

2.3 Acres with Warehouse For Sale on Highway 80 W in Mineola, Texas



±2.326-Acre Tract For Sale
Features 2,000 SF Warehouse
141' of Highway 80 W Frontage
Unzoned, Offering Flexibility
Existing Utilities to Site

0 Highway 80 W | Mineola, Texas 75773

Jon Stafford

Main Contact | Associate

336.601.5680 | jon.stafford@mdcregroup.com

Kevin Weable, CCIM

Market Director

214.801.7787 | kevin@mdcregroup.com



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

M&D CRE is a service mark of M&D Real Estate, LP.

EXCLUSIVELY LISTED BY



Table of Contents

Pages 4-8 | Property Overview

Pages 9-11 | Location Overview

Page 12 | Contacts



Property Overview

Located directly on U.S. Highway 80 in Mineola, this 2.326-acre property features a 2,000-square-foot warehouse, approximately 141 feet of highway frontage, and existing utilities. With no zoning restrictions, strong visibility, and convenient access to Tyler and the Dallas-Fort Worth corridor, the site offers flexible potential for owner-users, investors, or future development.

Listed By:
Jon Stafford | 336.601.5680



Property Overview

Positioned directly along U.S. Highway 80 in Mineola, Texas, this versatile commercial property presents an excellent opportunity for an owner-user, investor, or business seeking a highly visible East Texas location. Situated on approximately 2.326 acres of raw, level land, the property features a 2,000-square-foot warehouse and approximately 141 feet of frontage along Highway 80, providing strong visibility and convenient access along one of the region's primary transportation corridors. The site is currently served by city water, electricity, and a septic system, offering essential infrastructure for a variety of uses.

With no zoning restrictions, the property provides exceptional flexibility for future use, expansion, redevelopment, or investment. Located approximately 26 miles north of Tyler, Mineola offers convenient connectivity throughout East Texas and to the Dallas-Fort Worth Metroplex via U.S. Highway 80. The surrounding trade area includes more than 41,000 residents and over 38,000 daytime employees within a 20-minute drive, providing a substantial customer base and workforce for businesses operating at the site.

With its highway frontage, flexible land use, existing warehouse space, and room for additional development, this property offers significant potential for businesses, investors, and owner-users looking to establish or expand their presence in a growing East Texas market.

For more information, contact **Jon Stafford** at **336.601.5680** or jon.stafford@mdcregroup.com

Property Size	±2.326 Acres
Improvements	±2,000 SF Warehouse
Frontage	141' on Hwy 80
Utilities On-Site	Electric, Septic & City Water
Zoning	Unzoned No Known Restrictions
Land Description	Raw, Level, Grassy Land



Listed By:
Jon Stafford | 336.601.5680



0 HWY 80 W MINEOLA, TX — AERIAL PHOTOS



Listed By:
Jon Stafford | 336.601.5680



0 HWY 80 W MINEOLA, TX — GROUNDS & INTERIORS



Listed By:
Jon Stafford | 336.601.5680





Highlights

- ±2.326 Acre Tract
- ±141' of Hwy 80 Frontage
- 2,000 SF Warehouse
- Existing Utilities to Site
- No Zoning Restrictions
- Convenient Connectivity throughout East TX and to the DFW Metroplex
- 38,000 Employees within 20-Minute Drive

Listed By:
Jon Stafford | 336.601.5680



Location Overview

Mineola serves as a growing East Texas commercial hub where regional highway access, expanding demographics, and a business-friendly environment support long-term opportunities for businesses, investors, and owner-users.

Listed By:
Jon Stafford | 336.601.5680



Mineola, TX— Where Business, Visibility & Opportunity Converge

Mineola, TX Overview

Positioned along US Highway 80, the property benefits from visibility along one of East Texas' primary transportation corridors connecting the region with Dallas–Fort Worth. More than 41,000 residents and over 38,000 daytime employees are located within a 20-minute drive, creating a substantial customer and workforce base for owner-users and commercial businesses. This site offers operational flexibility, and room for expansion while maintaining convenient access to local services and dining.

\$55.8M

Food Away from
Home Spending

20 MIN—ESRI

\$95,634

Average HH
Income

20 MIN—ESRI

38,331

Daytime
Population

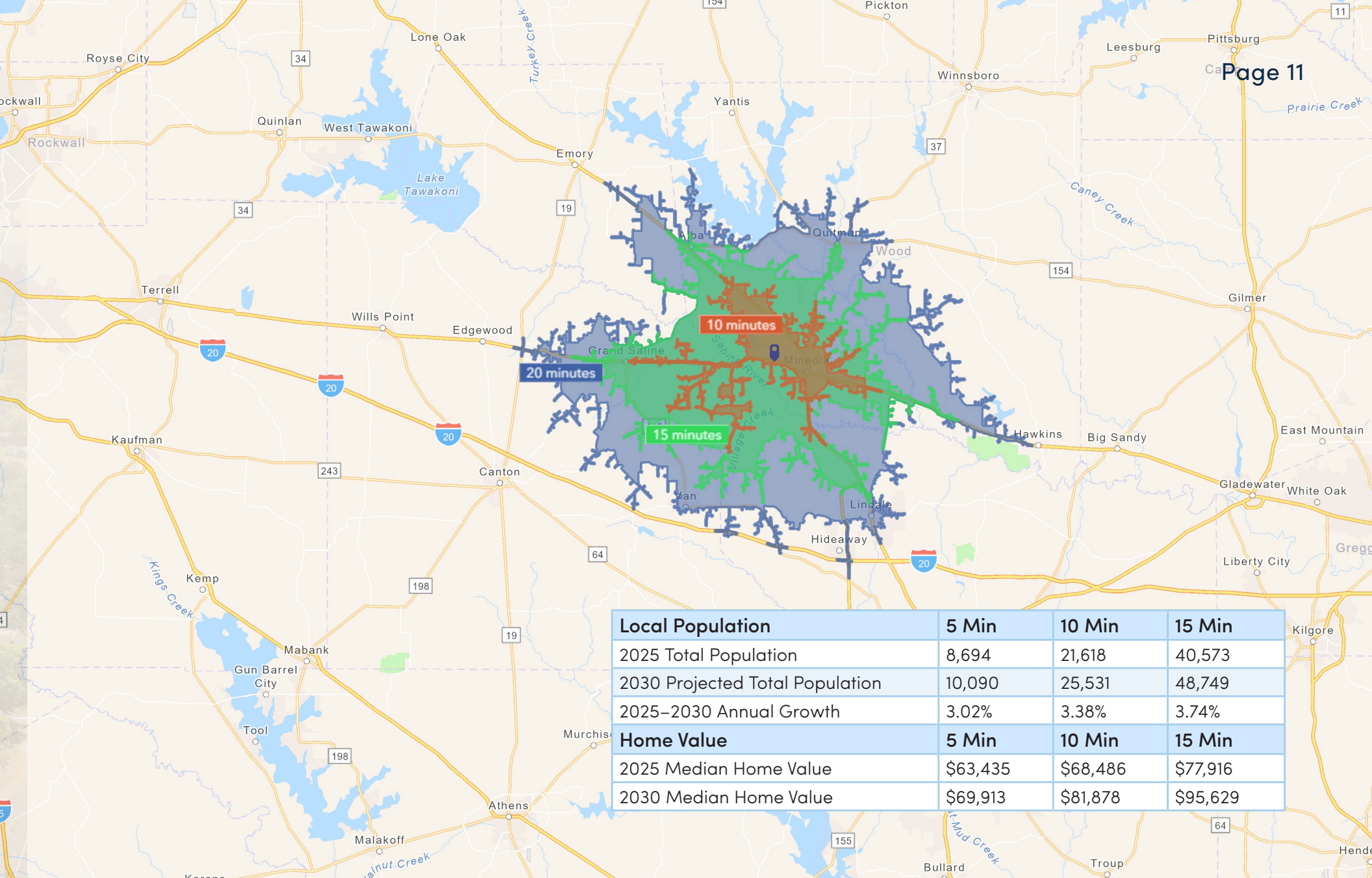
20 MIN—ESRI

41,425

2025
Residents

20 MIN—ESRI

**MD
? CRE**



Local Population	5 Min	10 Min	15 Min
2025 Total Population	8,694	21,618	40,573
2030 Projected Total Population	10,090	25,531	48,749
2025–2030 Annual Growth	3.02%	3.38%	3.74%
Home Value	5 Min	10 Min	15 Min
2025 Median Home Value	\$63,435	\$68,486	\$77,916
2030 Median Home Value	\$69,913	\$81,878	\$95,629

Listed By:
Jon Stafford | 336.601.5680



Jon Stafford

Associate

jon.stafford@mdcregroup.com

336.601.5680

Kevin Weable, CCIM

Market Director

kevin@mdcregroup.com

214.801.7787

Office Information

2701 Sunset Ridge Dr, Suite 109, Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jon Stafford	0821722	jon.stafford@mdcregroup.com	336-601-5680
Sales Agent/Associate's Name	License No.	Email	Phone
		Date	
Buyer/Tenant/Seller/Landlord Initials			