

# KINSEY OFFICE SUITES

4295 Kinsey Dr | Tyler, TX



## FULL-SERVICE LEASE

**Samuel Scarborough, CCIM**  
Scarborough Commercial Real Estate  
President/Owner  
(903) 707-8560  
sam@scarboroughcre.com  
Lic: 9010976

**Stewart Garrett**  
Scarborough Commercial Real Estate  
Senior Associate/Property Director  
(903) 707-8560  
stewart@scarboroughcre.com  
Lic: 688920



**SCARBOROUGH**  
COMMERCIAL REAL ESTATE

# THE SPACE

Location	4295 Kinsey Dr Tyler, TX, 75701
County	Smith
Square Feet	168
Annual Rent PSF	\$395.00
Lease Type	Gross

# HIGHLIGHTS

- 2 breakrooms, a 12-person conference room and a large lobby/waiting area.
- Full-Service Lease - All Bills Paid
- Janitorial Service Provided
- Easy access from Loop 323 or Kinsey Drive
- Monument Directory Sign in front of building available for Tenant advertising



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
8,026	58,499	112,368



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$83,901	\$97,815	\$93,168



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,935	25,408	44,795



Samuel Scarborough, CCIM  
President/Broker  
(903) 707-8560  
sam@scarboroughcre.com  
Lic: 9010976



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,286	45,356	87,886
2010 Population	7,707	51,591	100,852
2023 Population	8,026	58,499	112,368
2028 Population	7,998	59,005	114,000
2023 African American	1,442	11,714	24,876
2023 American Indian	38	312	724
2023 Asian	272	2,174	3,467
2023 Hispanic	965	8,840	25,151
2023 Other Race	306	3,878	12,360
2023 White	5,258	35,166	59,682
2023 Multiracial	699	5,209	11,198
2023-2028: Population: Growth Rate	-0.35 %	0.85 %	1.45 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	318	2,001	3,827
\$15,000-\$24,999	345	1,825	3,202
\$25,000-\$34,999	578	3,189	5,724
\$35,000-\$49,999	574	3,163	5,743
\$50,000-\$74,999	837	4,788	8,346
\$75,000-\$99,999	335	3,023	5,369
\$100,000-\$149,999	502	3,346	6,264
\$150,000-\$199,999	189	1,607	2,552
\$200,000 or greater	257	2,467	3,767
Median HH Income	\$53,106	\$60,757	\$59,296
Average HH Income	\$83,901	\$97,815	\$93,168

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,109	21,113	37,413
2010 Total Households	3,809	22,257	39,760
2023 Total Households	3,935	25,408	44,795
2028 Total Households	3,948	25,876	45,935
2023 Average Household Size	1.98	2.26	2.41
2000 Owner Occupied Housing	1,650	10,796	20,022
2000 Renter Occupied Housing	1,255	8,614	14,470
2023 Owner Occupied Housing	1,817	13,386	24,756
2023 Renter Occupied Housing	2,118	12,022	20,039
2023 Vacant Housing	325	2,369	4,779
2023 Total Housing	4,260	27,777	49,574
2028 Owner Occupied Housing	1,856	13,872	25,787
2028 Renter Occupied Housing	2,092	12,004	20,148
2028 Vacant Housing	345	2,439	4,835
2028 Total Housing	4,293	28,315	50,770
2023-2028: Households: Growth Rate	0.35 %	1.85 %	2.50 %

Source: esri



Samuel Scarborough, CCIM  
 President/Broker  
 (903) 707-8560  
 sam@scarboroughcre.com  
 Lic: 9010976

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	614	4,481	8,851
2023 Population Age 35-39	477	3,783	7,387
2023 Population Age 40-44	334	3,224	6,390
2023 Population Age 45-49	323	2,752	5,536
2023 Population Age 50-54	408	3,034	5,734
2023 Population Age 55-59	446	3,152	5,843
2023 Population Age 60-64	527	3,365	6,135
2023 Population Age 65-69	585	3,264	5,789
2023 Population Age 70-74	548	3,030	5,117
2023 Population Age 75-79	508	2,385	3,931
2023 Population Age 80-84	409	1,775	2,845
2023 Population Age 85+	563	2,003	3,079
2023 Population Age 18+	6,828	46,765	87,597
2023 Median Age	50	38	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,633	\$55,984	\$57,131
Average Household Income 25-34	\$88,582	\$84,059	\$82,036
Median Household Income 35-44	\$63,013	\$73,151	\$70,482
Average Household Income 35-44	\$94,338	\$115,974	\$108,658
Median Household Income 45-54	\$71,802	\$80,282	\$76,006
Average Household Income 45-54	\$108,980	\$123,394	\$115,432
Median Household Income 55-64	\$62,594	\$76,196	\$69,861
Average Household Income 55-64	\$100,409	\$119,717	\$110,482
Median Household Income 65-74	\$52,390	\$61,197	\$57,776
Average Household Income 65-74	\$84,004	\$97,183	\$91,588
Average Household Income 75+	\$61,681	\$72,683	\$69,876

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	468	4,021	7,716
2028 Population Age 35-39	564	4,193	8,399
2028 Population Age 40-44	419	3,580	7,200
2028 Population Age 45-49	341	3,130	6,268
2028 Population Age 50-54	341	2,765	5,465
2028 Population Age 55-59	442	3,000	5,567
2028 Population Age 60-64	456	2,983	5,502
2028 Population Age 65-69	567	3,298	5,851
2028 Population Age 70-74	627	3,110	5,365
2028 Population Age 75-79	551	2,770	4,566
2028 Population Age 80-84	493	2,066	3,347
2028 Population Age 85+	617	2,243	3,502
2028 Population Age 18+	6,869	47,324	89,027
2028 Median Age	51	39	37

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,155	\$60,442	\$61,815
Average Household Income 25-34	\$97,956	\$92,689	\$90,520
Median Household Income 35-44	\$69,622	\$80,075	\$78,107
Average Household Income 35-44	\$104,482	\$126,797	\$120,251
Median Household Income 45-54	\$78,617	\$89,792	\$84,216
Average Household Income 45-54	\$119,119	\$137,484	\$127,669
Median Household Income 55-64	\$69,231	\$82,880	\$77,629
Average Household Income 55-64	\$111,021	\$131,052	\$122,034
Median Household Income 65-74	\$55,653	\$67,752	\$64,174
Average Household Income 65-74	\$94,268	\$110,026	\$103,787
Average Household Income 75+	\$69,688	\$83,751	\$80,319



Samuel Scarborough, CCIM  
 President/Broker  
 (903) 707-8560  
 sam@scarboroughcre.com  
 Lic: 9010976



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.



Stewart Garrett  
Senior Associate/Property Director

Stewart specializes in Commercial Property Management (Retail Strip Centers and Office Buildings). He will assist you with purchasing an investment property and then manage it for you. One of Stewart's specialties is Self Directive IRA's and the many investment opportunities this can bring to the table in real estate. He has "been there...done that", and can assist you in understanding the possibilities beyond the stock market.

Stewart has more than 30 years experience in the transportation industry with two degrees: Aircraft Pilot Training and Automotive Technology. As a FAA Certified Flight Instructor and a Certified Automotive Technician he spent over 30 years as a trainer and representative with a car manufacturer. You might say Stewart is a "trainer at heart" and loves to facilitate learning.

Flying is definitely in his heart, as not only can Stewart fly full size aircraft but he enjoys flying the small Radio Controlled aircraft including what people now call "Drones". Stewart has a side business, Texas Air Drones, LLC, which specializes in Aerial Photography/Video. Yes, aerial shots of Commercial Properties!

It is possible you could see him riding an east Texas highway on his "Harley" motorcycle.