



SCARBOROUGH
COMMERCIAL REAL ESTATE

FOR SALE: 0.48 ACRES

1211 Centennial Trail
Tyler, TX 75703

0.48 acres of PMF-zoned land in South Tyler, offering a well-positioned residential development opportunity near major retail, new development, and key transportation corridors.



PRICE

\$99,000

SIZE

0.48 Acres

STATUS

For Sale

BUILDING CLASS

Property Type	Land
Property Subtype	Residential
APN	R205455
Lot Size	0.48 Acres
Number of Lots	1

Positioned in the growing South Tyler corridor, this 0.48-acre tract offers a well-located development opportunity near The Village at Cumberland Park and the new Parkside development. Zoned PMF (Planned Multifamily District), the property is well suited for residential development and benefits from convenient access to major roadways, shopping, dining, and surrounding commercial activity. With utilities available and strong connectivity to Tyler and Whitehouse, the site offers investors and developers an attractive small-acreage opportunity in one of Tyler's most active growth areas.



- **0.48-Acre Development Site**
- **PMF – Planned Multifamily District Zoning**
- **South Tyler Growth Corridor**
- **Near The Village at Cumberland Park**
- **Near New Parkside Development**
- **Convenient Access to Major Roadways**
- **Utilities Available**
- **Ideal for Residential Development**



SAMUEL SCARBOROUGH, CCIM

903.570.7366

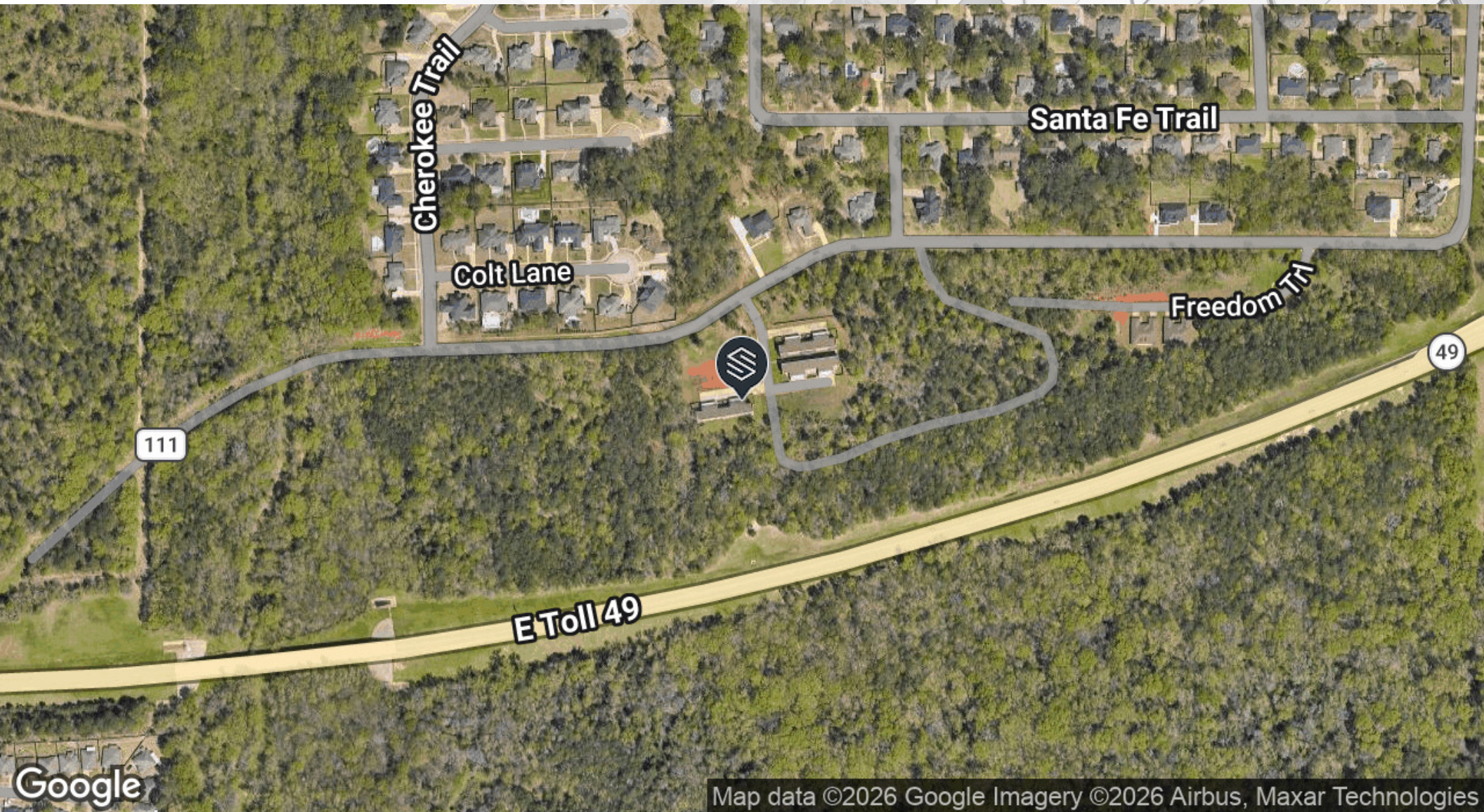
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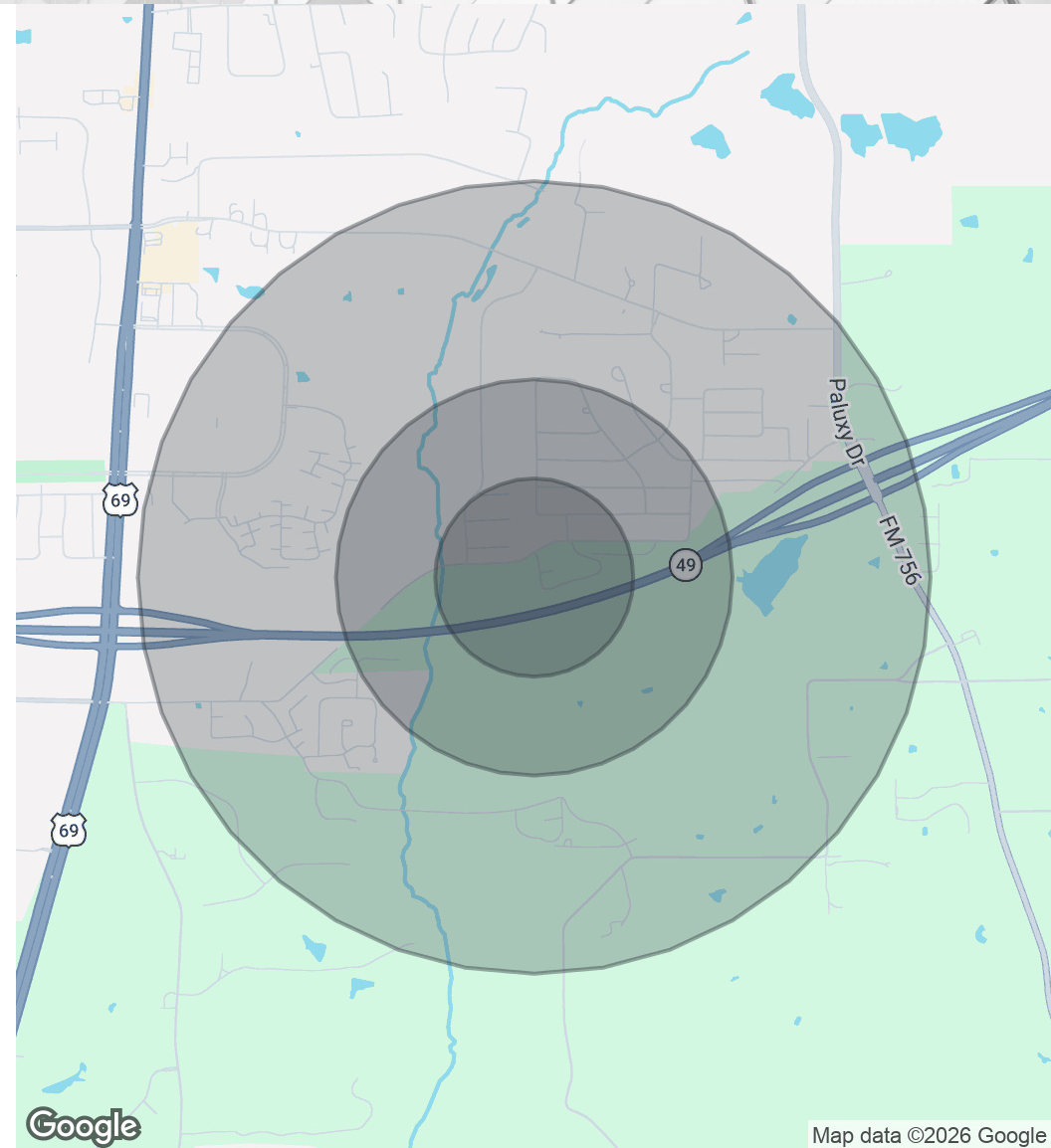
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	103	365	1,422
Average Age	49.5	48.8	47.2
Average Age (Male)	47.2	46.9	45.7
Average Age (Female)	52.8	51.7	49.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	32	115	475
# of Persons per HH	3.2	3.2	3.0
Average HH Income	\$156,184	\$154,203	\$147,474
Average House Value	\$406,441	\$400,767	\$404,473

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Samuel Scarborough, CCIM, founded Scarborough Commercial Real Estate and is a highly experienced and accomplished commercial real estate broker based in Tyler, Texas. 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, land and multi-family properties. He has a deep understanding of the regional market, and he is known for his ability to identify opportunities that others may overlook.

Samuel is dedicated to helping his clients achieve their goals, and he takes a hands-on approach to every transaction. He believes that communication is key, and he works closely with his clients throughout the entire process to ensure that he meets their needs and exceeds their expectations.

Samuel earned his Bachelor's degree in Business Administration and Management from the University of Texas at Arlington. He also earned the CCIM designation from the CCIM (Certified Commercial Investment Member) Institute.

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