



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Medical Office Building
with Surgical Suites*

3415 Golden Road | Tyler, TX 75701

INVESTMENT SUMMARY



BUILDING SIZE
17,522 SF



PROPERTY SIZE
1.78 ACRES



PRICING
\$4,400,000

INVESTMENT DETAILS:

Property Overview:

Presenting a rare opportunity to acquire a purpose-built healthcare property with extensive surgical and clinical infrastructure already in place. Originally constructed in 1998 and renovated in 2016, the property is thoughtfully designed for efficient patient flow and advanced uses, featuring:

- 22 exam rooms
- 6 doctor's offices
- 1 surgical counseling office
- 6 surgical consultation suites
- 1 laser procedure room
- 1 operating room
- Staff kitchen
- Outdoor patio break area for employees

The site benefits from excellent accessibility and visibility along Golden Road and Paluxy Drive, offering 90 parking spaces and immediate occupancy.

Property Features:

- **List price:** \$4,400,000
- **Building size:** 17,522 SF
- **Total acreage:** 1.78
- **Traffic count:** 4,200 vpd
- **Infrastructure:**
 - Fire suppression system
 - Large, easily accessible attic space with permanent stairs
- Neighboring property at **3413 Golden Rd** also available **For Sale**



INVESTMENT HIGHLIGHTS:

- The property is well-suited for owner-users, specialty practices, or medical investors seeking a high-quality clinical asset.
- Zoned RPO - Restricted Professional Office, the property allows for a range of medical and professional uses for an owner-user or for lease to one or two tenants.
- This asset presents an exceptional opportunity to acquire a turnkey medical office with surgical functionality in a growing East Texas market.



INVESTMENT CONTACT:

Ann Marie Hoover

Associate

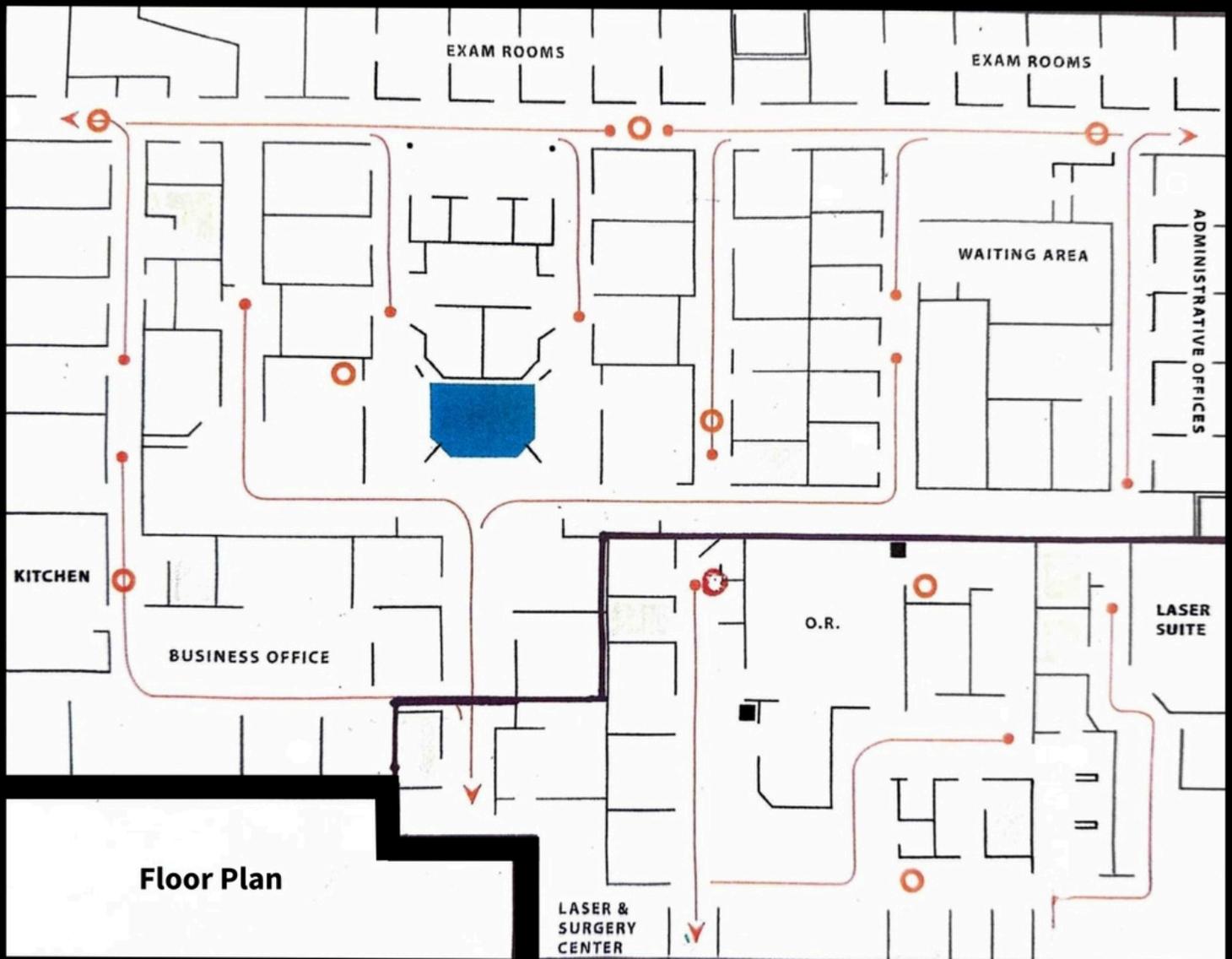
(512) 296-8727

www.scarboroughcre.com







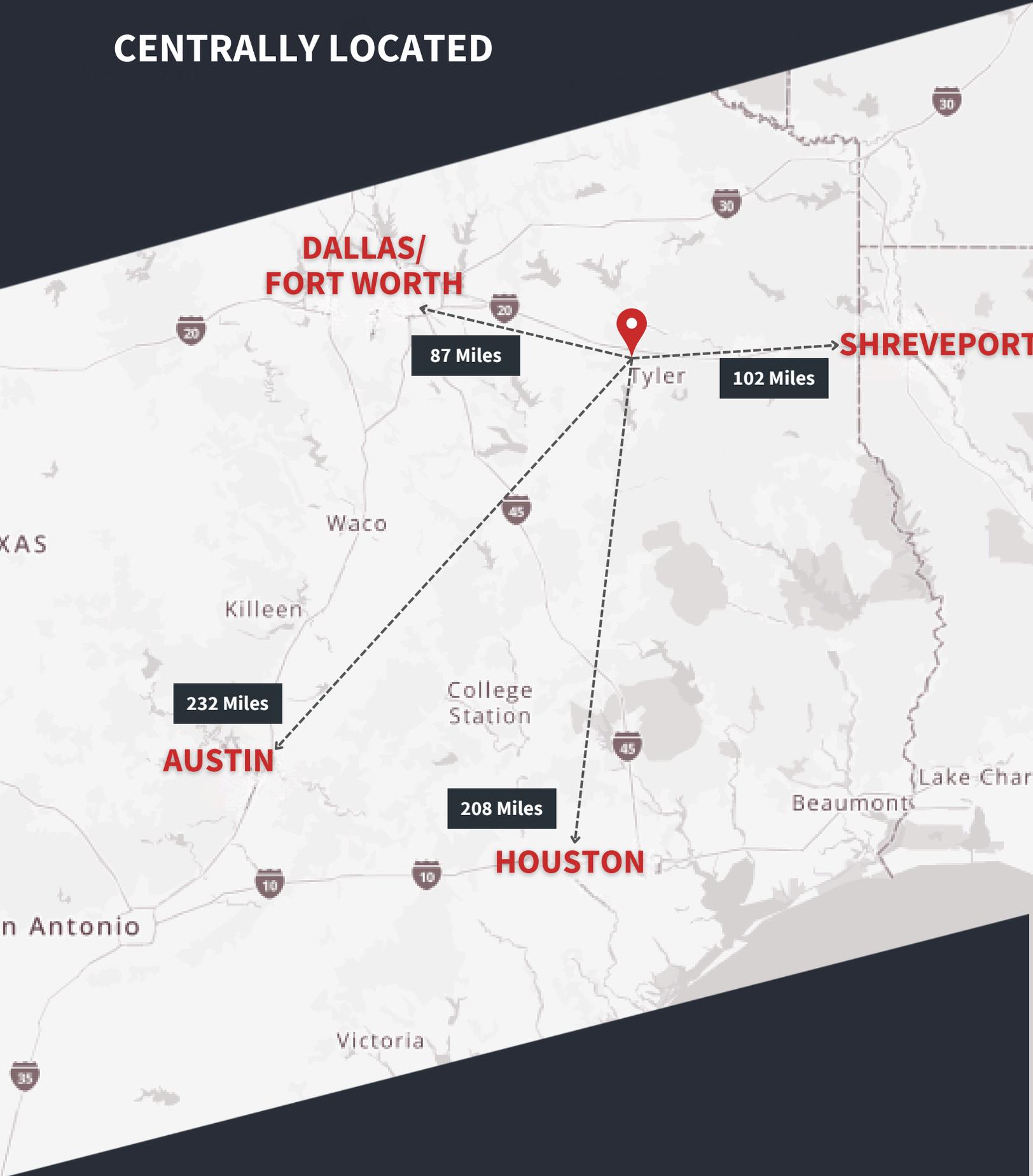


Floor Plan

KEY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
POPULATION			
2025 Estimated Population	8,868	66,192	109,431
2030 Projected Population	8,616	64,406	108,373
2020 Census Population	8,447	65,647	107,224
2010 Census Population	8,482	62,063	99,031
Median Age	33.15	33.73	33.94
Population Density (/Square Mile)	2,822.63	2,341.07	1,393.32
HOUSEHOLDS			
2025 Estimated Households	3,683	26,945	43,522
2030 Estimated Households	3,649	26,664	43,795
2020 Census Households	3,619	26,880	42,341
2010 Census Households	3,570	25,343	38,732
INCOME			
Average household Income	\$99,615	\$98,657	\$98,023
Median household income	\$77,716	\$66,187	\$66,423
Per capita income	\$41,394	\$40,454	\$39,219
EDUCATION			
High School Graduate	22.67%	21.60%	22.89%
Some College	24.24%	25.27%	23.57%
Associate Degree	12.21%	10.95%	10.92%
Bachelor's Degree	23.66%	21.23%	19.93%
Graduate or Professional Degree	12.65%	11%	10.46%
BUSINESS			
Total Establishments	724	4,802	7,501
Total Employees	6,526	41,753	63,409
Average Employees Per Business	9.02	8.7	8.45
Residential Population Per Business	12.25	13.78	14.59

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2
TXR 2501