



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR LEASE**

*Professional Office Space in  
Fair Foundation Building*

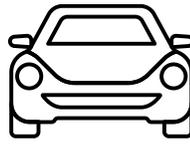
*121 S. Broadway Ave. | Tyler, TX 75701*

# LEASE SUMMARY



**BUILDING SIZE**

**64,947 SF**



**TRAFFIC COUNT**

**2,811 VPD**



**PRICING**

**From \$200/Mo**

## LEASE DETAILS:

### Property Overview:

Discover a unique opportunity to lease space in one of downtown Tyler's most iconic and historic buildings. Perfectly positioned in the heart of a revitalizing urban core, this property blends classic architecture with modern functionality.

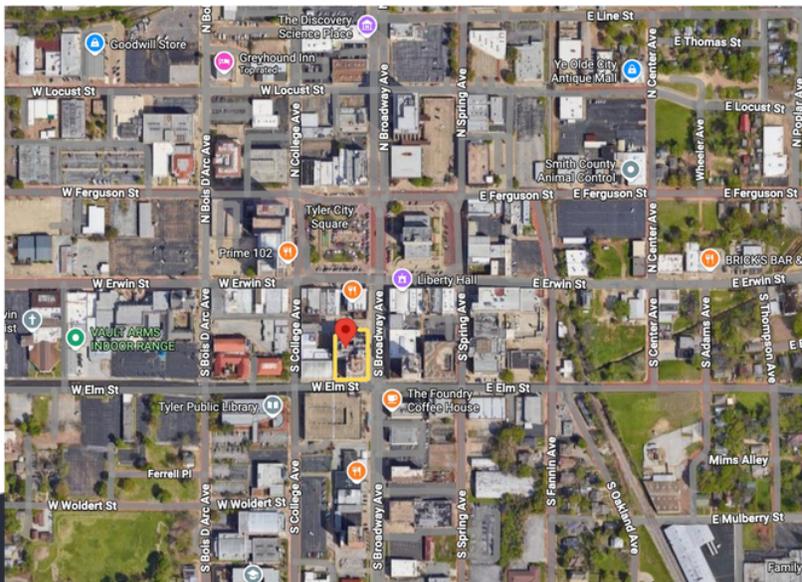
With 108 total office suites ranging in size from 160 SF to 6,000 SF, this building offers incredible flexibility for a variety of tenant needs. Recent renovations have transformed more than 40 office suites, providing fresh, modern interiors while preserving the building's historic character.

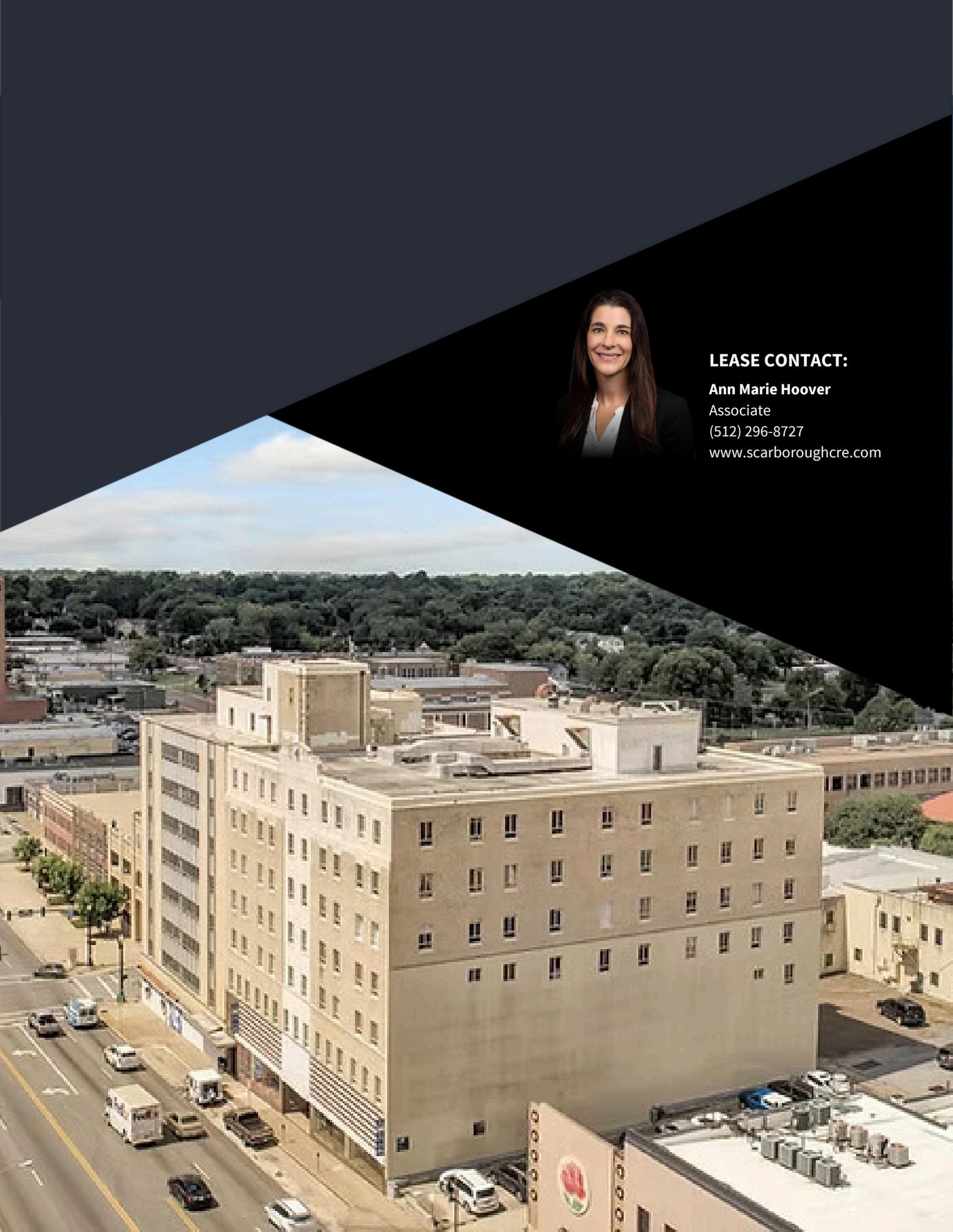
Tenants enjoy access to two professional conference rooms, a newly renovated breakroom, and high-speed fiber internet, all designed to support productivity and collaboration.

This property provides a professional environment in one of the fastest-growing downtown markets in East Texas, ideal for startups, established businesses, and professional service providers.

### Property Features:

- 108 total units from 160 SF – 6,000 SF
- Full-service gross lease
- 40 recently updated office suites
- 2 shared conference rooms
- Updated breakroom
- High-speed internet available
- Janitorial service included
- Prime downtown Tyler location
- Historic charm with modern upgrades





**LEASE CONTACT:**

**Ann Marie Hoover**

Associate

(512) 296-8727

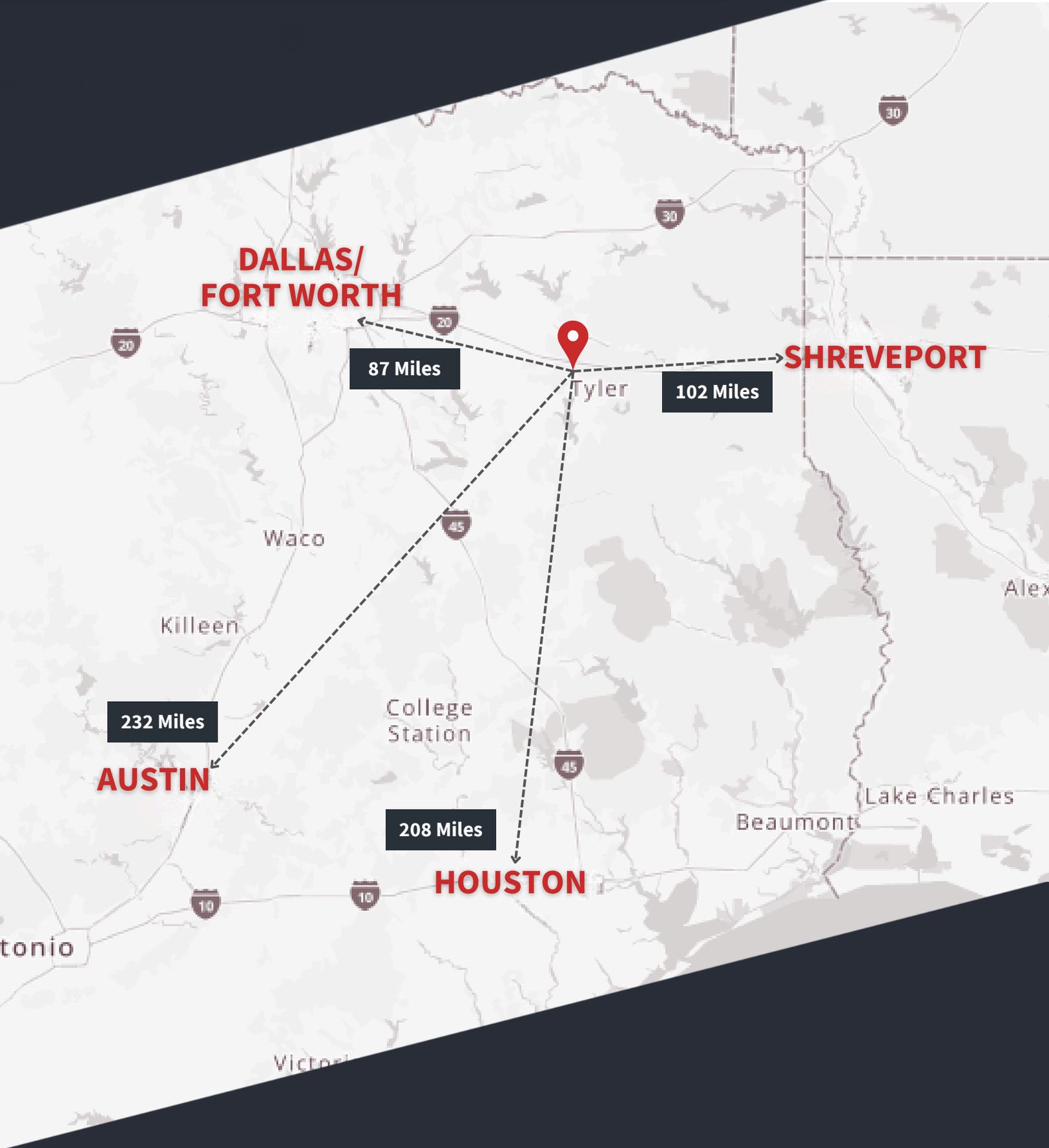
[www.scarboroughcre.com](http://www.scarboroughcre.com)



# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POPULATION</b>			
2025 Estimated Population	10,645	58,182	109,702
2030 Projected Population	10,677	56,904	108,632
2020 Census Population	10,649	58,838	108,149
2010 Census Population	10,063	57,089	101,621
Projected Annual Growth Percentage 2025 to 2030	0.06	-0.44	-0.19
Historical Annual Growth Percentage 2010 to 2025	0.39	0.13	0.53
Median Age	32.9	33.02	33.19
Population Density (/Square Mile)	3,388.32	2,057.76	1,396.76
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,773	21,099	42,828
2030 Estimated Households	3,796	20,879	42,979
2020 Census Households	3,577	20,940	41,745
2010 Census Households	3,541	20,208	38,942
Projected Annual Growth Percentage 2025 to 2030	0.12	-0.21	0.07
Historical Annual Growth Percentage 2010 to 2025	0.44	0.29	0.67
<b>INCOME</b>			
Average household income	\$66,044	\$78,509	\$91,366
Median household income	\$46,178	\$56,082	\$62,477
Per capita income	\$23,850	\$28,740	\$35,899
<b>EDUCATION</b>			
High School Graduate	24.20%	26.83%	24.60%
Some College	27%	24.21%	24.48%
Associate Degree	6.86%	9.83%	10.52%
Bachelor's Degree	12.55%	13.88%	16.80%
Graduate or Professional Degree	6.01%	6.89%	8.67%
<b>BUSINESS</b>			
Total Establishments	1,378	4,121	7,103
Total Employees	10,740	37,782	63,773
Average Employees Per Business	7.8	9.17	8.98
Residential Population Per Business	7.73	14.12	15.44

# 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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
<u>Ann Hoover</u>	<u>828479</u>	<u>ann@scarboroughcre.com</u>	<u>(512)296-8727</u>
Name of Sales Agent/Associate	License No.	Email	Phone