

## JOIN THESE RETAILERS



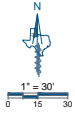
## TRAFFIC COUNTS

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

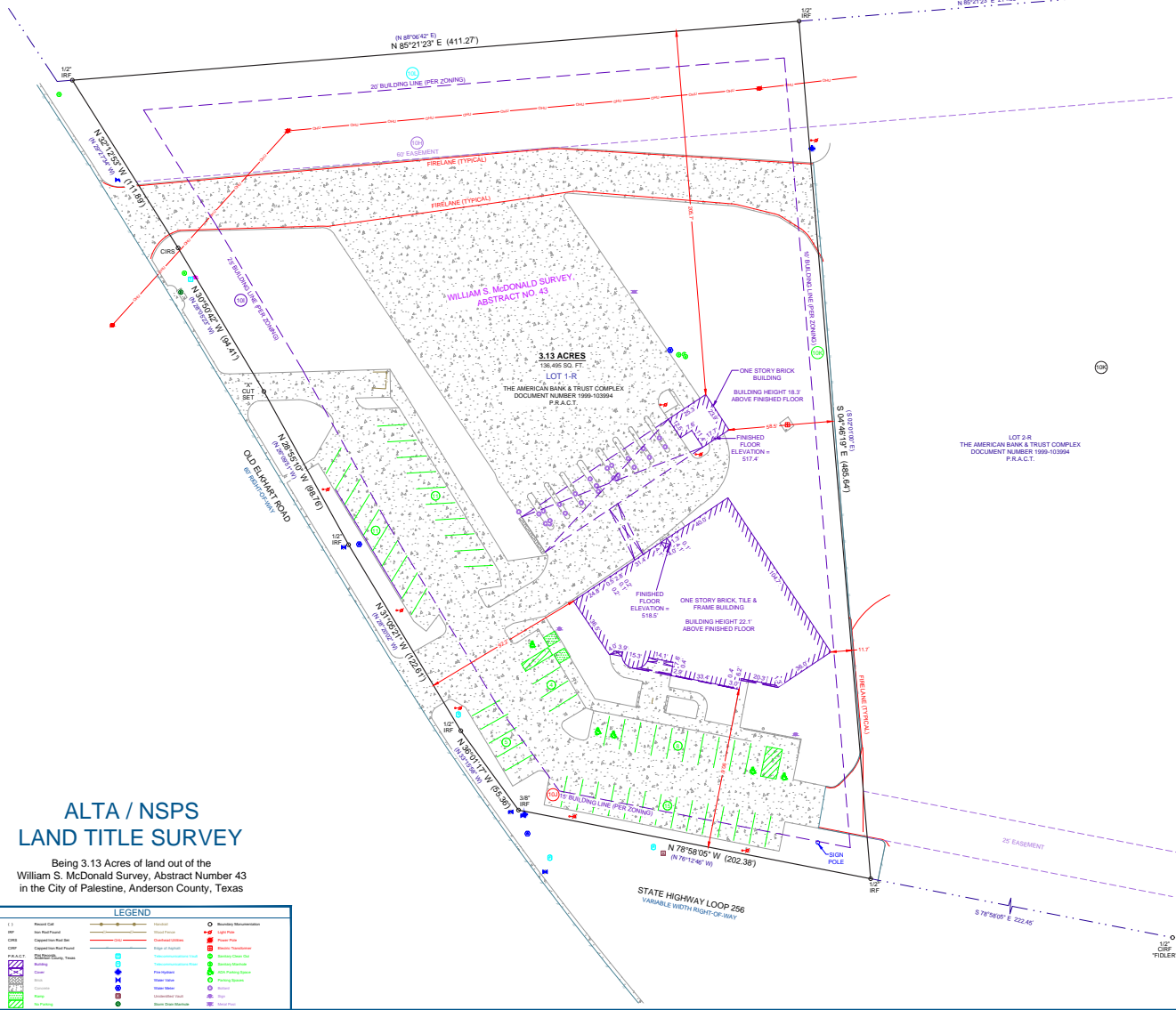
Year: 2021 | Source: TxDOT

# Site Plan

2121 South Loop 256 | Palestine, TX



LOT 1  
BROOKSHIRE ADDITION  
DOCUMENT NUMBER 2004-404816  
P.F.A.C.T.



## ALTA / NSPS LAND TITLE SURVEY

Being 3.13 Acres of land out of the William S. McDonald Survey, Abstract Number 43 in the City of Palestine, Anderson County, Texas

### LEGEND

1	Record Gap	10	10' EASEMENT	10	Boundary Measurement
2	Map Boundary	11	20' EASEMENT	11	High Point
3	Map Boundary	12	30' EASEMENT	12	Low Point
4	Map Boundary	13	40' EASEMENT	13	Spot Elevation
5	Map Boundary	14	50' EASEMENT	14	Spot Elevation
6	Map Boundary	15	60' EASEMENT	15	Spot Elevation
7	Map Boundary	16	70' EASEMENT	16	Spot Elevation
8	Map Boundary	17	80' EASEMENT	17	Spot Elevation
9	Map Boundary	18	90' EASEMENT	18	Spot Elevation
10	Map Boundary	19	100' EASEMENT	19	Spot Elevation
20	Map Boundary	20	10' EASEMENT	20	Spot Elevation
21	Map Boundary	21	20' EASEMENT	21	Spot Elevation
22	Map Boundary	22	30' EASEMENT	22	Spot Elevation
23	Map Boundary	23	40' EASEMENT	23	Spot Elevation
24	Map Boundary	24	50' EASEMENT	24	Spot Elevation
25	Map Boundary	25	60' EASEMENT	25	Spot Elevation
26	Map Boundary	26	70' EASEMENT	26	Spot Elevation
27	Map Boundary	27	80' EASEMENT	27	Spot Elevation
28	Map Boundary	28	90' EASEMENT	28	Spot Elevation
29	Map Boundary	29	100' EASEMENT	29	Spot Elevation
30	Map Boundary	30	10' EASEMENT	30	Spot Elevation
31	Map Boundary	31	20' EASEMENT	31	Spot Elevation
32	Map Boundary	32	30' EASEMENT	32	Spot Elevation
33	Map Boundary	33	40' EASEMENT	33	Spot Elevation
34	Map Boundary	34	50' EASEMENT	34	Spot Elevation
35	Map Boundary	35	60' EASEMENT	35	Spot Elevation
36	Map Boundary	36	70' EASEMENT	36	Spot Elevation
37	Map Boundary	37	80' EASEMENT	37	Spot Elevation
38	Map Boundary	38	90' EASEMENT	38	Spot Elevation
39	Map Boundary	39	100' EASEMENT	39	Spot Elevation
40	Map Boundary	40	10' EASEMENT	40	Spot Elevation
41	Map Boundary	41	20' EASEMENT	41	Spot Elevation
42	Map Boundary	42	30' EASEMENT	42	Spot Elevation
43	Map Boundary	43	40' EASEMENT	43	Spot Elevation
44	Map Boundary	44	50' EASEMENT	44	Spot Elevation
45	Map Boundary	45	60' EASEMENT	45	Spot Elevation
46	Map Boundary	46	70' EASEMENT	46	Spot Elevation
47	Map Boundary	47	80' EASEMENT	47	Spot Elevation
48	Map Boundary	48	90' EASEMENT	48	Spot Elevation
49	Map Boundary	49	100' EASEMENT	49	Spot Elevation
50	Map Boundary	50	10' EASEMENT	50	Spot Elevation
51	Map Boundary	51	20' EASEMENT	51	Spot Elevation
52	Map Boundary	52	30' EASEMENT	52	Spot Elevation
53	Map Boundary	53	40' EASEMENT	53	Spot Elevation
54	Map Boundary	54	50' EASEMENT	54	Spot Elevation
55	Map Boundary	55	60' EASEMENT	55	Spot Elevation
56	Map Boundary	56	70' EASEMENT	56	Spot Elevation
57	Map Boundary	57	80' EASEMENT	57	Spot Elevation
58	Map Boundary	58	90' EASEMENT	58	Spot Elevation
59	Map Boundary	59	100' EASEMENT	59	Spot Elevation
60	Map Boundary	60	10' EASEMENT	60	Spot Elevation
61	Map Boundary	61	20' EASEMENT	61	Spot Elevation
62	Map Boundary	62	30' EASEMENT	62	Spot Elevation
63	Map Boundary	63	40' EASEMENT	63	Spot Elevation
64	Map Boundary	64	50' EASEMENT	64	Spot Elevation
65	Map Boundary	65	60' EASEMENT	65	Spot Elevation
66	Map Boundary	66	70' EASEMENT	66	Spot Elevation
67	Map Boundary	67	80' EASEMENT	67	Spot Elevation
68	Map Boundary	68	90' EASEMENT	68	Spot Elevation
69	Map Boundary	69	100' EASEMENT	69	Spot Elevation
70	Map Boundary	70	10' EASEMENT	70	Spot Elevation
71	Map Boundary	71	20' EASEMENT	71	Spot Elevation
72	Map Boundary	72	30' EASEMENT	72	Spot Elevation
73	Map Boundary	73	40' EASEMENT	73	Spot Elevation
74	Map Boundary	74	50' EASEMENT	74	Spot Elevation
75	Map Boundary	75	60' EASEMENT	75	Spot Elevation
76	Map Boundary	76	70' EASEMENT	76	Spot Elevation
77	Map Boundary	77	80' EASEMENT	77	Spot Elevation
78	Map Boundary	78	90' EASEMENT	78	Spot Elevation
79	Map Boundary	79	100' EASEMENT	79	Spot Elevation
80	Map Boundary	80	10' EASEMENT	80	Spot Elevation
81	Map Boundary	81	20' EASEMENT	81	Spot Elevation
82	Map Boundary	82	30' EASEMENT	82	Spot Elevation
83	Map Boundary	83	40' EASEMENT	83	Spot Elevation
84	Map Boundary	84	50' EASEMENT	84	Spot Elevation
85	Map Boundary	85	60' EASEMENT	85	Spot Elevation
86	Map Boundary	86	70' EASEMENT	86	Spot Elevation
87	Map Boundary	87	80' EASEMENT	87	Spot Elevation
88	Map Boundary	88	90' EASEMENT	88	Spot Elevation
89	Map Boundary	89	100' EASEMENT	89	Spot Elevation
90	Map Boundary	90	10' EASEMENT	90	Spot Elevation
91	Map Boundary	91	20' EASEMENT	91	Spot Elevation
92	Map Boundary	92	30' EASEMENT	92	Spot Elevation
93	Map Boundary	93	40' EASEMENT	93	Spot Elevation
94	Map Boundary	94	50' EASEMENT	94	Spot Elevation
95	Map Boundary	95	60' EASEMENT	95	Spot Elevation
96	Map Boundary	96	70' EASEMENT	96	Spot Elevation
97	Map Boundary	97	80' EASEMENT	97	Spot Elevation
98	Map Boundary	98	90' EASEMENT	98	Spot Elevation
99	Map Boundary	99	100' EASEMENT	99	Spot Elevation
100	Map Boundary	100	10' EASEMENT	100	Spot Elevation

### LEGAL DESCRIPTION

Being all that certain lot, tract or parcel of land located in Palestine, Anderson County, Texas and being described as LOT 1-R, THE AMERICAN BANK and TRUST COMPLEX, as shown by the Map or Plat of said Addition which is of record in Map Envelope #263-B of the Map Envelope Records located in the office of the County Clerk of Anderson County, Texas.

### FLOOD NOTE

This property is located in Unshaded Zone "X" as scaled from the F.E.M.A. Flood Insurance Rate Map dated February 03, 2010 and is located in Community Number 480004 as shown on Map Number 48001C056D.

### SCHEDULE B EXCEPTIONS OF COVERAGE

- Subject to the easements as shown on Schedule "B" of the title commitment provided by Alamo Title Company with G.F. No. SAT-41-4000412203418R as listed below:
- 10. (4) Right-of-way and easement in instrument executed by D. B. Rogers to Texas Power and Light Company dated 01-10-1930, of record in Volume 195 at Page 493, Deed Records of Anderson County, Texas. Title to said interest not checked subsequent to the time and date of the recording of said instrument. (Blanket Easement) Affects.
  - 10. (a) Right-of-way and easement in instrument executed by the Estate of O. B. Rogers to Texas Power and Light Company dated 08-14-1961, of record in Volume 640 at Page 083, Deed Records of Anderson County, Texas. Title to said interest not checked subsequent to the time and date of the recording of said instrument. Unable to locate by description in document.
  - 10. (b) Right-of-way and easement in instrument executed by South Loop Properties Joint Venture #2 to Texas Power and Light Company dated 01-15-1980, of record in Volume 918 at Page 663, Deed Records of Anderson County, Texas. Title to said interest not checked subsequent to the time and date of the recording of said instrument. Unable to locate by description in document.
  - 10. (g) Right-of-way and easement in instrument executed by Compass Bank to Lasco Development Corporation dated 02-21-1999, of record in Volume 1589 at Page 592, Official Public Records of Real Property in Anderson County, Texas. Title to said interest not checked subsequent to the time and date of the recording of said instrument. Unable to locate by description in document.
  - 10. (h) A sixty (60.00) foot easement shown on Map Envelope 263-B of the Map Envelope Records of Anderson County, Texas. Affects as shown.
  - 10. (i) Twenty-five (25.00) foot Front of Lot Building Set Back Line shown on Map Envelope 263-B of the Map Envelope Records of Anderson County, Texas. Affects as shown.
  - 10. (j) Fifteen (15.00) foot Side Street Building Set Back Line shown on Map Envelope 263-B of the Map Envelope Records of Anderson County, Texas. Affects as shown.
  - 10. (k) Ten (10.00) foot Side of Lot Building Set Back Line shown on Map Envelope 263-B of the Map Envelope Records of Anderson County, Texas. Affects as shown.
  - 10. (l) Twenty (20.00) foot Front of Rear of Lot Building Set Back Line shown on Map Envelope 263-B of the Map Envelope Records of Anderson County, Texas. Affects as shown.

### GENERAL NOTES

1. Eagle Surveying, LLC did not abstract the subject property. This survey was based off of a Legal description provided by Alamo Title Company with SAT-41-4000412203418R with an effective date of January 4, 2023 at 8:00 AM and issued on January 11, 2023 at 8:00 AM. This survey is only valid for G.F. No. SAT-41-4000412203418R. Eagle Surveying, LLC does not intend to express an opinion regarding ownership or title of the subject property.
2. This survey is being provided by Eagle Surveying, LLC solely for the use of the parties to whom the survey is certified and no license has been created, express or implied to copy this survey except as necessary in conjunction with this transaction.
3. Underground utility locations, if shown on this survey, are approximate and are based on above-ground evidence and utility markings. The surveyor makes no representation that underground utility locations are in the exact location indicated, but does certify that they are located as accurately as is reasonably practicable from the information provided and observed in the field.
4. There was no visible evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
5. Eagle Surveying, LLC has not been provided any documentation regarding proposed changes in street right of way lines, furthermore there was no visible evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
6. There are no visible encroachments or overlapping of improvements except as shown herein.
7. No substantial features were observed in the process of conducting the fieldwork except as shown herein.
8. Eagle Surveying, LLC has not been provided a zoning report or letter at the time this survey was prepared.
9. All building lines, setbacks, and easements shown herein are by HE AMERICAN BANK and TRUST COMPLEX, as shown by the Map or Plat of said Addition which is of record in Map Envelope #263-B of the Map Envelope Records located in the office of the County Clerk of Anderson County, Texas unless noted otherwise.
10. The bearings shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
11. Elevations shown on this survey are based on GPS observations utilizing the AITerra RTK Network, North American Vertical Datum of 1988 (Geoid 12A).

### ALTERATIONS AND ERRORS

This survey is the work product of the signing surveyor and may not be altered or modified in any manner, except by the signing surveyor. Any alteration or modification performed to this survey by any party except for the signing surveyor will be prosecuted to the fullest extent of the law. The surveyor will not be responsible to the client for any typos or errors for which a correction is not requested by the client within thirty days following the issuance of this survey.

### SURVEYORS CERTIFICATION

This survey is certified to Alamo Title Company, Alamo Title Insurance, Maloff Interests Inc. a Texas Corporation & Capital One, National Association and is only valid for G.F. No. SAT-41-4000412203418R with an effective date of January 4, 2023 at 8:00 AM and issued on January 11, 2023 at 8:00 AM.

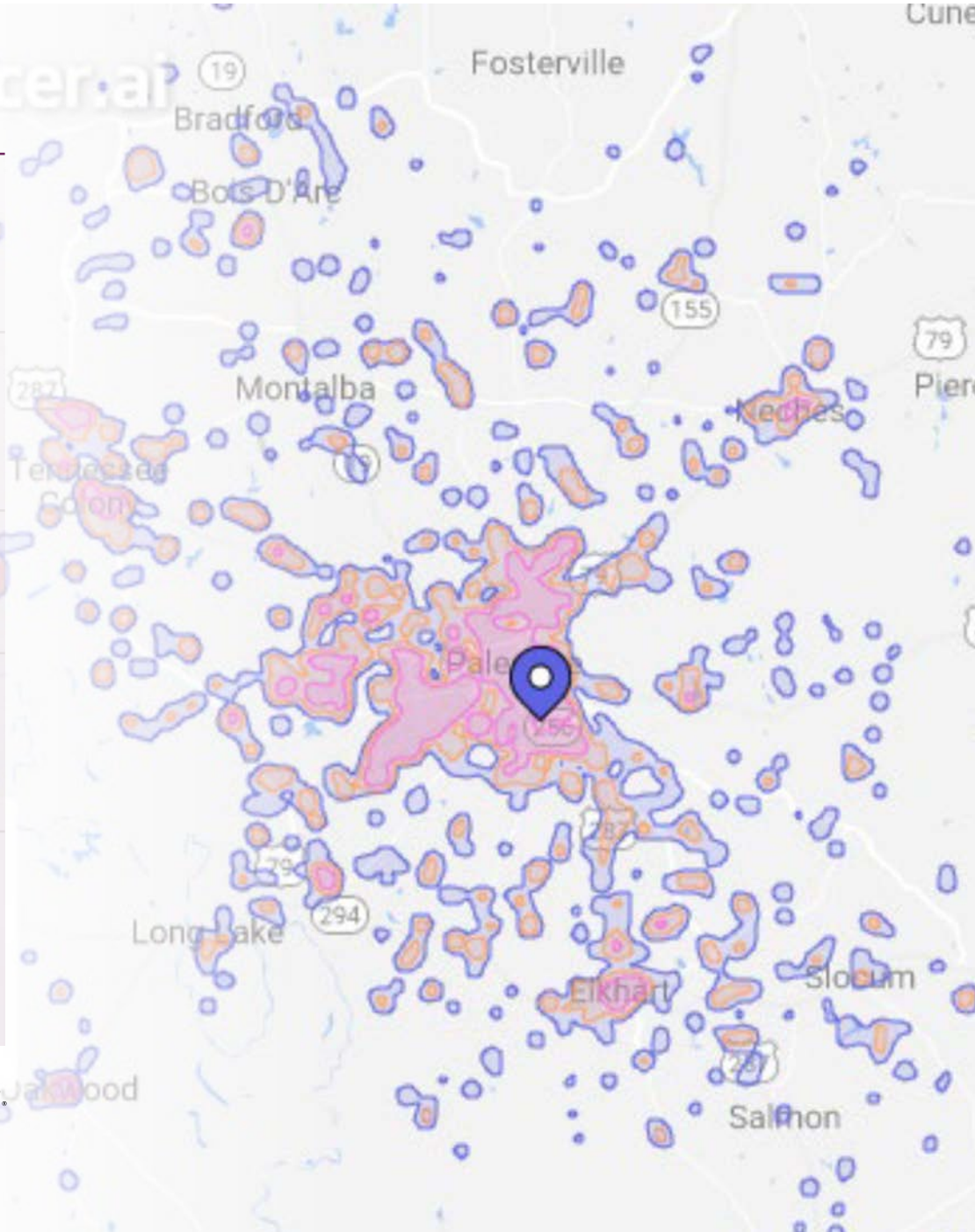
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a) & (b), 7(a), 8, 9, 16, 17 & 18 of Table A thereof. The fieldwork was completed on February 4, 2023.

This map or plat was prepared on **PRELIMINARY** this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document  
Matthew Raabe / Gilbert Ybarra  
P.F.A.C.T. # 49402 / 6091

<b>PARKING SPACES</b> NORMAL = 54 ADA = 5 TOTAL = 59	JOB NUMBER 2301.031		Eagle Surveying, LLC 222 South Elm Street Suite: 200 Denton, TX 76201 940.222.3009 www.eaglesurveying.com TX Firm # 10194177	<b>PROPERTY ADDRESS</b> 2121 LOOP 256, PALESTINE TEXAS 75801
	DATE 02-07-2023		REVISION	
	DRAWN BY TER		DATE	
	TER		DATE	

## 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.

SRSR Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Bradford Roberts Gibbs	611900	brad.gibbs@srsre.com	214.560.3238	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



**SRS Real Estate Partners**  
8144 Walnut Hill Lane, Suite 1200  
Dallas, TX 75231  
214.560.3200

**Brad Gibbs**  
214.560.3238  
brad.gibbs@srsre.com

**Jack Dawson**  
214.560.3269  
jack.dawson@srsre.com

**SRSRE.COM**

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