



**WOODCREST**  
CAPITAL, LLC

# Freestanding Pineland TX

175 US Hwy 96 N | Pineland TX

**LEASING**  
**(817) 927-0050**

**Restaurant**  
**Retail**  
**Office**  
**Medical**

**AVAILABLE**  
**10,919 SF**



- 10,919 SF Freestanding Retail
- Sabine County, Texas
- 2022-Built Former Family Dollar/Dollar Tree
- Excellent Visibility on US 96

Type	PSF
NNN's	TBD
Lease Rates	Call for Rates

Traffic Counts	
US-96	4,604 VPD
Timberland Hwy	2,508 VPD



Demographics	1-mile*	3-mile	5-mile
Population	664	1,029	1,256
Households	266	408	498
Average HH Income	\$46,906	\$54,066	\$56,572

\* 1, 3, and 5 mile radius data provided by CoStar Group, 2024 dataset.

\*\* Traffic Count (VPD) data provided by CoStar Group, 2025 dataset.

**Woodcrest Capital, LLC**  
3113 South University Drive, Suite 600  
Fort Worth, TX 76109

*The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*

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