



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

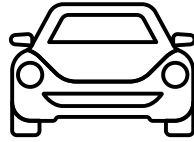
*Well-Located Car Wash Opportunity*

*2060 Shiloh Road | Tyler, TX 75703*

# INVESTMENT SUMMARY



**PROPERTY SIZE**  
**3,621 SF**



**TRAFFIC COUNT**  
**15,379 VPD**



**PRICING**  
**\$805,000**

## INVESTMENT DETAILS:

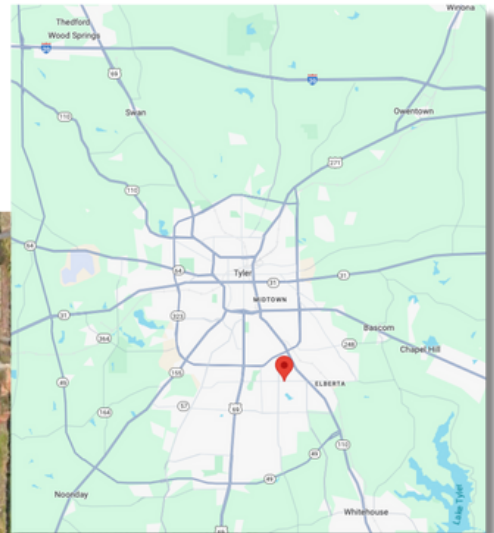
### Property Overview:

This exceptional property spans 3,621 SF on 1.248 acres and features two in-bay automatic and five wand wash bays. Located near the Paluxy Drive intersection, the property is perfectly positioned for maximum visibility and accessibility, with a daily traffic count of 15,379 vehicles.

Zoned PCD (Planned Commercial Development District), this turnkey operation offers an ideal investment in the heart of Tyler's thriving commercial landscape.

### Property Features:

- **List price:** \$805,000
- **Property size:** 3,621 SF
- **Total acreage:** 1.248
- **Traffic count:** 15,379 vpd
- **Zoning:** PCD





## INVESTMENT HIGHLIGHTS:

- 3,621 SF across two buildings
- In close proximity to numerous restaurants, stores, and Tyler Legacy High School
- Outstanding investment opportunity for entrepreneurs and small business owners



## INVESTMENT CONTACT:

**Mo Snoubar**

Associate

(903) 920-2078

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





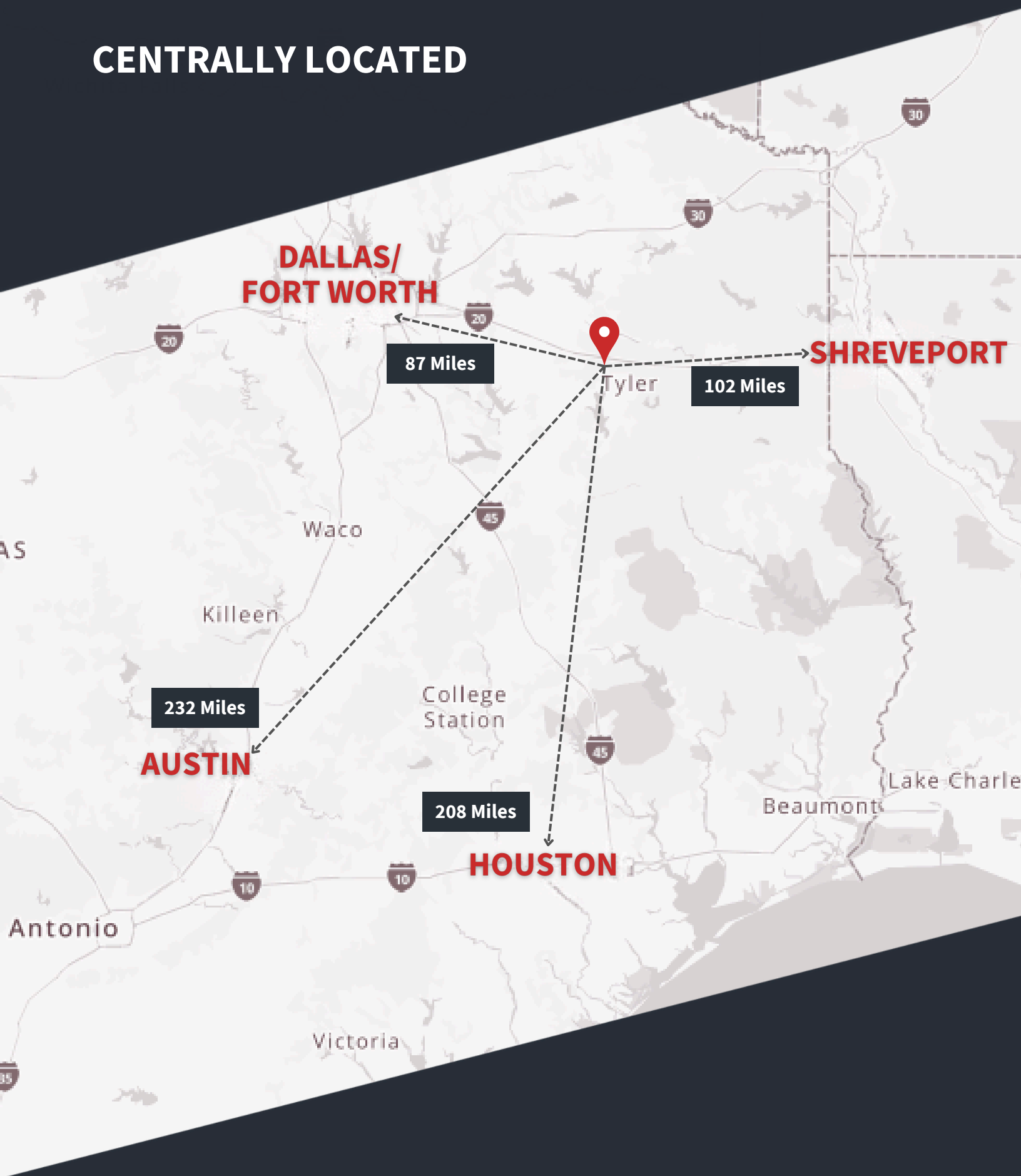




# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2024 Estimated Population	9,576	57,323	100,222
2029 Projected Population	8,929	56,622	101,782
2020 Census Population	9,833	57,086	97,702
2010 Census Population	9,051	53,258	88,662
Historical Annual Growth Percentage 2010 to 2024	0.41	0.55	0.93
Median Age	30.82	34.2	34.55
Population Density (/Square Mile)	3048.14	2027.39	1276.07
<b>HOUSEHOLDS</b>			
2024 Estimated Households	4,230	24,673	41,033
2029 Estimated Households	3,982	24,458	41,846
2020 Census Households	4,296	24,778	39,514
2010 Census Households	3,891	23,032	35,600
Historical Annual Growth Percentage 2010 to 2024	0.62	0.51	1.09
<b>INCOME</b>			
Average household Income	\$102,822	\$107,971	\$102,323
Median household income	\$61,721	\$72,269	\$67,234
Per capita income	\$45,449	\$46,697	\$42,103
<b>EDUCATION (by percentage)</b>			
High School Graduate	19.48	18.78	21.16
Some College	25.61	24.03	23.55
Associate Degree	11.79	12.4	11.01
Bachelor's Degree	23.31	26.16	22.47
Graduate or Professional Degree	15.00	12.86	11.74
<b>BUSINESS</b>			
Total Establishments	601	4,028	7,195
Total Employees	4,523	35,304	59,439
Average Employees Per Business	7.53	8.76	8.26
Residential Population Per Business	15.94	14.23	13.93

# 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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Sam Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Mo Snoubar</u>	<u>800336</u>	<u>mo@scarboroughcre.com</u>	<u>(903)920-2078</u>
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](http://www.trec.texas.gov)

IABS 1-1

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