



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

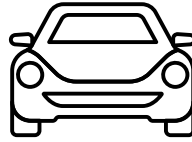
*53.425 Acres for Development*

*13506 CR 433 | Tyler, TX 75706*

# INVESTMENT SUMMARY



PROPERTY SIZE  
**53.425 ACRES**



TRAFFIC COUNT  
**45,460 VPD**



PRICING  
**\$1,802,000**

## INVESTMENT DETAILS:

### Property Overview:

Strategically located just 1,600 feet from Interstate 20, this expansive 53.425-acre parcel offers exceptional potential for subdivision development, multifamily housing, or a corporate campus.

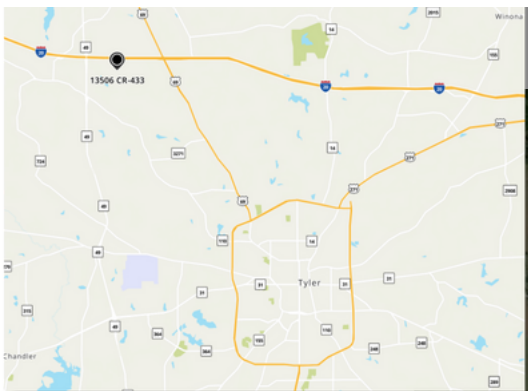
Situated directly behind the Target Distribution Center, the property enjoys excellent visibility and proximity to major logistics hubs. Utilities are available on-site or at neighboring properties, streamlining development possibilities.

The site is located just south of a new, 70-acre development to feature retail, restaurants, apartments and offices, including The Texan gas station / convenience store / restaurant.

Imminent construction of an east-to-west thoroughfare road, as well as the expansion of Harvey Road to four lanes, add to the appeal of this location. The combination of accessibility, infrastructure and versatility make it an ideal investment for visionary developers.

### Property Features:

- **List price:** \$1,802,000
- **Total acreage:** 53.425
- **Traffic count:** 45,460 vpd
- **Frontage:** 629 feet on CR 433
- **Location:** 1,600 feet from I-20





## INVESTMENT HIGHLIGHTS:

- 53.425 acres just 1,600 feet from Interstate 20
- Adjacent to Target Distribution Center
- Near new 70-acre, multi-use development
- Utilities on-site or nearby
- Ideal for subdivision, multifamily, or corporate use



## INVESTMENT CONTACT:

**Samuel Scarborough, CCIM**

Broker/President

(903) 570-7366

[www.scarboroughcre.com](http://www.scarboroughcre.com)

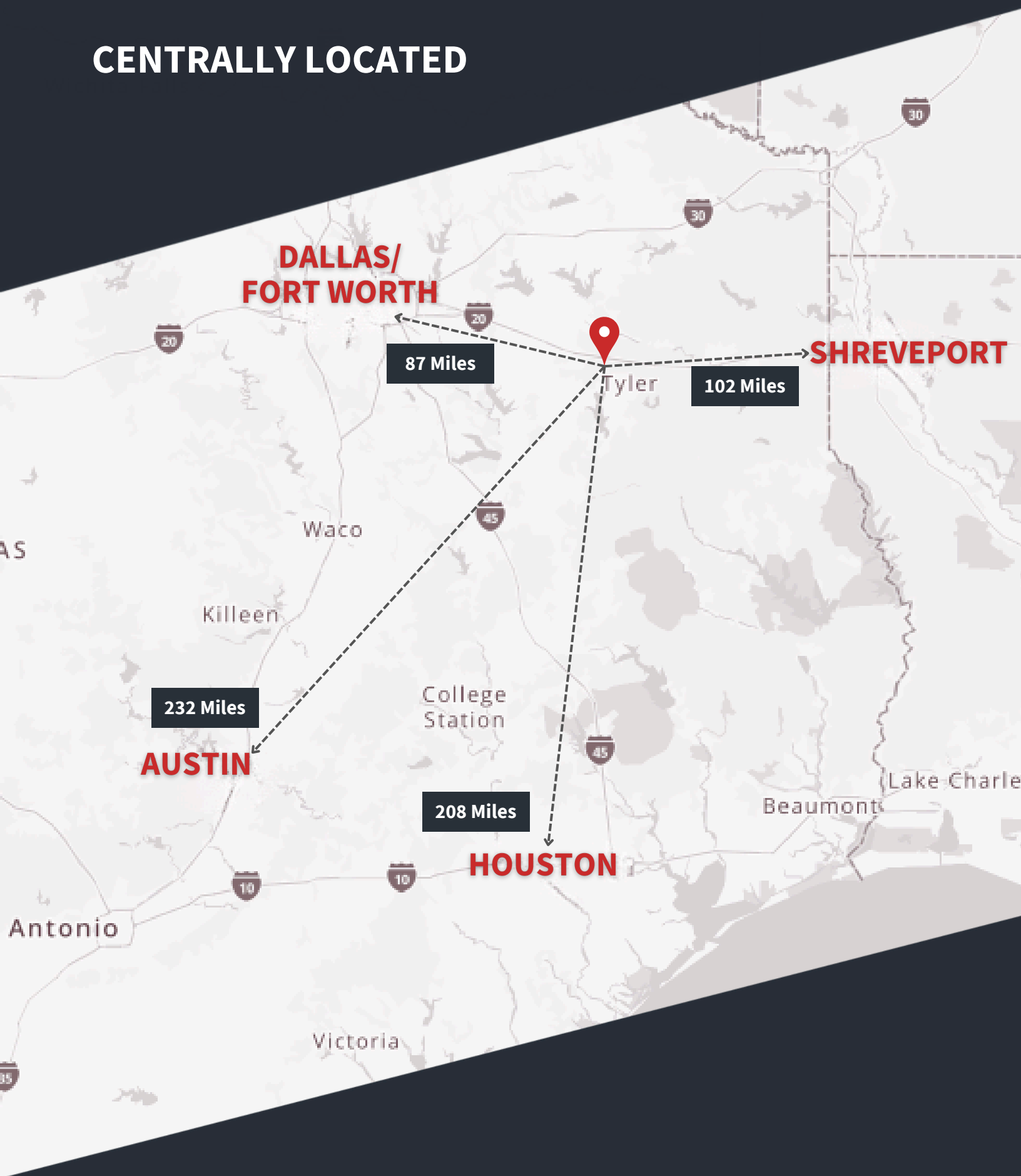








# CENTRALLY LOCATED





# Tyler, Texas MSA



POPULATION  
**245,209**



MEDIAN HOUSEHOLD INCOME  
**\$72,313**



UNEMPLOYMENT  
**3.9%**

**#1 Best City in Texas to Move To**  
(*USA Today*, 2024)

**#1 Best U.S. City to Retire To**  
(*USA Today*, 2024)

- Median Age: **33.4**
- GDP per Capita: **\$51,000**
- State Income Tax: **\$0**
- Education:
  - **24,000 college students**
  - **1st School of Medicine in East Texas**



# KEY DEMOGRAPHICS

	3-Mile Radius	5-Mile Radius
<b>POPULATION</b>		
2024 Estimated Population	8,089	22,951
2029 Projected Population	9,141	25,847
2020 Census Population	7,205	20,880
2010 Census Population	6,052	17,650
Projected Annual Growth 2024 to 2029	2.60%	2.52%
Historical Annual Growth 2010 to 2024	2.40%	2.15%
Median Age	41.09	39.33
Population Density (/Square Mile)	286.09	292.22
<b>HOUSEHOLDS</b>		
2024 Estimated Households	3,143	8,761
2029 Estimated Households	3,568	9,922
2020 Census Households	2,782	7,791
2010 Census Households	2,341	6,510
Projected Annual Growth 2024 to 2029	2.70%	2.65%
Historical Annual Growth 2010 to 2024	2.45%	2.47%
<b>INCOME</b>		
Average household Income	\$111,035	\$108,591
Median household income	\$84,867	\$86,647
Per capita income	\$43,188	\$41,527
<b>EDUCATION</b>		
Less than 9th Grade	4.94%	4.82%
Some High School	5.82%	6.48%
High School Graduate	25.38%	26.31%
Some College	27.24%	25.29%
Associate Degree	12.08%	11.40%
Bachelor's Degree	16.03%	17.76%
Graduate or Professional Degree	8.51%	7.94%
<b>BUSINESS</b>		
Total Establishments	255	644
Total Employees	1,694	5,211
Average Employees Per Business	6.63	8.1
Residential Population Per Business	31.67	35.66





## 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.*

11-2-2015



### 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.

**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.

**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.

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Samuel Scarborough	687976	sam@scarboroughcre.com	903.570.7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date