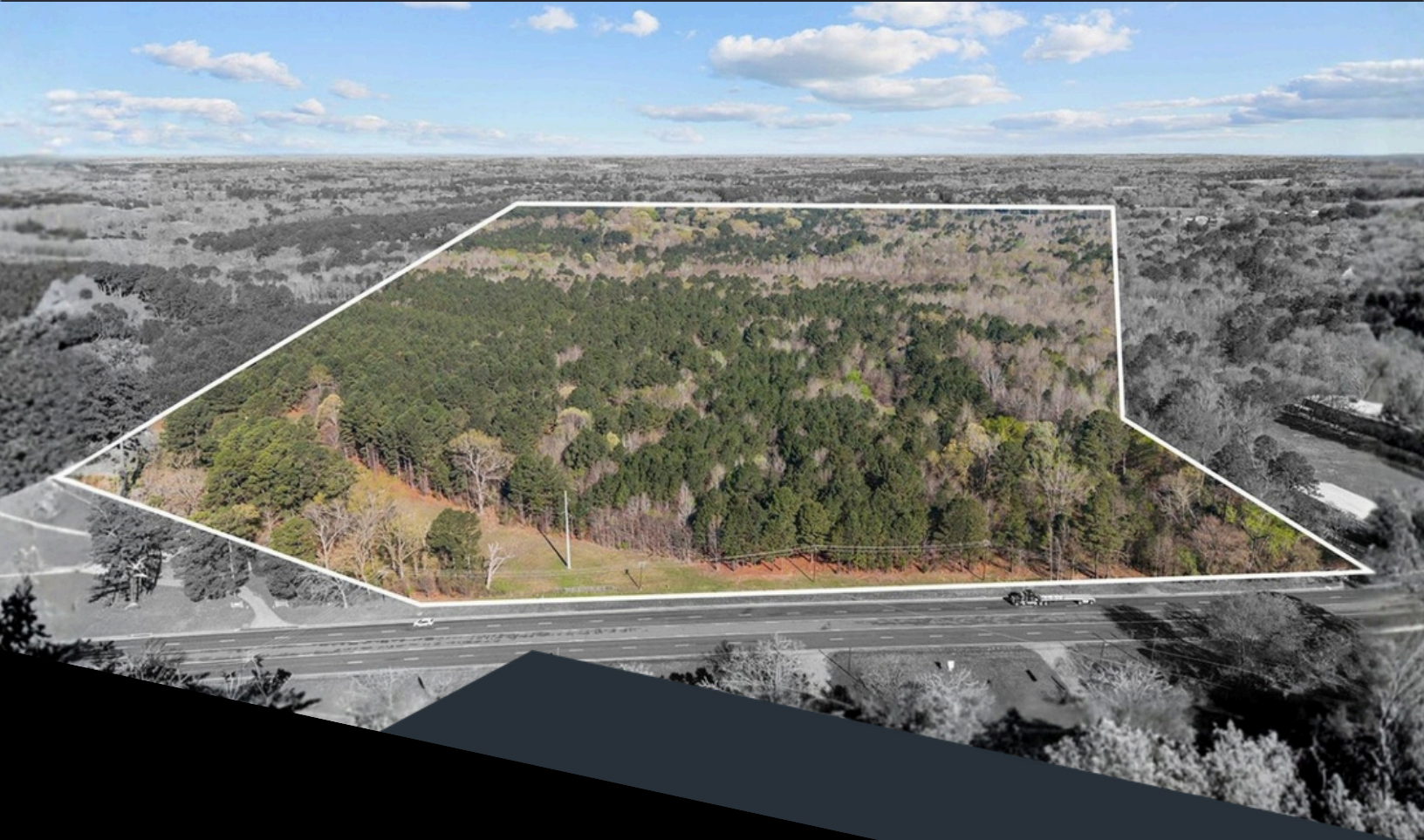




SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

60+ Acre Development Site

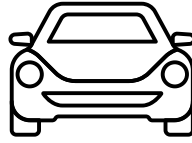
0 Hwy 155 South | Tyler, TX 75703

INVESTMENT SUMMARY



PROPERTY SIZE

62.996 ACRES



TRAFFIC COUNT

18,955 VPD



PRICING

\$2,650,000

INVESTMENT DETAILS:

Property Overview:

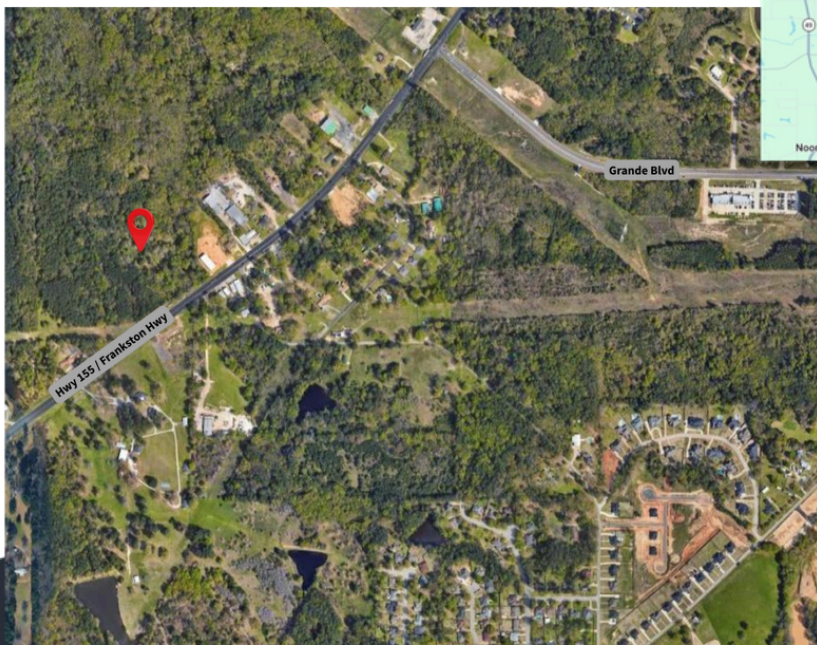
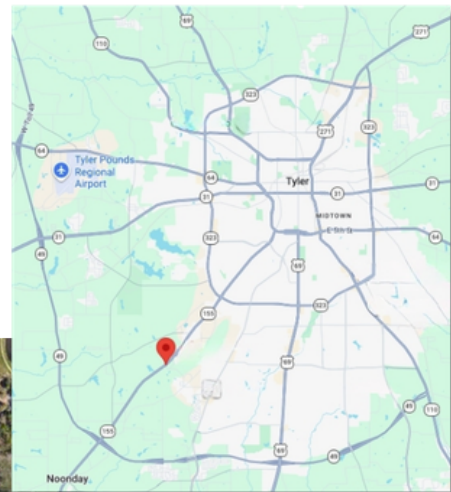
This expansive tract offers more than 800 feet of highway frontage and strong daily traffic counts, making it well suited for a variety of commercial, industrial, or mixed-use development opportunities.

Positioned just outside the Tyler city limits in Smith County, the property benefits from no zoning restrictions, allowing developers, investors, and owner-users flexibility in site planning and use.

With its large acreage, highway access and proximity to Tyler, this property represents a rare opportunity for investors or developers seeking a strategic land acquisition in a high-growth corridor of East Texas.

Property Features:

- **Property size:** 62.996 acres
- **Traffic count:** 18,955 vehicles per day
- **Frontage:** 815 ft on Hwy 155 S
- **Utilities:** Water (Southern Utilities), electric
- **Zoning:** N/A



SITE HIGHLIGHTS:

- The property's size and highway exposure provide an ideal setting for:
 - future commercial development
 - industrial facilities
 - recreational uses
 - residential acreage development
 - land banking in a growing East Texas market



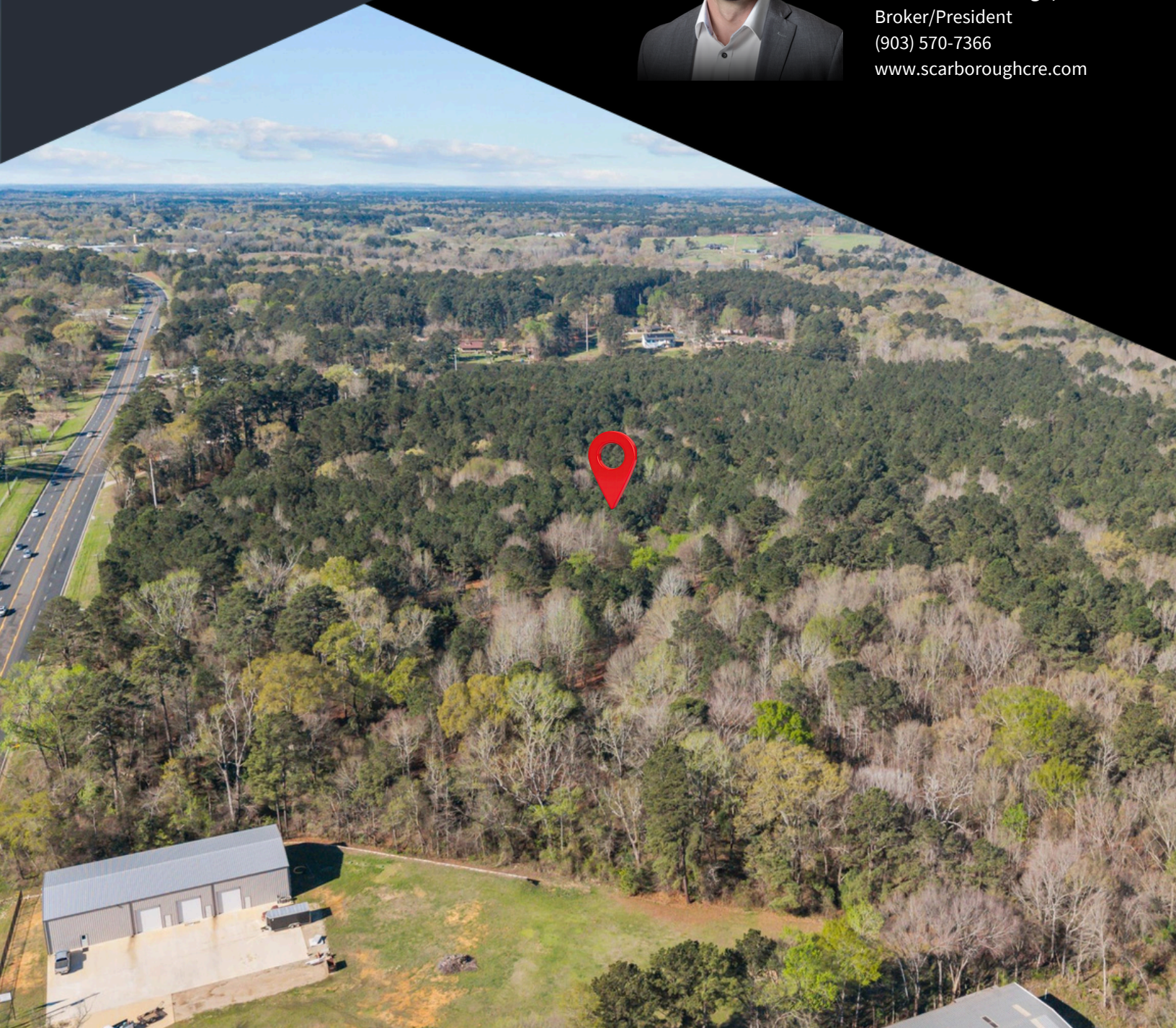
INVESTMENT CONTACT:

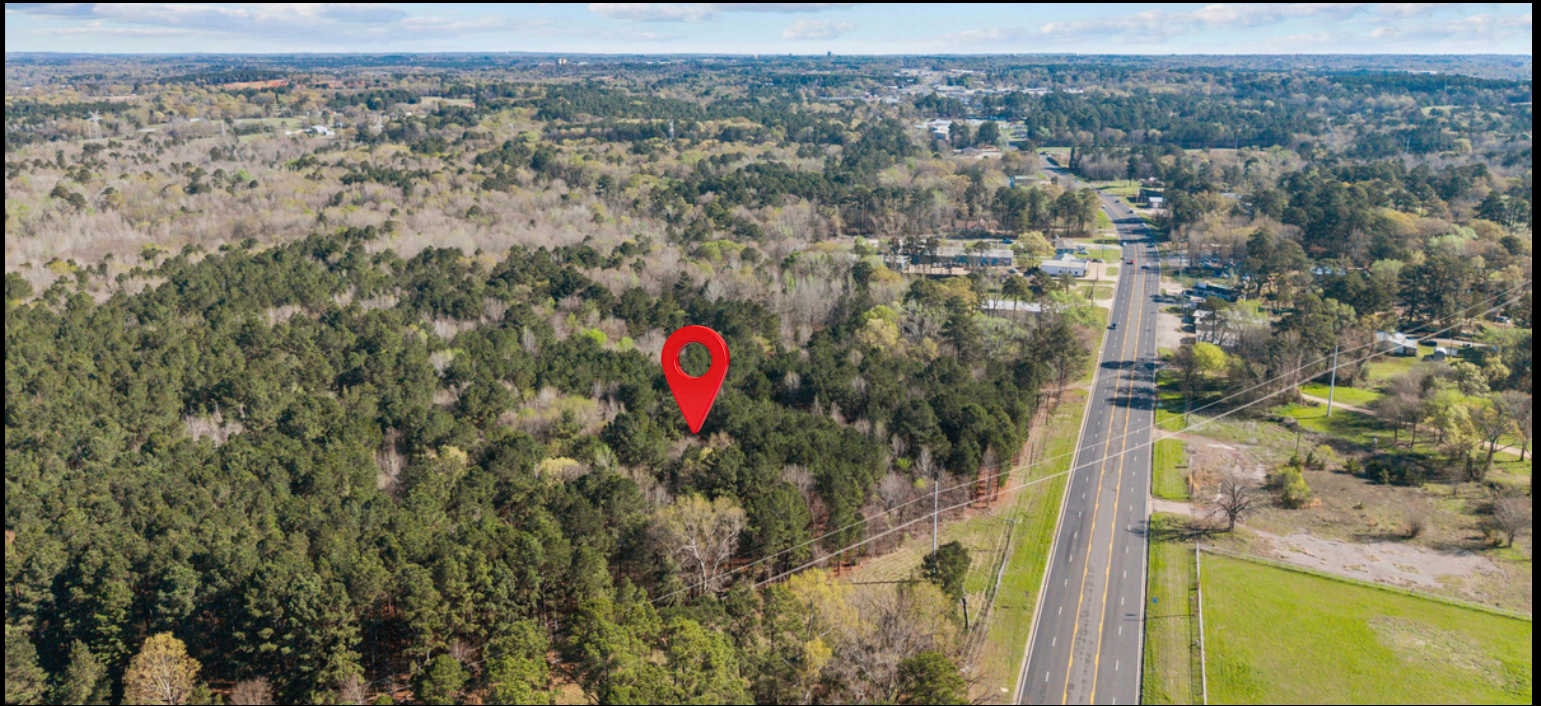
Samuel Scarborough, CCIM

Broker/President

(903) 570-7366

www.scarboroughcre.com





KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	4,080	44,010	107,614
2030 Projected Population	3,941	43,901	108,122
2020 Census Population	3,876	41,419	102,529
2010 Census Population	3,594	38,371	94,866
Projected Annual Growth by Percentage 2025 to 2030	-0.68	-0.05	0.09
Historical Annual Growth by Percentage 2010 to 2025	0.90	0.98	0.90
Median Age	37	37	35
Population Density (/Square Mile)	1,299	1,557	1,370
HOUSEHOLDS			
2025 Estimated Households	2,204	19,340	43,092
2030 Estimated Households	2,154	19,660	43,995
2020 Census Households	2,139	18,445	41,065
2010 Census Households	1,868	16,860	37,719
Projected Annual Growth by Percentage 2025 to 2030	-0.46	0.33	0.42
Historical Annual Growth by Percentage 2010 to 2025	1.20	0.98	0.95
INCOME			
Average household income	\$86,210	\$111,678	\$103,283
Median household income	\$64,435	\$72,478	\$68,641
Per capita income	\$47,062	\$49,202	\$41,567
EDUCATION			
High School Graduate	20.72%	19.29%	21.71%
Some College	26.77%	24.09%	24.17%
Associate Degree	8.82%	10.55%	10.80%
Bachelor's Degree	29.33%	25.80%	21.03%
Graduate or Professional Degree	8.86%	12.49%	11.43%
BUSINESS			
Total Establishments	532	3,595	7,595
Total Employees	3,980	28,887	63,498
Average Employees Per Business	7	8	8
Residential Population Per Business	8	12	14



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
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
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

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2