

OFFERING MEMORANDUM

RETAIL BUILDING - FOR SALE

112 Quitman St, Pittsburg, TX 75686

FOR SALE: \$134,900



4,015 SF | 0.09 ACRES | BUILT IN 1890

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OFFERING MEMORANDUM

112 QUITMAN ST

Pittsburg, TX 75686

DISCLAIMER

The information contained in the following Offering Memorandum has been prepared to provide a summary of unverified information to prospective buyers or tenants and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Prospect agrees that the proposed sale price and its terms, and any negotiations or discussions with respect to the transaction (collectively, "Confidential Information") are confidential. Prospect agrees that it shall, and that it shall cause Prospect's representatives to, maintain and protect the confidentiality of all Confidential Information. Further, Prospect agrees that it shall not, and that it shall cause its representatives to not, disclose any Confidential Information to anyone other than individuals working on Prospect's behalf directly or in connection with the proposed transaction who have agreed to be bound by the provisions of this paragraph.





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EXECUTIVE SUMMARY

112 QUITMAN ST

Pittsburg, TX 75686

Located in downtown Pittsburg, this property benefits from its placement along a central commercial corridor. The surrounding area is comprised of local businesses and community-serving uses.

The building is adaptable for retail or office occupancy and offers a manageable footprint for an owner-user. Visibility and access are strong for a small-market setting.

Pittsburg's stable local economy supports continued use by service-oriented businesses and long-term ownership.



MARKET OVERVIEW



Pittsburg, TX

Pittsburg is a small but historically rich city in Camp County, Northeast Texas, strategically positioned between Dallas/Fort Worth and Texarkana near Interstate 30 (about 10 miles south). It serves as the county seat and anchors a cluster of lakes, parks, and historic assets that make the region both a recreational hub and a charming downtown destination. Economically, Pittsburg blends legacy industry with small-town entrepreneurship. It's the birthplace of major Western wear retailer Cavender's Boot City and historically connected to poultry giant Pilgrim's Pride. The local economy also sees contributions from manufacturing, retail trade, and healthcare, reflecting a diverse base for a town its size. Culturally, Pittsburg leans into heritage and community events—from the Historic Main Street district and museums (including the Northeast Texas Rural Heritage Center) to outdoor recreation on lakes and trails. The town is also known for local food traditions like Pittsburg hot links and seasonal orchard activities.



DEMOGRAPHIC SUMMARY

PITTSBURG, TX

POPULATION

Pittsburg

4,550

State: Texas 30.3 Million

MEDIAN AGE

Pittsburg

32.9 Years

State: Texas 35.5 Years

MEDIAN HOUSEHOLD INCOME

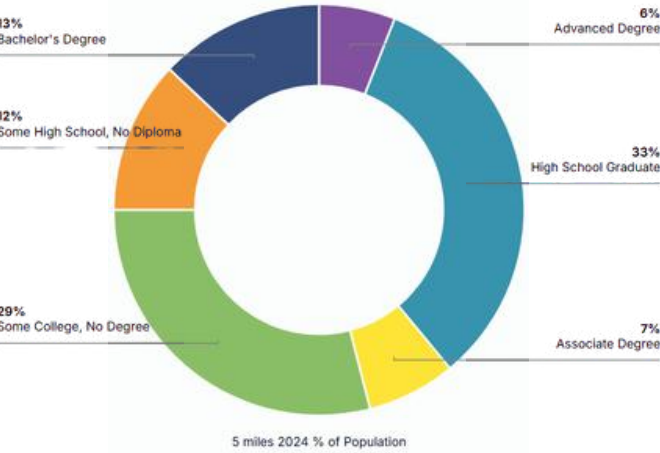
Pittsburg

\$48,340

State: Texas \$76,292

EDUCATIONAL ATTAINMENT

Highest level of education among people aged 25 years and older as 80% more or less than Texas at large.



2024 STATISTICS

	2 Mile	5 Mile	10 Mile
Population 2024	5,235	8,884	18,465
Total Households	1,989	3,372	6,981
Avg Household Size	2.7	2.6	2.6
Avg Household Income	\$68,938	\$72,809	\$80,728

ECONOMIC INDICATORS

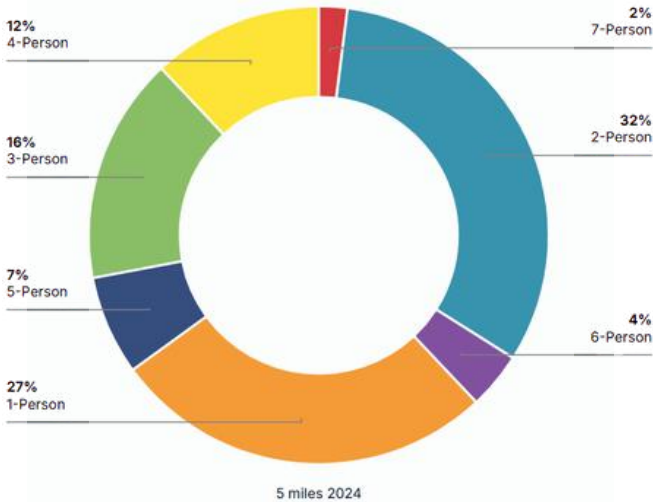
3%

Pittsburg
Unemployment Rate

4.6%

U.S.
Unemployment Rate

HOUSEHOLDS



Pittsburg

1,550

State: Texas 10.75 Million



Average
Household Size



LOCATION OVERVIEW



HIGHWAY ACCESS

- **U.S. Highway 271** – Major north-south route through Pittsburg connecting north to Mount Pleasant/Texarkana and south toward Tyler/Dallas corridors.
- **State Highway 11** – East-west state route linking Pittsburg westward to communities like Gilmer and east toward Daingerfield and beyond.
- **Loop 179** – Local loop route providing internal connectivity around the city and access between SH-11 and US-271.
- **Interstate Accessibility** – About 10 mi to I-30 corridor (east-west) and ~40 mi to I-20, giving straightforward access to major freight, logistics, and distribution routes spanning East Texas and interstate markets.



AIRPORT PROXIMITY

- **East Texas Regional Airport (GGG)** – Located in Longview, TX, roughly ~45–56 miles north of Pittsburg. It offers regional service options and rental car accessibility for commercial travel.
- **Pounds Regional Airport (TYR)** – In Tyler, TX (~50–52 miles southwest), providing additional regional flight connections.
- **Dallas/Fort Worth International (DFW)** – Roughly ~149 miles west via highway, the major global gateway for extensive domestic/international flights.
- **Local Airfield (Richardson Field – XA23)** – A private aviation field right near Pittsburg for general aviation or private use (permission required).

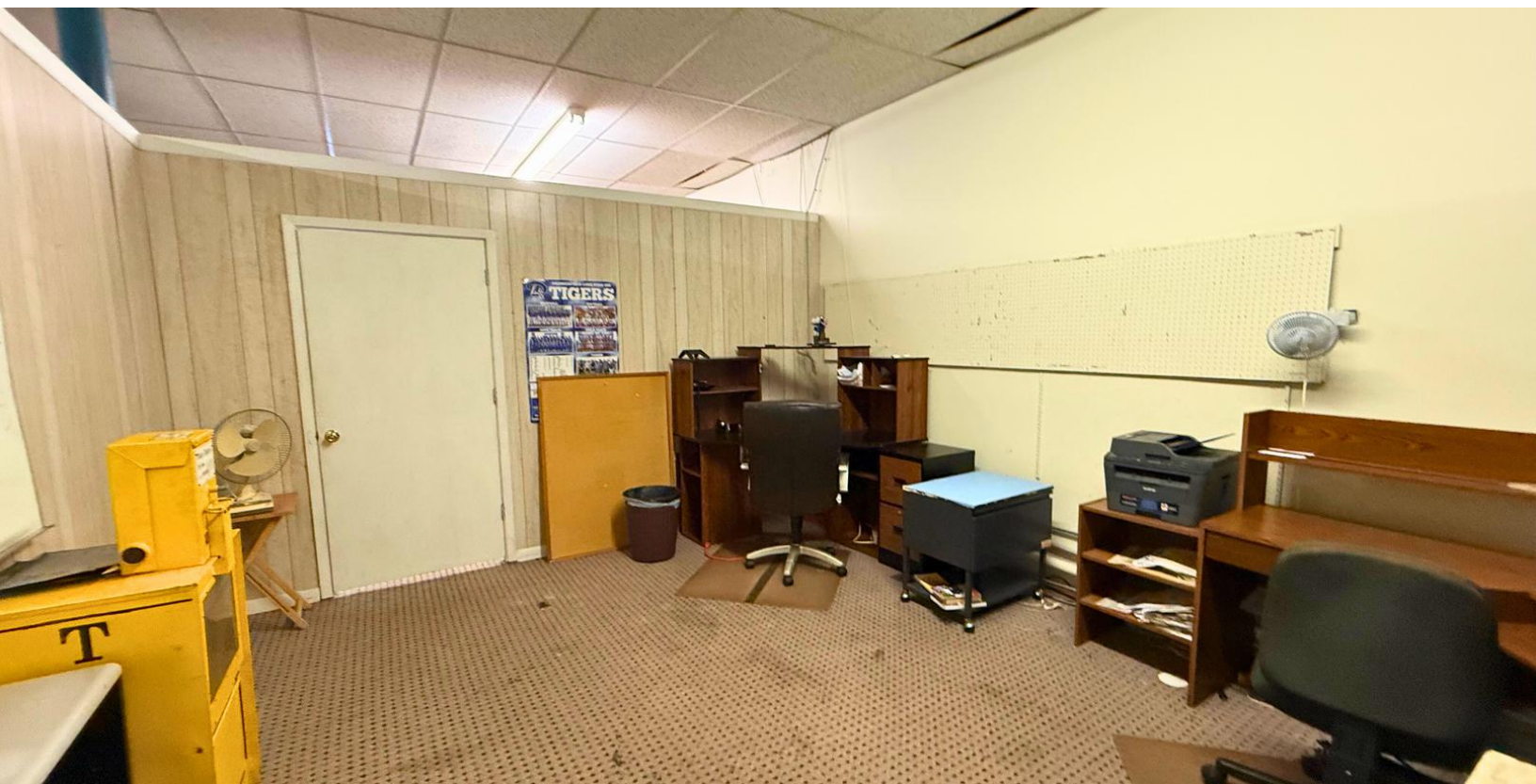
SITE OVERVIEW

SITE

Property Type:	Retail
Year Built:	1890
Class:	C
Total SF:	4,015 SF
Acres:	0.09 AC
Stories:	1
Parking:	4 Surface Spaces

OPERATING EXPENSES

Taxes:	\$1,200.16
Insurance:	\$339.00
Utilities:	\$6,756.00
TOTAL	\$8,295.16





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