

# PRIME DEVELOPMENT OPPORTUNITY

3111 & 3215 W. Grande Blvd. | Tyler, TX

OFFERING MEMORANDUM



OFFERING PRICE \$650,000

Samuel Scarborough, CCIM  
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SCARBOROUGH  
COMMERCIAL REAL ESTATE



# Prime Development Opportunity

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*Exclusively Marketed by:*



### **Samuel Scarborough, CCIM**

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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	3111 & 3215 W. Grande Blvd. Tyler TX 75703
COUNTY	Smith
PRICE	\$650,000
PRICE PSF	\$3.58
LAND SF	181,471 SF
LAND ACRES	4.16
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C-2, Commercial
# OF PARCELS	2

### Prime 4.16-Acre Commercial Land

- Introducing a prime parcel at 3111 & 3215 W Grande Blvd, in Tyler's dynamic commercial zone. This 4.16-acre tract stands ready for development, zoned commercial, inside the city limits, offering a flat landscape for ease of construction and zoned for immediate commercial use.
- Convenience: Proximity to local amenities and major roads for easy access.
- One curb cut currently in place.
- +/- 475 feet of frontage on W. Grande Blvd.
- As Tyler continues to grow, investing in this locale is a strategic move. Develop now or sit and hold while the surrounding area develops with new office/retail/multifamily construction surrounding the property. Construction documents available for this property upon request. Capitalize on the city's upward trajectory and establish a venture that will thrive with its expansion.



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02

Property Description

Property Images











03 Company Profile

Advisor Profile







Samuel Scarborough, CCIM  
President/Broker

Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.