



Goodwill

5.2 Acres

367.41 FT. FRONTAGE

ADAM OLSEN
(713) 614-2670
2800 POST OAK BLVD SUITE 4100
HOUSTON, TX 77056

**±5.26 ACRES FOR LEASE ALONG HWY 79 |
PRIME PALESTINE DEVELOPMENT SITE**

4008 W OAK ST | PALESTINE, TX 75801



OFFERING SUMMARY

LEASE RATE

NEGOTIABLE

PROPERTY TYPE

COMMERCIAL, RETAIL,
INDUSTRIAL/DEVELOPMENT

LOT SIZE

5.259 ACRES

PROPERTY HIGHLIGHTS

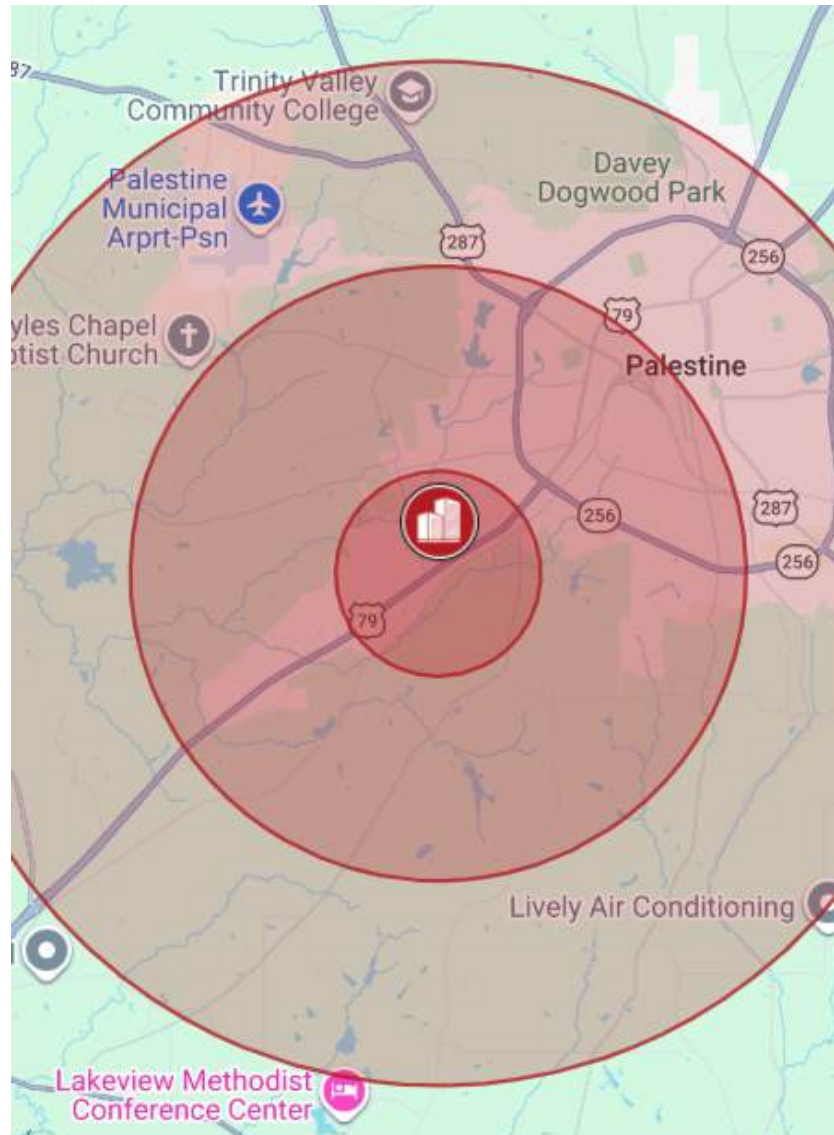
- 5.259 acres for lease within Palestine city limits
- Located 1.5 miles southwest of Loop 256
- Utilities on-site
- Positioned along an active retail and service corridor
- Strong visibility and accessibility
- Ideal for retail, service-based businesses, storage units, or commercial development
- Surrounded by established businesses, supporting traffic and synergy
- Excellent opportunity to secure space in a growing commercial market



Property Photos



Demographics



4008 W. Oak St is positioned along Hwy 79, one of Palestine's key commercial corridors. The property sits directly next to Goodwill, offering strong visibility and consistent traffic. Surrounded by established retailers, service businesses, and residential neighborhoods, this location provides convenient access to downtown Palestine and major thoroughfares.

	1 Mile	3 Miles	5 Miles
Total population	2,184	8,560	20,197
Persons per household	3.2	2.8	2.7
Total household	680	3,056	7,388
Average household income	\$69,657	\$67,067	\$65,089
Average age	32.5	35.1	35.7
Average age male	34.6	35	34.8
Average age female	30.9	35.8	37.2

Demographics data derived from AlphaMap

Market Overview

Palestine, Texas offers a strong setting for commercial development, supported by established retail, service businesses, residential neighborhoods, and key transportation corridors. The property's location along Hwy 79 places it within one of the city's active commercial areas, with convenient access to downtown Palestine and nearby major thoroughfares.

Positioned approximately 1.5 miles southwest of Loop 256 and directly next to Goodwill, the site benefits from visibility and surrounding commercial activity. With more than five acres available, on-site utilities subject to tenant verification, and flexibility for a variety of development concepts, the property is well positioned for retail, service, storage, or other commercial users seeking a customizable location within Palestine.



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