



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

3,632 SF Medical Office Building

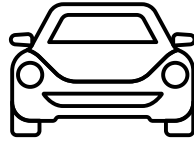
3900 Southpark Drive | Tyler, TX 75703

INVESTMENT SUMMARY



PROPERTY SIZE

3,632 SF



TRAFFIC COUNT

3,068 VPD



PRICING

\$360,000

INVESTMENT DETAILS:

Property Overview:

Presenting an excellent opportunity for an owner-user or investor looking to acquire an affordable office building with a versatile layout and ample parking. Situated on a 0.79-acre lot near Loop 323, the location provides quick access to major corridors and amenities in South Tyler.

Building Features:

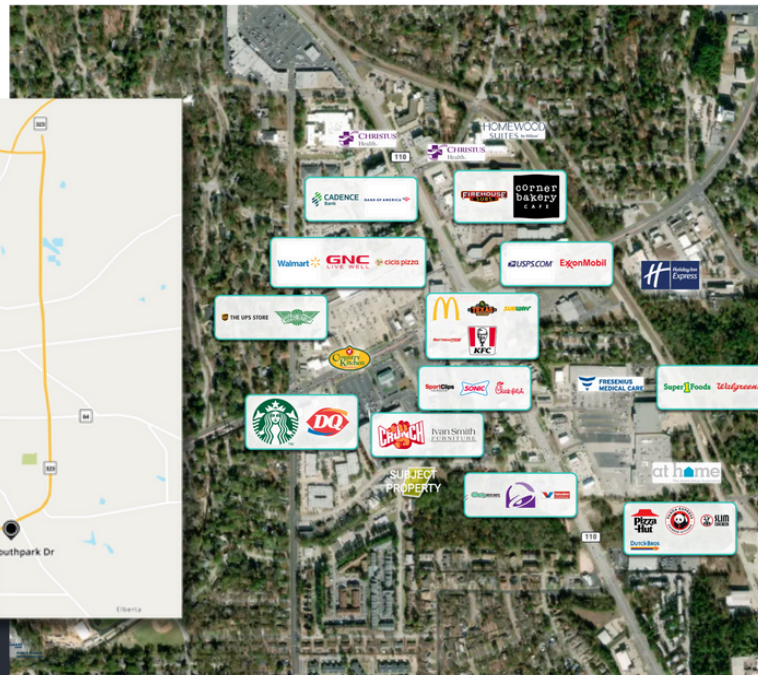
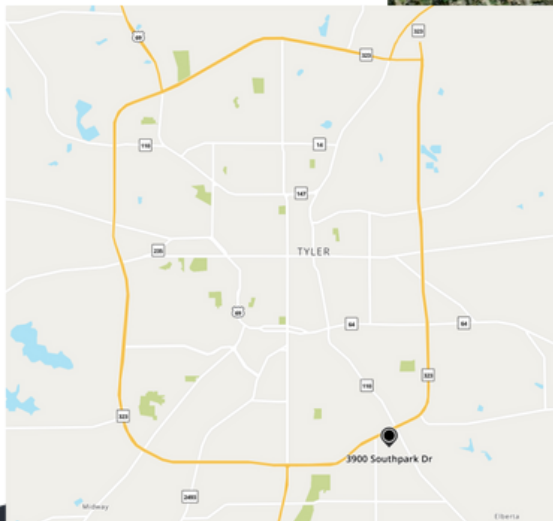
- 6 private offices
- Dedicated conference room
- Server room
- Break room with cabinetry and sink
- 2 storage rooms
- 4 restrooms + 1 shower
- Records/storage closet
- Rear exit door
- ~50 parking spaces

Site Conditions:

The rear portion of the parcel has a significant erosion issue. The building is dated (built in 1976) and will require remodeling/updating.

Property Features:

- **Pricing:** \$360,000
- **Total acreage:** 0.79
- **Traffic count:** 3,068 vpd
- **Zoning:** C-1 Light Commercial District



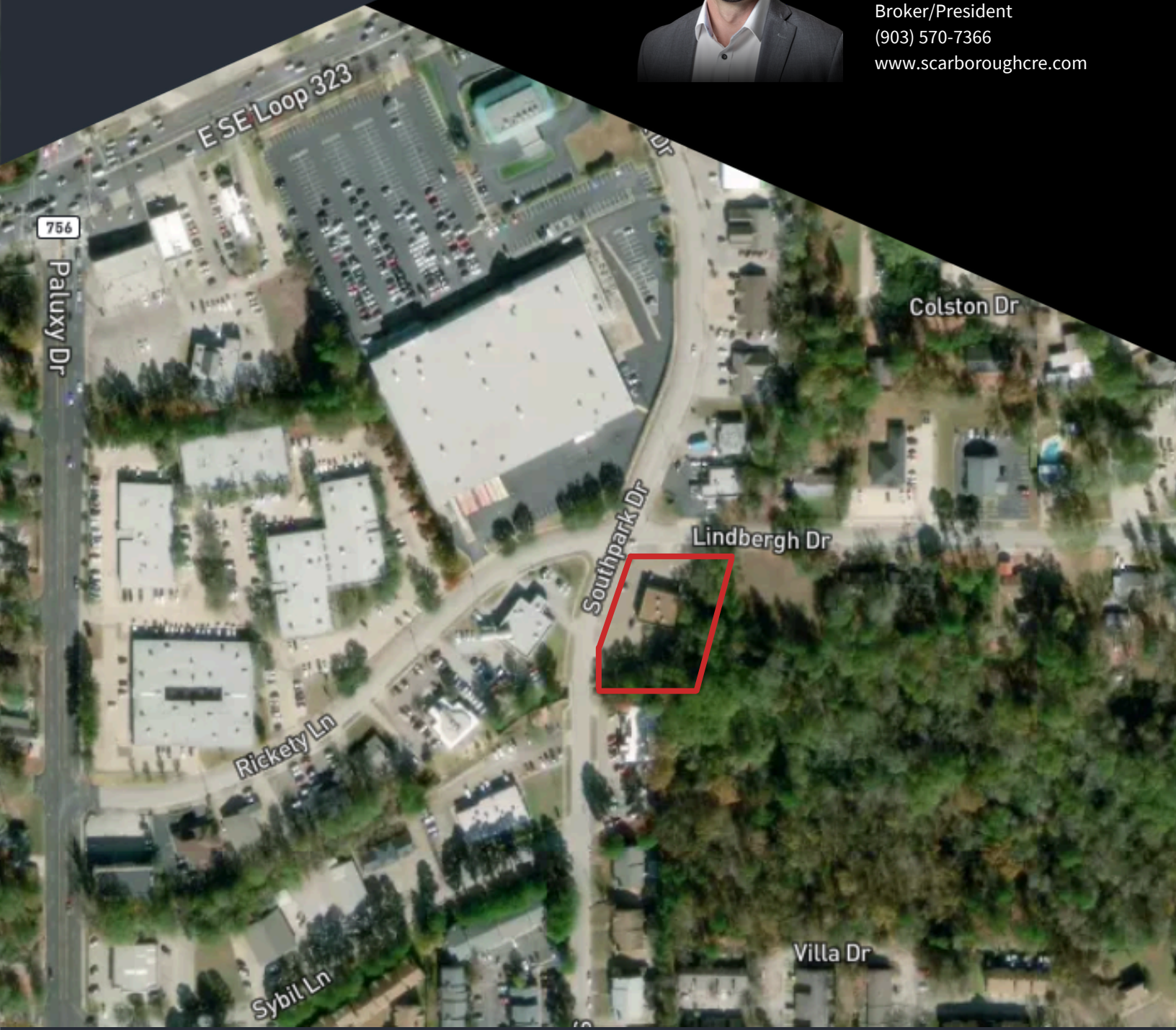
INVESTMENT HIGHLIGHTS:

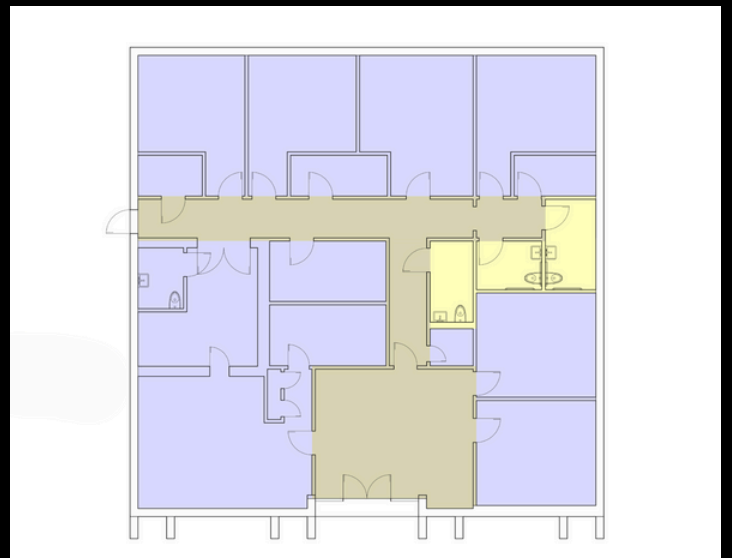
- Close proximity to major national retailers and Loop 323
- Functional floor plan suitable for medical, legal, or professional office use
- Strong value and potential for investment or owner/user
- Generous lot size with plentiful parking



INVESTMENT CONTACT:

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

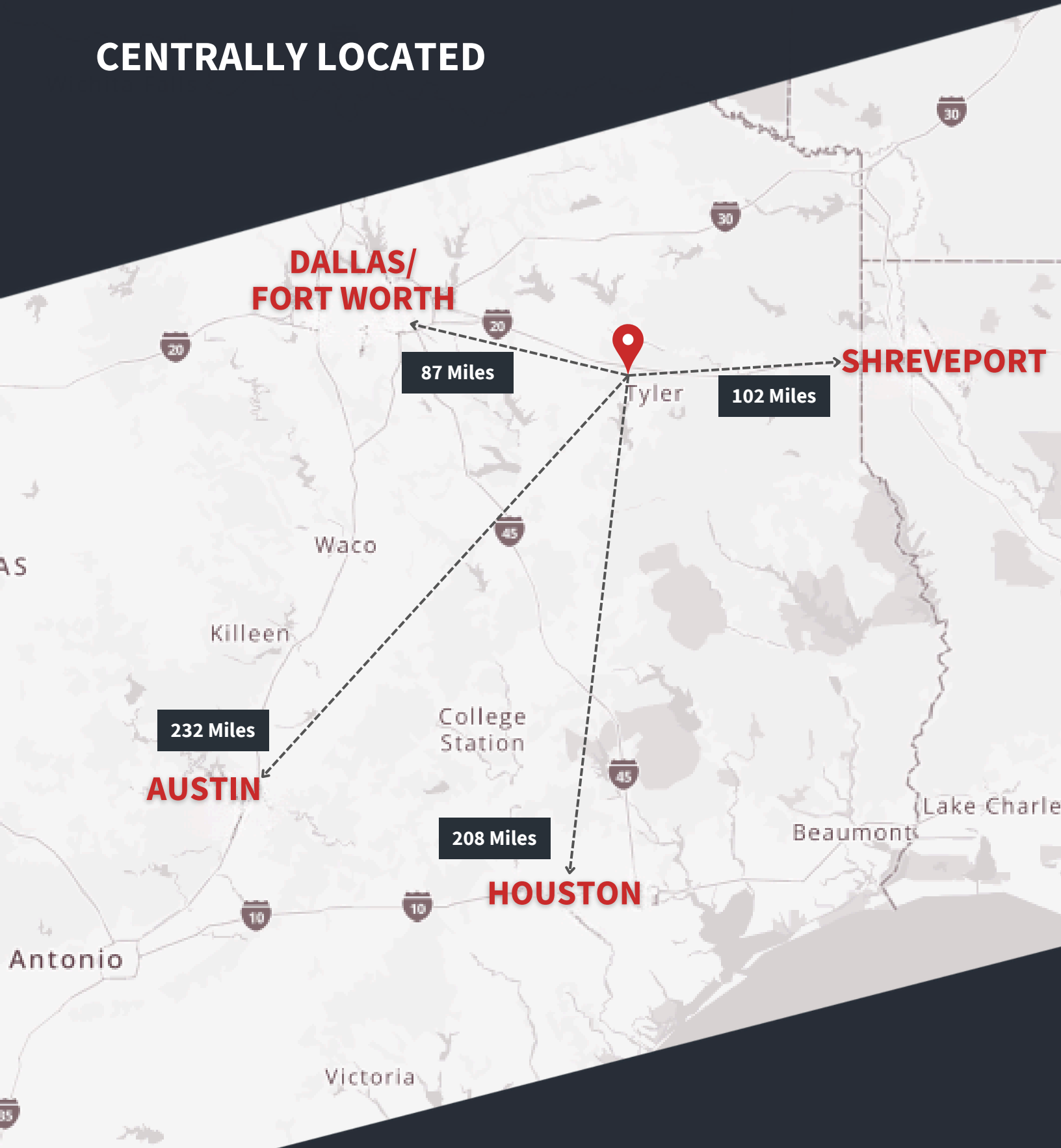




KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
POPULATION				
2024 Estimated Population	10,605	63,179	104,662	181,281
2029 Projected Population	10,499	62,752	105,791	187,994
2020 Census Population	9,931	62,879	102,737	175,077
2010 Census Population	9,735	58,878	94,593	158,819
Projected Annual Growth 2024 to 2029	-0.20%	-0.14%	0.22%	0.74%
Historical Annual Growth 2010 to 2024	0.64%	0.52%	0.76%	1.01%
Median Age	31.58	33.85	34.13	34.94
Population Density (/Square Mile)	3375.68	2234.5	1332.6	577.04
HOUSEHOLDS				
2024 Estimated Households	4,618	26,406	42,346	70,182
2029 Estimated Households	4,574	26,311	42,993	73,120
2020 Census Households	4,354	26,354	40,947	66,576
2010 Census Households	4,160	24,558	37,323	59,988
Projected Annual Growth 2024 to 2029	-0.19%	-0.07%	0.31%	0.84%
Historical Annual Growth 2010 to 2024	0.78%	0.54%	0.96%	1.21%
INCOME				
Average household Income	\$96,022	\$102,898	\$99,024	\$100,693
Median household income	\$68,652	\$67,655	\$65,388	\$69,603
Per capita income	\$41,819	\$43,267	\$40,270	\$39,128
EDUCATION				
Less than 9th Grade	1.26%	3.46%	5.42%	5.71%
Some High School	3.16%	4.69%	6.11%	6.63%
High School Graduate	19.43%	19.75%	22.10%	24.04%
Some College	24.48%	24.33%	23.36%	23.12%
Associate Degree	12.48%	11.72%	10.86%	11.04%
Bachelor's Degree	24.90%	24.03%	21.15%	19.20%
Graduate or Professional Degree	14.29%	12.02%	10.99%	10.25%
BUSINESS				
Total Establishments	785	4,344	7,281	9,458
Total Employees	6,637	39,008	60,979	78,982
Average Employees Per Business	8.45	8.98	8.37	8.35
Residential Population Per Business	13.51	14.54	14.37	19.17

CENTRALLY LOCATED



Tyler, Texas MSA



POPULATION

245,209



MEDIAN HOUSEHOLD INCOME

\$72,313



UNEMPLOYMENT

3.9%

#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: **\$51,000**
- 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.

2-10-2025



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.

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 or subagent 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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