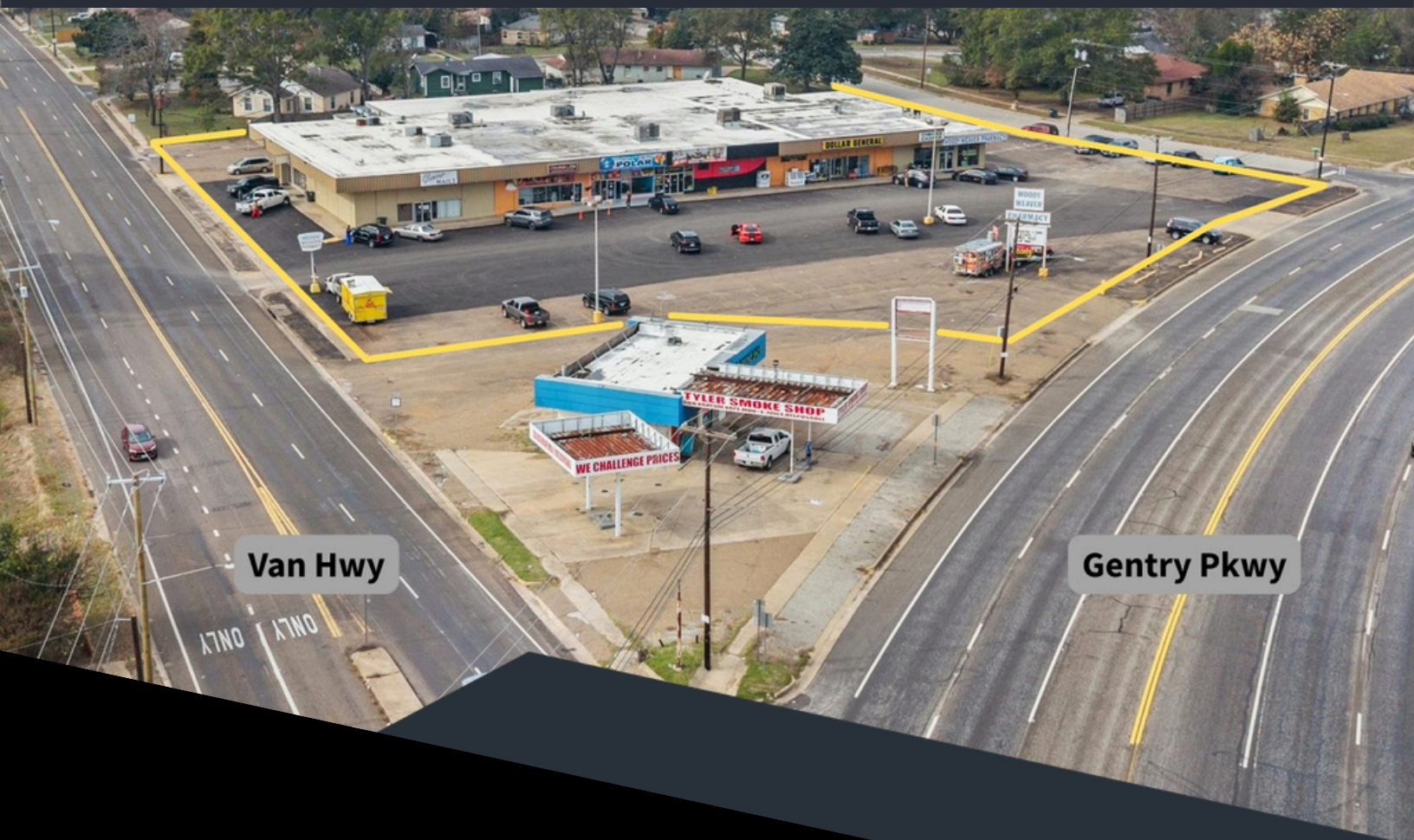




SCARBOROUGH
COMMERCIAL REAL ESTATE



Van Hwy

Gentry Pkwy

FOR SALE

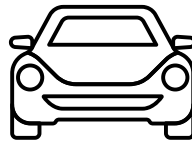
Income-Producing Retail Strip Center

2726 W. Gentry Pkwy | Tyler, TX 75702

INVESTMENT SUMMARY



BUILDING SIZE
30,491 SF



TRAFFIC COUNT
20,941 VPD



PRICING
\$1,199,000

INVESTMENT DETAILS:

Property Overview:

This property presents an excellent opportunity to acquire a stabilized, income-producing retail strip center positioned on a high-visibility corridor.

The center is currently 95.3% occupied, providing predictable cash flow with minimal near-term rollover risk. A single vacant suite offers immediate upside potential through lease-up at market rental rates.

Situated along W. Gentry Parkway, a heavily traveled commercial artery with more than 20,000 vehicles passing by per day, this asset benefits from strong exposure, easy accessibility, and consistent consumer traffic.

The surrounding area supports a mix of commercial and residential uses, making the site ideal for retail or service tenants.

Property Features:

- **Pricing:** \$1,199,000
- **Building size:** 30,491 SF
- **Acreage:** 2.74
- **Traffic count:** 20,941 vpd on Gentry Pkwy
- **Frontage:** 255 ft
- **Cap rate:** 10.42%
- **Current tenants:**
 - Woody Weaver Pharmacy
 - Dollar General
 - D's Cutts & Fades Barber Shop
 - Glamour Nails
 - Novedades Luly Bridal Shop
 - Polars Ice Cream Shop
 - Sandy Furniture



INVESTMENT HIGHLIGHTS:

- Cap rate 10.42%
- Stable cash flow + value-add potential
- Brick and concrete block construction with 16-foot ceiling heights



INVESTMENT CONTACT:

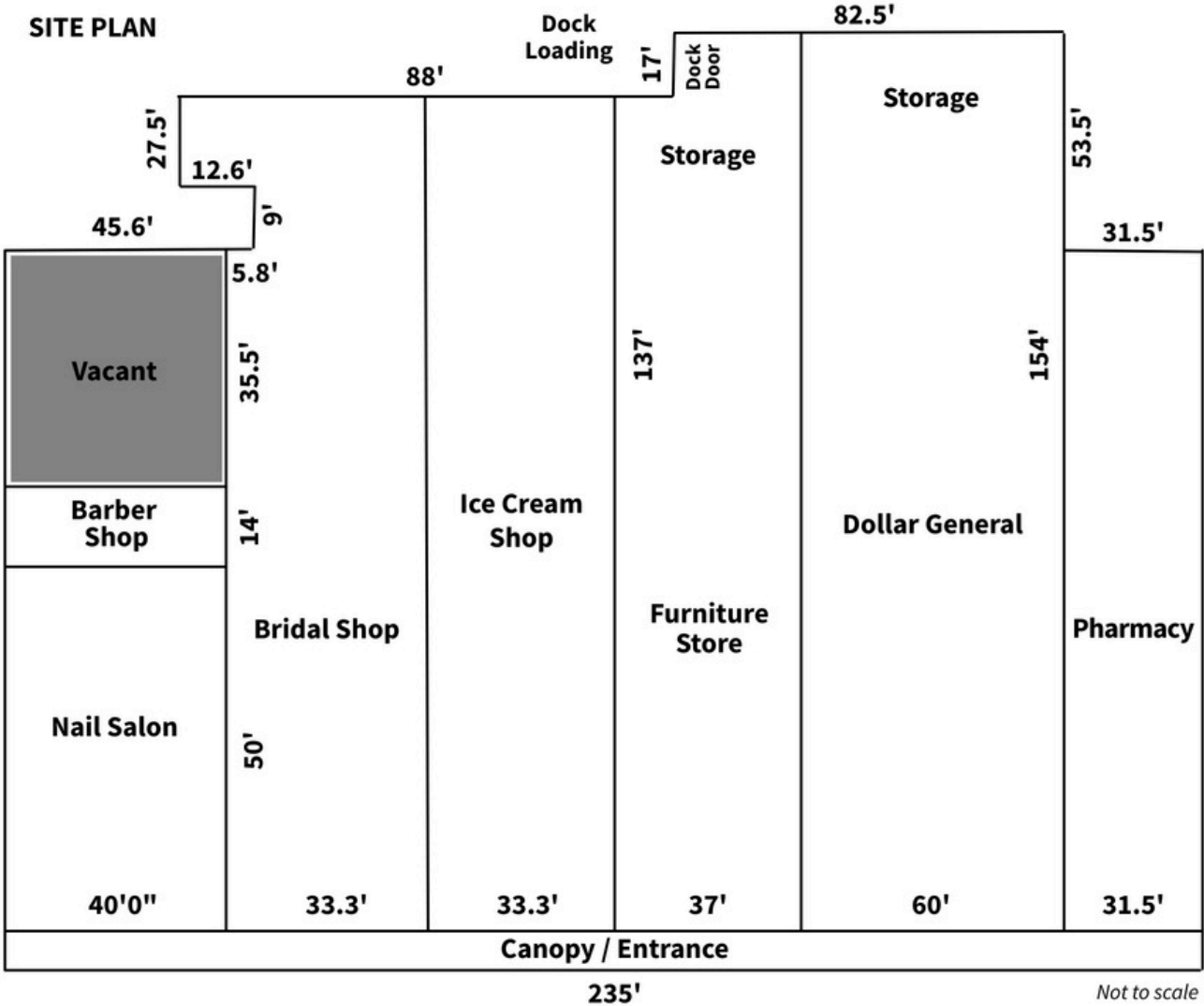
Samuel Scarborough, CCIM

Broker/President

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www.scarboroughcre.com



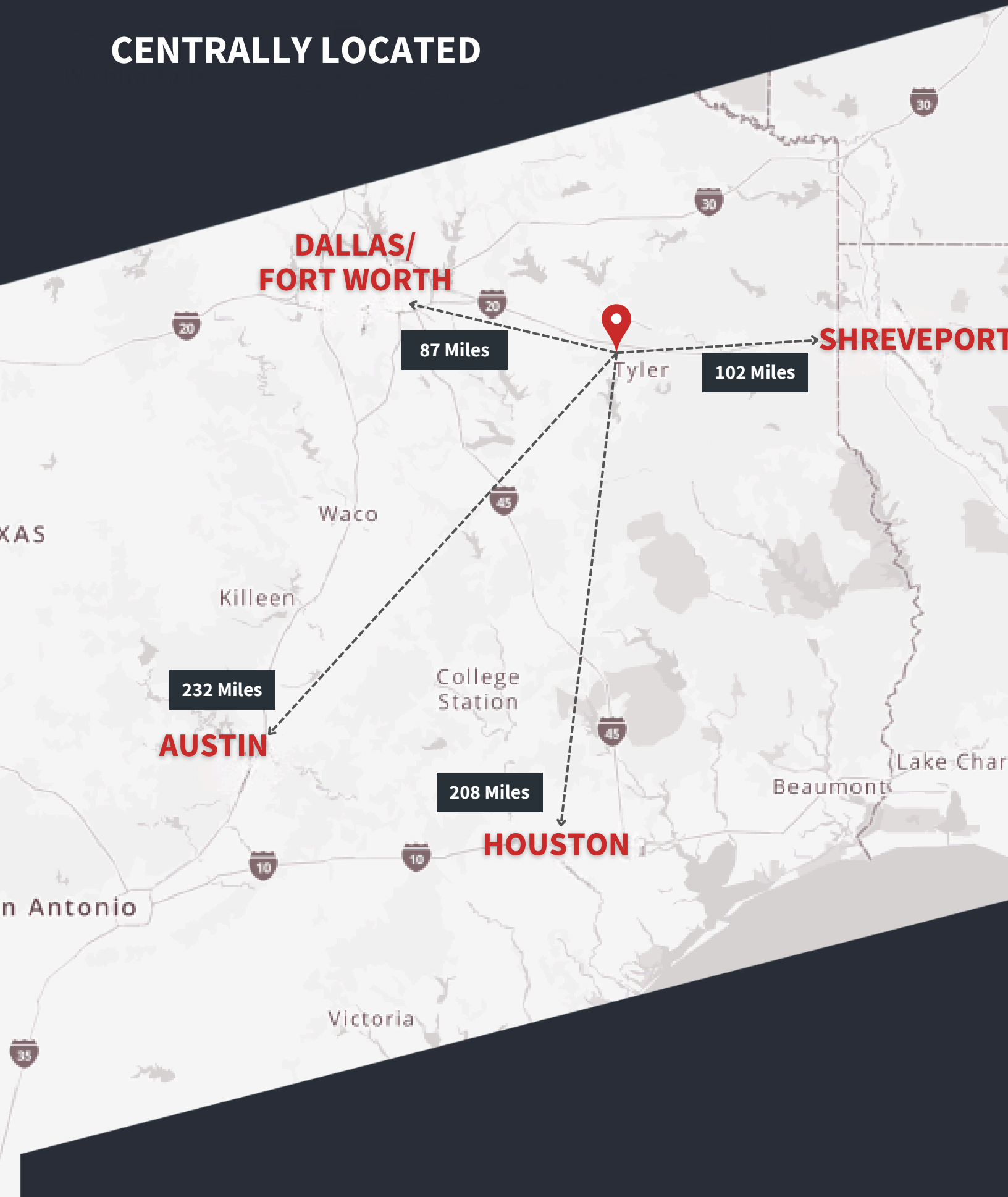


Not to scale

KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	7,388	40,853	79,416
2030 Projected Population	7,178	41,118	79,901
2020 Census Population	7,605	40,919	77,718
2010 Census Population	7,799	38,347	73,810
Median Age	31.86	32.21	33.27
Population Density (/Square Mile)	2,351.82	1,444.87	1,011.15
HOUSEHOLDS			
2025 Estimated Households	2,508	14,048	28,965
2030 Estimated Households	2,459	14,245	29,444
2020 Census Households	2,555	13,471	27,725
2010 Census Households	2,570	12,649	26,008
INCOME			
Average household Income	\$77,511	\$67,606	\$81,484
Median household income	\$58,074	\$51,500	\$57,899
Per capita income	\$26,379	\$23,420	\$29,933
EDUCATION			
High School Graduate	33.71%	28.56%	26.72%
Some College	22.68%	25.50%	23.80%
Associate Degree	10.17%	8.23%	9.93%
Bachelor's Degree	5.02%	9.09%	13.55%
Graduate or Professional Degree	4.29%	4.19%	6.37%
BUSINESS			
Total Establishments	206	2,292	5,164
Total Employees	2,499	21,316	48,543
Average Employees Per Business	12.12	9.3	9.4
Residential Population Per Business	35.82	17.82	15.38

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**



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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