

19+ ACRE DEVELOPMENT SITE

15374 -15412 Hwy 110 S
Whitehouse, TX 75791

This prime investment opportunity in Whitehouse offers a strategically positioned land/office site with seamless access to Highway 110 and Loop 49. Excellent visibility and connectivity make this ideal for new commercial development or expansion in one of the area's most promising growth corridors.



PRICE

\$1,250,000

ACREAGE

19.11

STATUS

For Sale



Property Name	15374 -15412 Texas 110
Property Type	Land
APN	R222213/R222214
Lot Size	19.11 Acres
Number of Lots	2

This property represents a compelling investment opportunity in the growing Whitehouse, TX market. It is well-suited for investors seeking a strategically positioned asset. The site benefits from convenient access to Highway 110 and Loop 49, offering strong connectivity and visibility for commercial or office development.

Located at a desirable address within Whitehouse, the property is positioned to support a range of development. Its location within one of the area's emerging growth corridors makes it a sound addition for investors targeting long-term value.



- **Located on Hwy 110**
- **560 feet of frontage**
- **High visibility location**
- **Potential for future development**
- **Close to major highways**
- **Strong investment opportunity**

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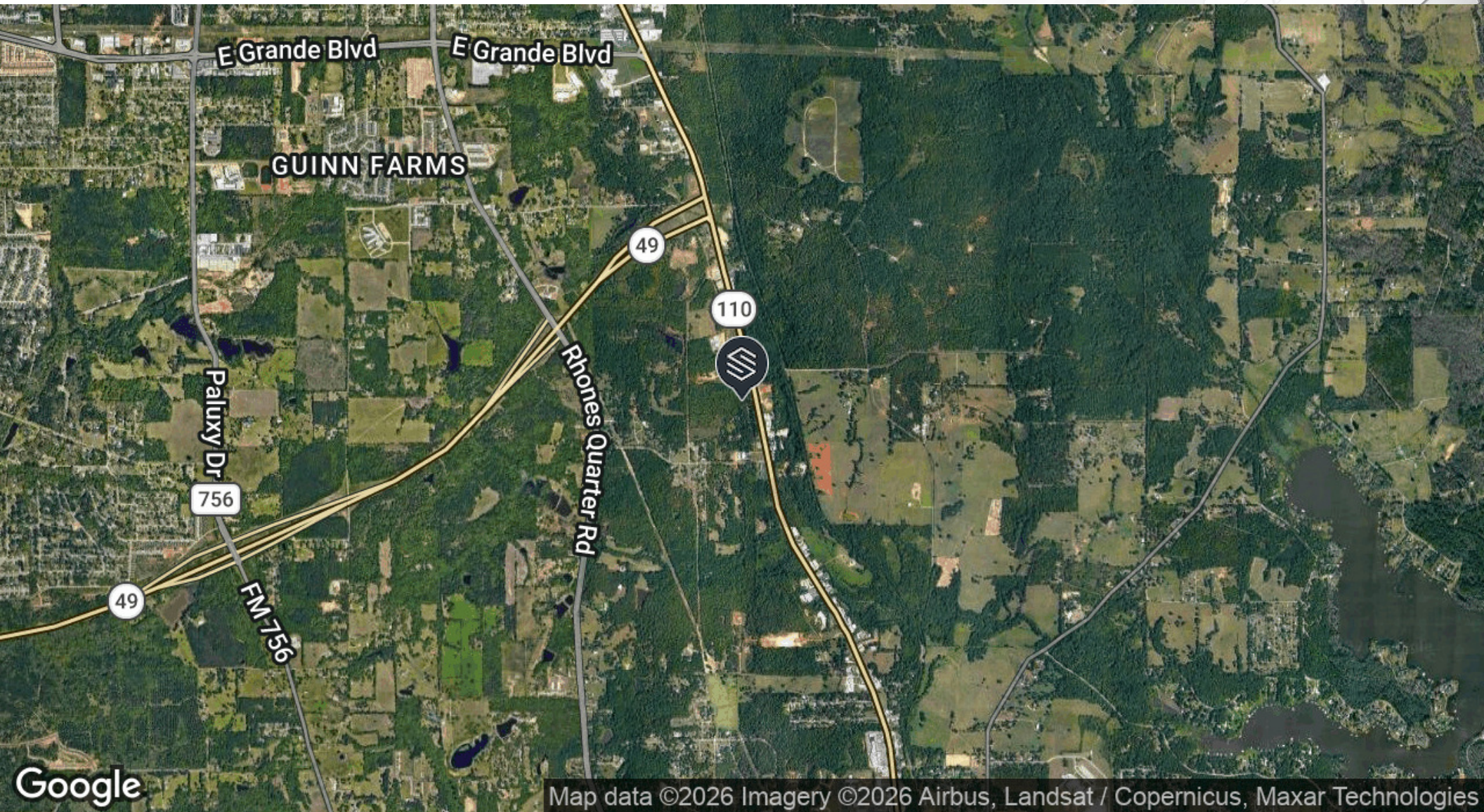
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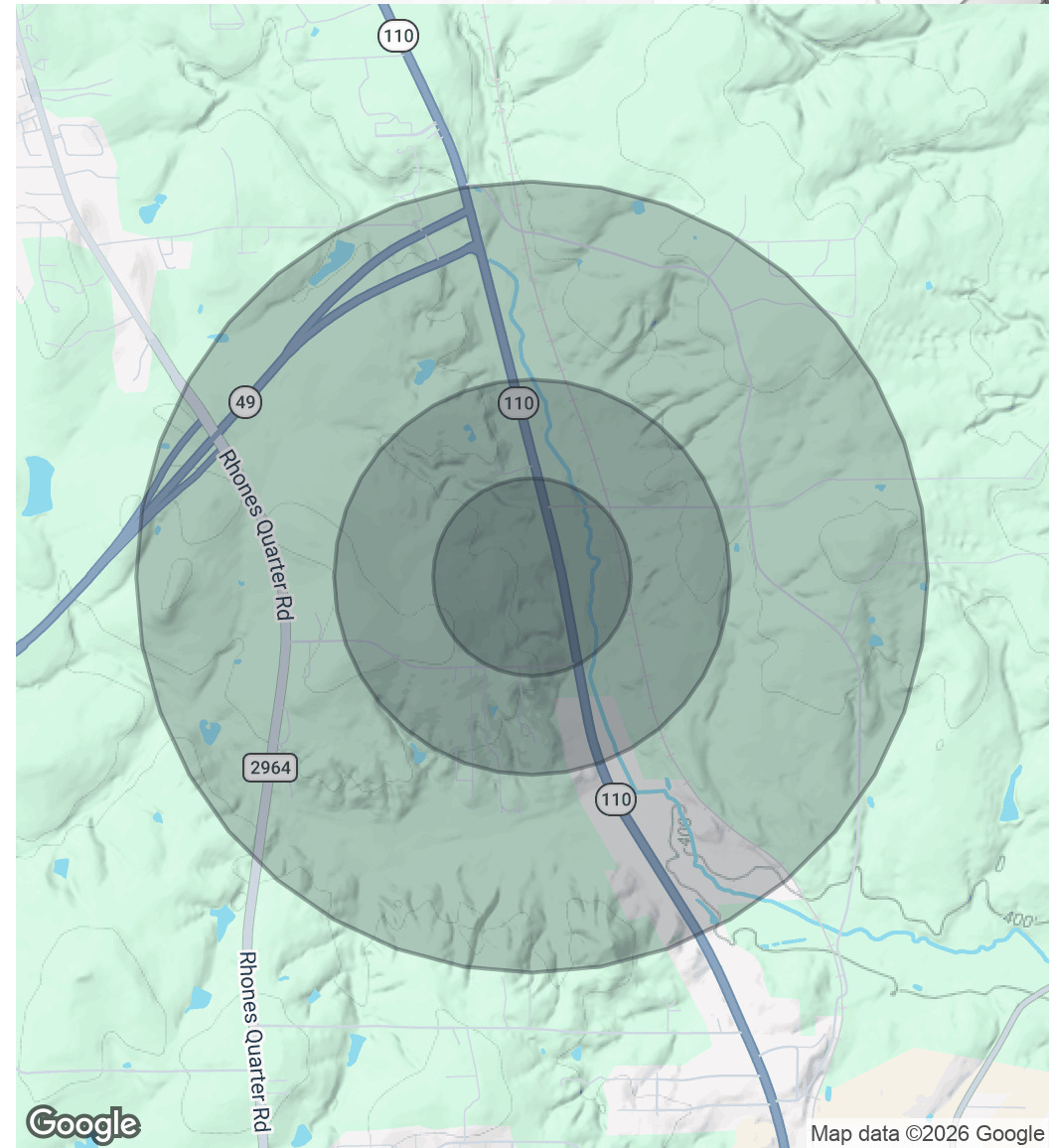
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	33	222	1,011
Average Age	43.4	39.7	39.5
Average Age (Male)	43.1	39.6	38.5
Average Age (Female)	47.7	41.6	41.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	11	74	341
# of Persons per HH	3.0	3.0	3.0
Average HH Income	\$127,695	\$101,587	\$95,576
Average House Value	\$323,645	\$179,055	\$144,143

2023 American Community Survey (ACS)



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TX #687976

Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

He quickly established himself as a rising star in the industry, earning his Certified Commercial Investment Member (CCIM) designation in 2023, which is a globally recognized symbol of excellence in commercial real estate.

Over the course of his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.

In addition to his work as a commercial real estate broker, Samuel is actively involved in the Tyler community. He serves on the board of several local organizations, including the Tyler Economic Development Council, Champion's for Children, Hospice of East Texas, Heart of Tyler and many others.

Whether you are a buyer, seller, or landlord, Samuel Scarborough, CCIM, has the expertise and knowledge to help you achieve your commercial real estate goals. Contact Scarborough Commercial Real Estate today to learn more about how we can help you succeed.

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