

Fair Foundation Building

FULL-SERVICE RATE: \$12.00—\$13.50 PSF/YR

Presented by:

Samuel Scarborough

President/Broker

(903) 707-8560

sam@scarboroughcre.com

Lic: 9010976

Stewart Garrett

Senior Associate/Property Director

(903) 707-8560

stewart@scarboroughcre.com

Lic: 688920

121 S Broadway
Tyler, TX 75701



SCARBOROUGH
COMMERCIAL REAL ESTATE

THE SPACE

Location **121 S Broadway, Tyler, TX, 75701**
 COUNTY **Smith**

HIGHLIGHTS

- Available offices ranging from 200 SF - 3000+ SF
- Full-Service Rate: \$12.00—\$13.50 SF/YR
- Janitorial Service Provided
- FREE parking in the Fair Parking Garage located next door to the building
- Located on Broadway Ave in thriving downtown Tyler!
- Walking distance to multiple coffee shops, restaurants and more



POPULATION

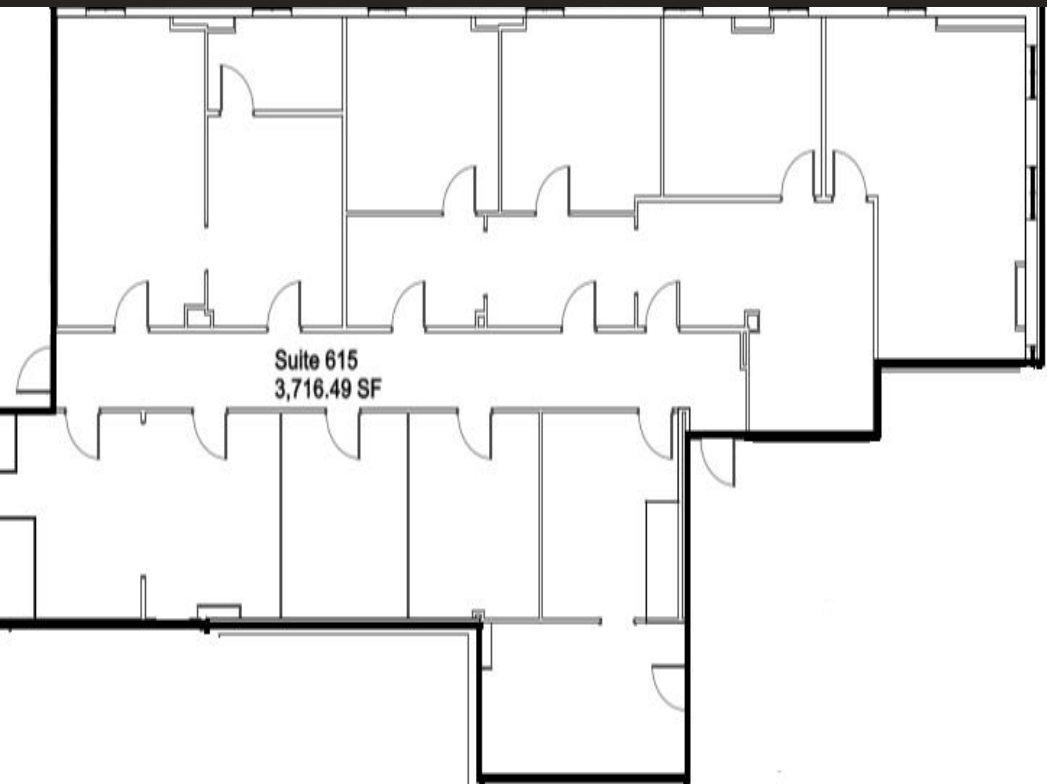
1.00 MILE	3.00 MILE	5.00 MILE
10,097	56,057	106,064

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,547	\$71,619	\$79,386

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,572	19,949	41,305





Samuel Scarborough

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.

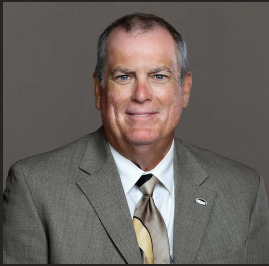
He quickly established himself as a rising star in the industry, earning his Certified Commercial Investment Member (CCIM) designation in 2023, which is a globally recognized symbol of excellence in commercial real estate.

Over the course of 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.

In addition to his work as a commercial real estate broker, Samuel is actively involved in the Tyler community. He serves on the board of several local organizations, including the Tyler Economic Development Council, Champion's for Children, Hospice of East Texas, Heart of Tyler and many others.

Whether you are a buyer, seller, or landlord, Samuel Scarborough, CCIM, has the expertise and knowledge to help you achieve your commercial real estate goals. Contact Scarborough Commercial Real Estate today to learn more about how we can help you succeed.



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.