



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Office & Warehouse with
Additional Acreage*

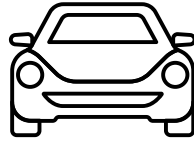
8117 U.S. Hwy 69 N | Tyler, TX 75706

INVESTMENT SUMMARY



BUILDING SIZE

1,972 SF



TRAFFIC COUNT

27,007 VPD



PRICING

\$424,900

INVESTMENT DETAILS:

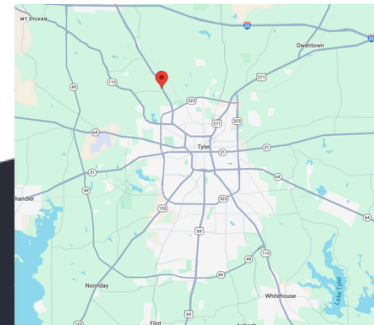
Property Overview:

This property is an excellent opportunity for an owner-user or investor seeking a highly visible office building with an additional warehouse/storage area, plus land to grow. The large lot allows for ample surface parking, expansion opportunities, or potential yard storage.

The location offers strong visibility and accessibility in a growing corridor of North Tyler. Inside Tyler city limits, the site provides flexible use potential in a area with commercial and residential growth.

Property Features:

- **Pricing:** \$424,900
- **Property size:**
 - Office: 1,684 SF
 - Warehouse: 288 SF
- **Total acreage:** 2.5
- **Traffic count:** 27,007 vpd
- **Frontage:** 96 feet
- **Utilities:** Available onsite
- **Zoning:** Not zoned



INVESTMENT HIGHLIGHTS:

- Offers a balance of existing functional office space and significant land for future development or expansion
- Combination of acreage, visibility, and affordability makes it a rare find in Tyler's commercial market
- The site is ideal for professional services or small business headquarters; construction, roofing, or service companies needing office and yard space; or investors looking to hold land with existing improvements in a high-growth area



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com

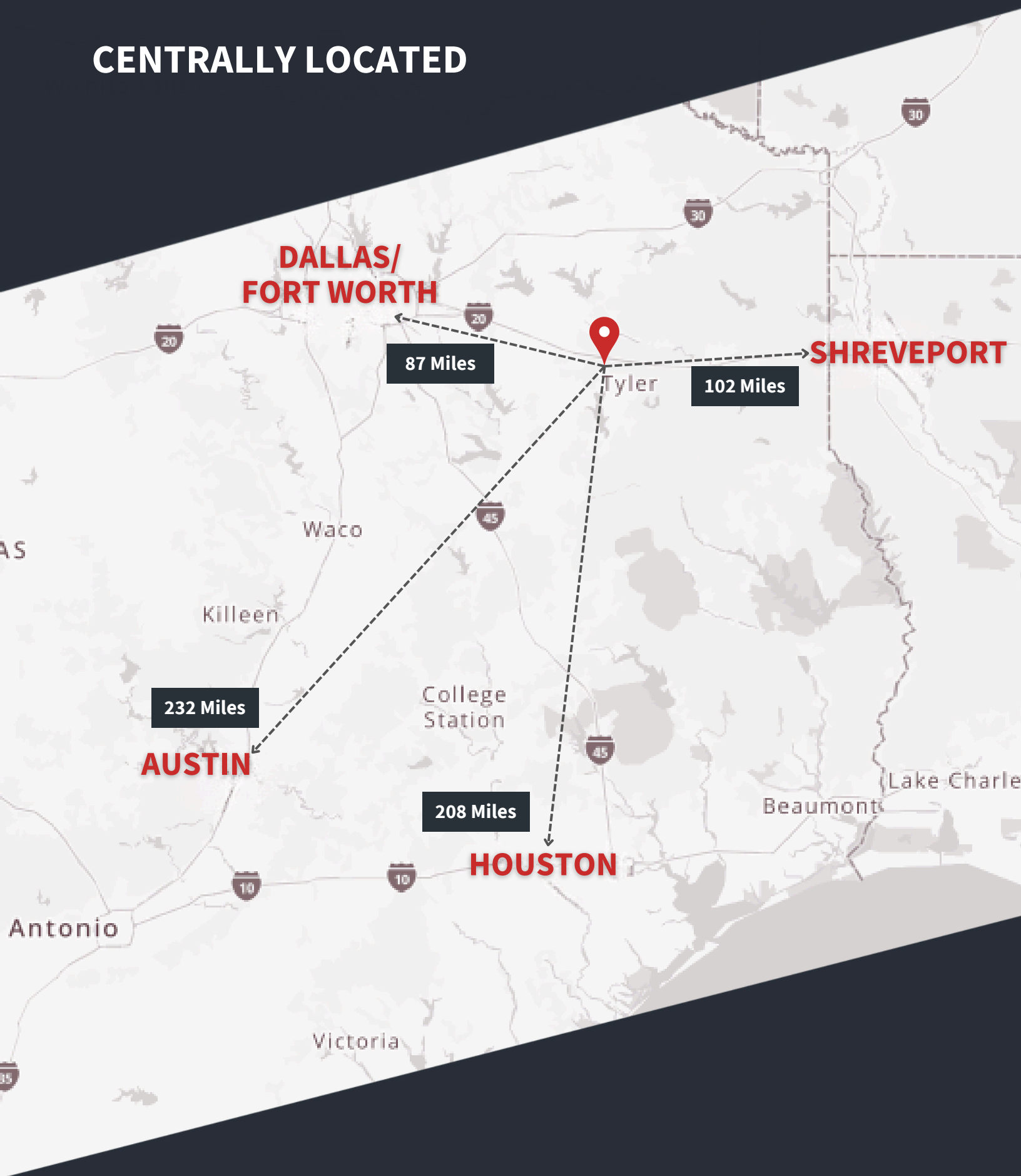




KEY DEMOGRAPHICS

| | 1 Miles | 3 Miles | 5 Miles | 10 Miles |
|--|----------|----------|----------|----------|
| 2025 Estimated Population | 509 | 19,146 | 52,137 | 166,228 |
| 2030 Projected Population | 622 | 20,584 | 54,109 | 171,206 |
| 2020 Census Population | 346 | 17,037 | 49,566 | 157,939 |
| 2010 Census Population | 459 | 15,750 | 45,697 | 142,397 |
| Projected Annual Growth Percentage 2025 to 2030 | 4.46 | 1.5 | 0.76 | 0.6 |
| Historical Annual Growth Percentage 2010 to 2025 | 0.73 | 1.44 | 0.94 | 1.12 |
| Median Age | 32.13 | 31.85 | 32.63 | 34.74 |
| Population Density (/Square Mile) | 162.03 | 677.15 | 663.83 | 529.12 |
| | | | | |
| 2025 Estimated Households | 159 | 6,359 | 17,799 | 64,479 |
| 2030 Estimated Households | 198 | 6,952 | 18,787 | 67,082 |
| 2020 Census Households | 115 | 5,668 | 16,287 | 60,506 |
| 2010 Census Households | 130 | 5,132 | 14,929 | 54,256 |
| Projected Annual Growth Percentage 2025 to 2030 | 4.95 | 1.87 | 1.11 | 0.81 |
| Historical Annual Growth Percentage 2010 to 2025 | 1.49 | 1.59 | 1.28 | 1.26 |
| | | | | |
| Average household income | \$60,658 | \$71,841 | \$70,776 | \$97,420 |
| Median household income | \$56,069 | \$55,648 | \$53,416 | \$66,979 |
| Per capita income | \$18,923 | \$23,981 | \$24,292 | \$37,968 |
| | | | | |
| High School Graduate | 44.73% | 32.02% | 29.69% | 24.63% |
| Some College | 14.58% | 25.47% | 23.76% | 24.37% |
| Associate Degree | 8.57% | 8.52% | 8.36% | 10.67% |
| Bachelor's Degree | 4.87% | 6.52% | 8.91% | 17.52% |
| Graduate or Professional Degree | 3.32% | 3.49% | 4.13% | 9.01% |
| | | | | |
| Total Establishments | 36 | 494 | 2,446 | 8,944 |
| Total Employees | 408 | 6,618 | 23,843 | 78,944 |
| Average Employees Per Business | 11.31 | 13.41 | 9.75 | 8.83 |
| Residential Population Per Business | 14.1 | 38.79 | 21.32 | 18.58 |

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.

| | | | |
|---|----------------|-------------------------------|----------------------|
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
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| 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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