



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Income-Producing Auto Shop
+ Two Residences*

15844 Hwy 31 W | Tyler, TX 75709

INVESTMENT SUMMARY



BUILDING SIZE

13,273 SF



PROPERTY SIZE

7.34 ACRES



PRICING

\$1,650,000

INVESTMENT DETAILS:

Property Overview:

This strategically located, 7.34-acre property at 15844 State Hwy 31 W, less than a mile west of Loop 49, offers a blend of commercial, residential, and agricultural features ideal for a variety of uses.

This unique property includes a successful 8,250 SF shop with a pit for servicing large trucks, currently leased until 2027 and generating \$3,000 monthly. Additionally, 33 truck parking spaces on 3 acres bring in \$100 per month each.

A 2-acre parcel on the west side of the property, complete with its own access on Hwy 31 W, offers additional development potential or separate uses.

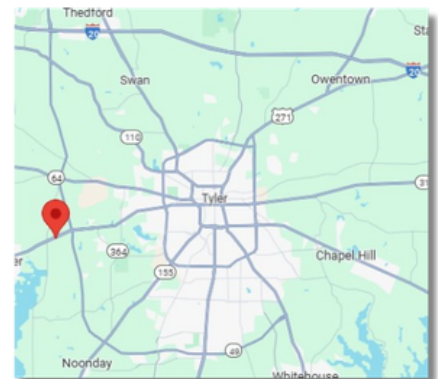
The 2,945 SF brick house, renovated in 2013 for office use and converted back to a residence in 2017, features 3 bedrooms, 3.5 baths, and a bonus room. The home also has a fiber optic internet connection and a saltwater pool with heating system.

Residential highlights also include a 2,078 SF, 3-bedroom, 2-bath, energy-efficient doublewide home with modern amenities, a back porch with a hot tub and granite table, and a Generac 22-watt generator for power security.

OWNER FINANCING AVAILABLE.

Property Features:

- **Pricing:** \$1,650,000
- **Buildings:**
 - Industrial (8,250 SF)
 - Single-family home (2,945 SF)
 - Doublewide home (2,078 SF)
- **Traffic count:** 18,429 vpd
- **Zoning:** Industrial, Residential



INVESTMENT HIGHLIGHTS:

- Agricultural elements include a newly finished greenhouse equipped with water, electricity, and climate control features, and a variety of fruit trees and plants.
- Additional structures comprise a garage repurposed for storage a converted semi-trailer, a two-car carport, and a fenced 2-acre shared backyard.
- This property's diverse attributes provide multiple revenue streams and a comfortable living environment, making it a prime investment opportunity.



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	471	5,738	17,963
2030 Projected Population	472	5,782	18,592
2020 Census Population	408	5,332	16,299
2010 Census Population	380	4,889	14,121
Projected Annual Growth Percentage 2025 to 2030	0.03	0.15	0.7
Historical Annual Growth Percentage 2010 to 2025	1.6	1.16	1.81
Median Age	37.67	38.94	37.5
Population Density (/Square Mile)	149.92	202.94	228.71
HOUSEHOLDS			
2025 Estimated Households	187	2,233	7,055
2030 Estimated Households	189	2,273	7,353
2020 Census Households	171	2,108	6,386
2010 Census Households	151	1,981	5,558
Projected Annual Growth Percentage 2025 to 2030	0.24	0.35	0.85
Historical Annual Growth Percentage 2010 to 2025	1.58	0.85	1.79
INCOME			
Average household income	\$94,748	\$89,970	\$94,536
Median household income	\$51,165	\$64,772	\$65,262
Per capita income	\$37,623	\$35,203	\$37,229
EDUCATION (by percentage)			
High School Graduate	20.59	27.53	24.68
Some College	26.66	24.26	25.34
Associate Degree	11.58	12.53	12.67
Bachelor's Degree	13.86	13.43	15.29
Graduate or Professional Degree	7.92	8.91	8.3
BUSINESS			
Total Establishments	23	130	496
Total Employees	223	1,054	5,510
Average Employees Per Business	9.68	8.1	11.1
Residential Population Per Business	20.45	44.09	36.2

CENTRALLY LOCATED



Tyler, Texas MSA



POPULATION

249,091



MEDIAN HOUSEHOLD INCOME

\$76,087



UNEMPLOYMENT

4.3%

#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: **\$54,818**
- 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>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Name of Sales Agent/Associate	License No.	Email	Phone