



SCARBOROUGH
COMMERCIAL REAL ESTATE

OFFERING MEMORANDUM

TRUCK & AUTO SERVICE PROPERTY

15844 Hwy 31 West, Tyler, TX 75709

Located on 1.204 acres along State Highway 31 W, this property sits less than a mile west of Loop 49 in a high-traffic commercial corridor. The shop benefits from strong highway exposure, with an average of 18,429 vehicles passing daily, offering excellent visibility.



PRICE

\$500,000

LAND SIZE

1.204 Acres

BUILDING SIZE

8,004 SF

STATUS

For Sale

Building Name	15844 Hwy 31 West
Property Type	Industrial
APN	1.00000.0379.00.010010
Building Size	8,004 SF
Lot Size	1.204 Acres
Year Built	2013

This property features an 8,004 SF shop equipped with a service pit designed for servicing large trucks, making it ideal for heavy-duty repairs, fleet maintenance, or similar automotive and commercial operations. The durable parking lot, constructed in 2013 using crushed concrete, provides more durability for larger vehicle access.

With excellent highway visibility and convenient access, the property presents an attractive opportunity for an owner-operator or investor seeking to establish or expand operations in a high-traffic corridor.

Currently leased under a one-year agreement that started in September 2026 at a rate of \$3,000 per month (gross), providing immediate income. Dedicated easement from Hwy 31 to the property will be delivered to buyer.

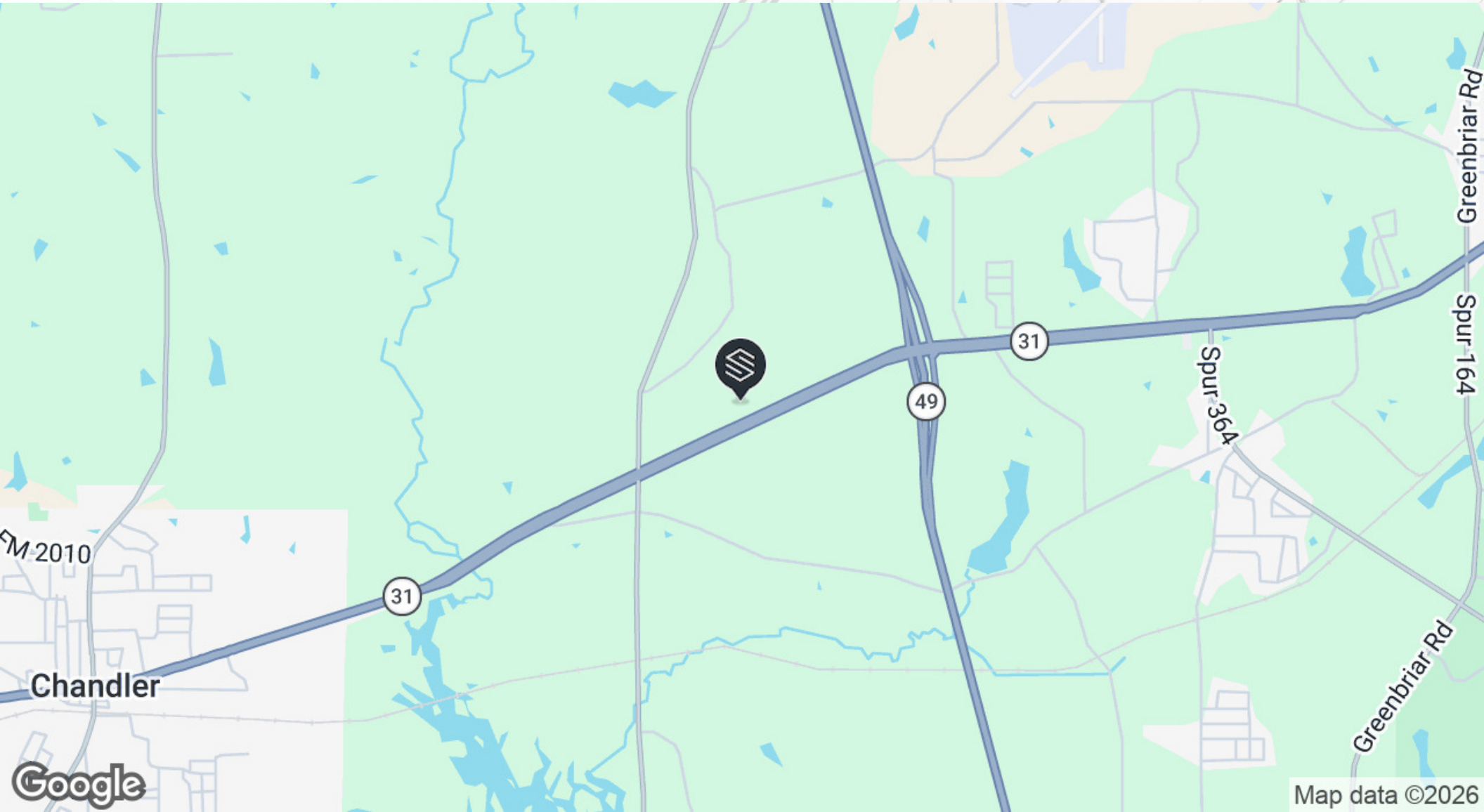


- Location: 15844 State Hwy 31 W, less than 1 mile west of Loop 49
- Lot size: 1.204 acres
- Shop: 8,004 SF, includes service pit for large trucks
- Ideal for: Heavy-duty repair, fleet service, or similar automotive/commercial operations
- Access: Excellent highway visibility and easy access 18,429 vehicles per day



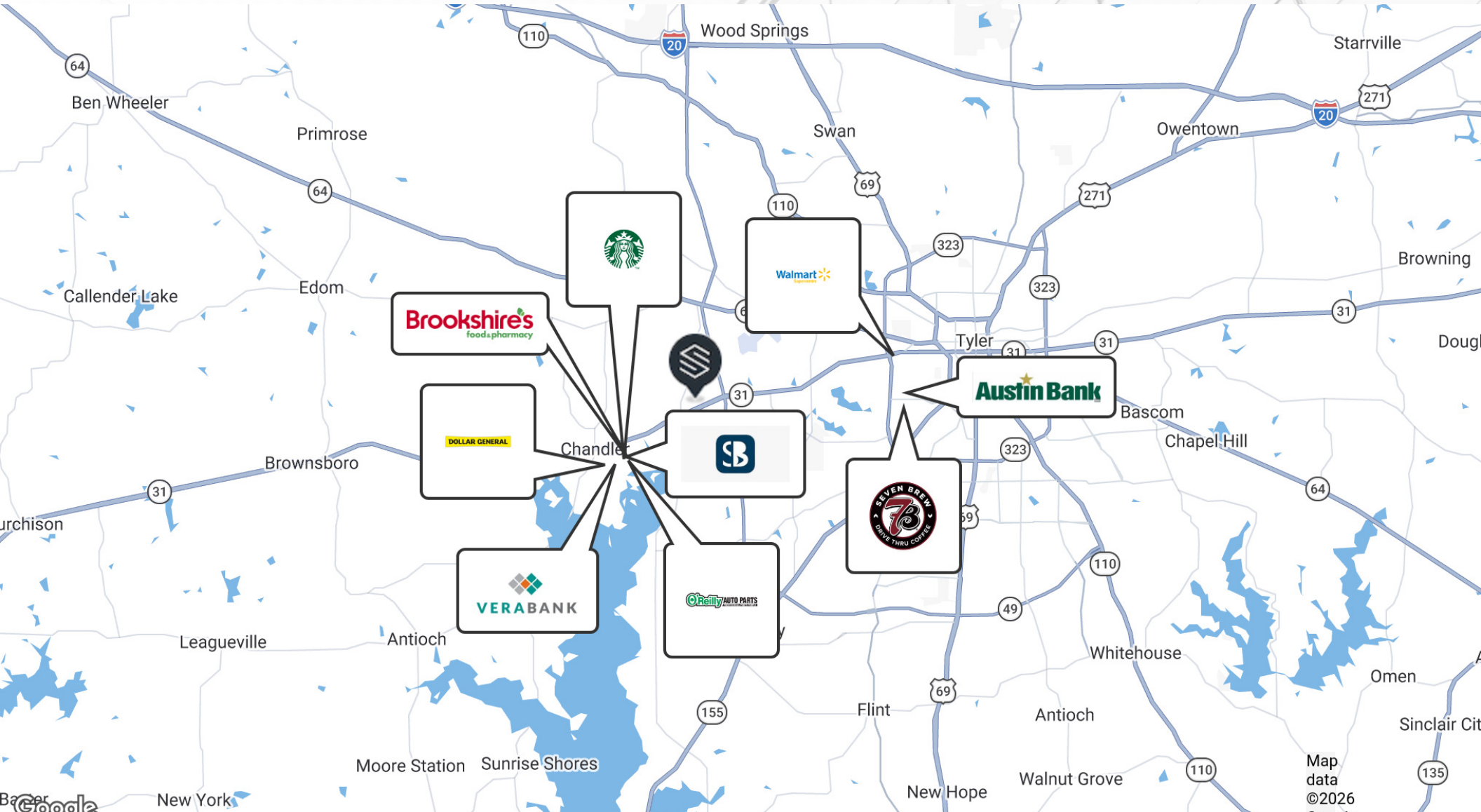


LOCATION MAP



SAMUEL SCARBOROUGH, CCIM
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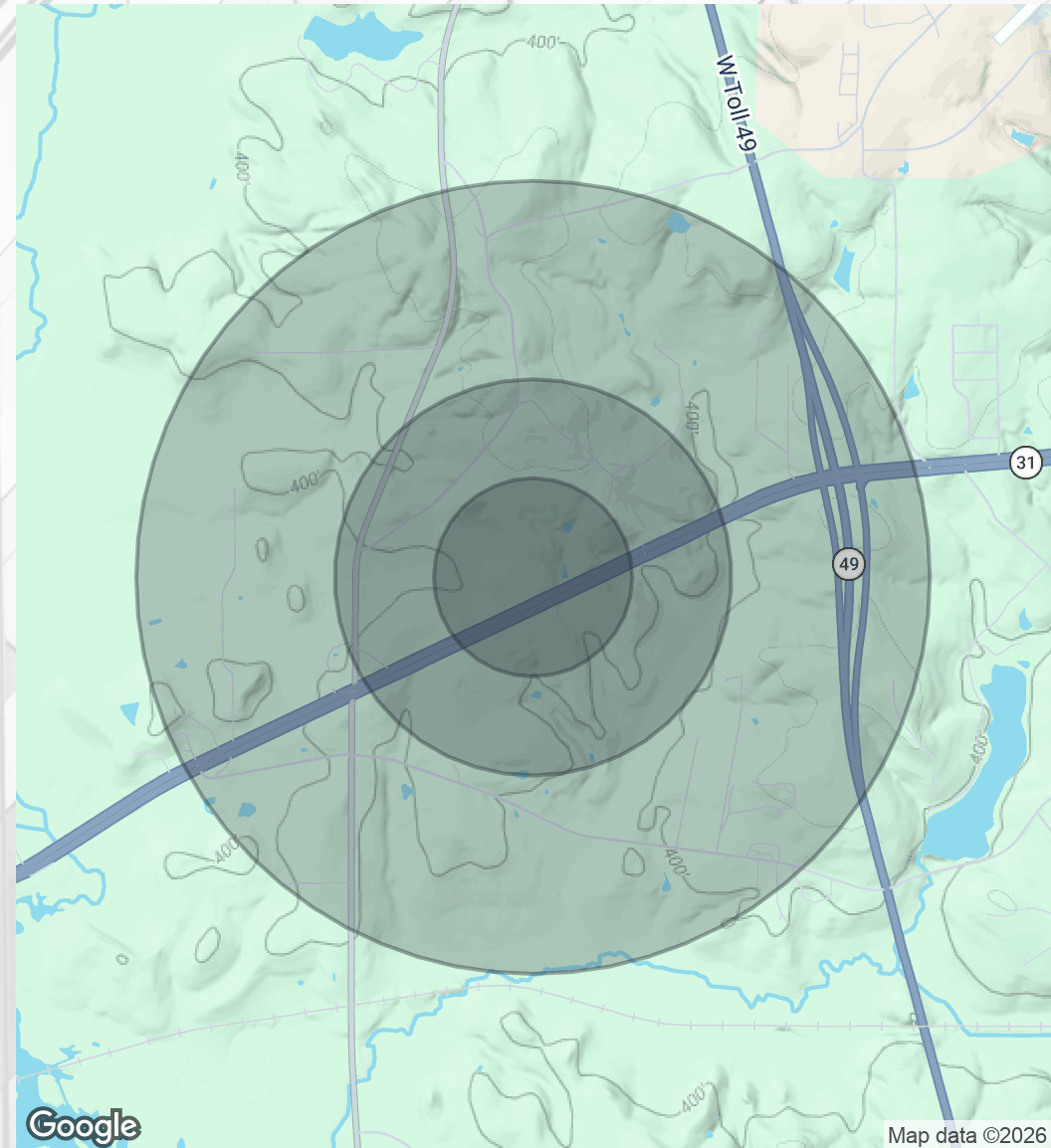
SCARBOROUGH COMMERCIAL REAL ESTATE
410 West Erwin Street, Tyler, TX 75702
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	14	53	234
Average Age	51.8	52.1	50.2
Average Age (Male)	38.5	39.7	40.5
Average Age (Female)	51.5	51.5	49.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	24	106
# of Persons per HH	2.8	2.2	2.2
Average HH Income	\$86,195	\$75,146	\$76,701
Average House Value	\$233,260	\$221,099	\$224,798

2023 American Community Survey (ACS)



Map data ©2026



SAMUEL SCARBOROUGH, CCIM

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PROFESSIONAL BACKGROUND

Samuel Scarborough is the founder of Scarborough Commercial Real Estate and an experienced commercial real estate broker based in Tyler, Texas. With extensive knowledge of the East Texas market, Samuel provides strategic guidance to investors, property owners, businesses, and developers throughout the commercial real estate process.

Throughout his career, Samuel has successfully represented clients across a broad range of property types, including office, retail, industrial, land, and multifamily properties. His in-depth market knowledge, analytical approach, and ability to identify opportunities others may overlook have made him a trusted advisor to his clients.

Samuel takes a hands-on, client-focused approach to every assignment. He believes successful real estate decisions begin with understanding each client's objectives and providing clear communication, thoughtful analysis, and practical strategies designed to achieve both immediate and long-term goals.

A graduate of the University of Texas at Arlington, Samuel earned a Bachelor of Business Administration in Management and holds the prestigious CCIM (Certified Commercial Investment Member) designation, recognized throughout the commercial real estate industry for advanced expertise in financial, market, and investment analysis.

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