



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

*Light Industrial Building
with Office Space*

4918 Profit Dr. | Tyler, TX 75707

LEASE SUMMARY



BUILDING SIZE

8,000 SF



PROPERTY SIZE

0.44 ACRES



PRICING

\$7/SF + NNN

INVESTMENT DETAILS:

Property Overview:

This freestanding building offers a versatile mix of office and warehouse space ideal for a wide range of commercial or light industrial users.

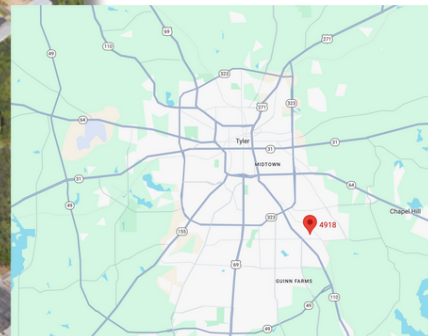
The site offers 3,500 SF of industrial and 1,500 SF of office space, providing an efficient and comfortable working environment for operations. The remaining 3,000 SF features three unheated industrial bays, each with its own overhead door.

Recent updates include paint, roof repairs and a new air conditioning system. The site offers ample outdoor space for parking, vehicle circulation, or yard storage. Two sides of the building are fenced and gated, enhancing security and controlled access to the property. Two sides are wooded for privacy.

Suitable for a variety of commercial, light industrial, service, or flex users seeking an efficient layout and adaptable footprint, this building can easily accommodate a wide range of operational needs.

Property Features:

- **Pricing:** \$7/SF + NNN
- **Building size:** 8,000 SF
- **Property size:** 0.44 acres
- **Frontage:** 135 feet
- **Utilities:** Available onsite
- **Zoning:** F10 commercial





LEASE CONTACT:

Jarrod Ver Hey

Associate

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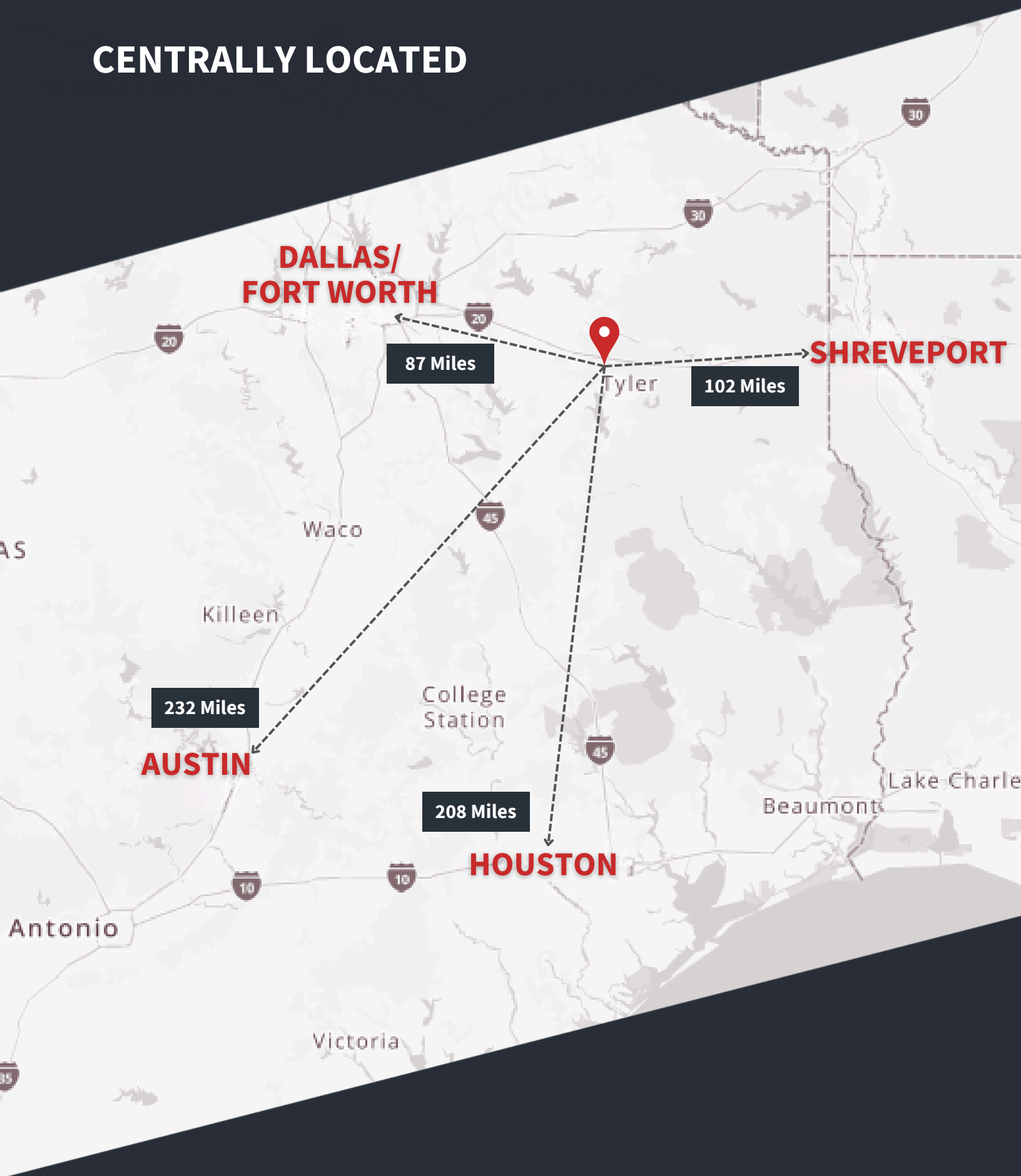




KEY DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
POPULATION			
2025 Estimated Population	7,152	40,870	93,843
2030 Projected Population	6,505	39,974	94,230
2020 Census Population	6,836	40,703	91,182
2010 Census Population	6,040	36,925	83,234
Projected Annual Growth Percentage 2025 to 2030	-1.81	-0.44	0.08
Historical Annual Growth Percentage 2010 to 2025	1.23	0.71	0.85
Median Age	32.88	34.39	34.88
Population Density (/Square Mile)	2,276.54	1,445.48	1,194.85
HOUSEHOLD			
2025 Estimated Households	2,995	17,288	38,509
2030 Estimated Households	2,763	17,055	38,996
2020 Census Households	2,853	17,407	37,354
2010 Census Households	2,508	15,786	33,925
Historical Annual Growth Percentage 2010 to 2025	1.29	0.63	0.9
INCOME			
Average household income	\$120,225	\$111,670	\$104,586
Median household income	\$71,559	\$77,000	\$70,037
Per capita income	\$50,414	\$47,415	\$43,147
EDUCATION			
High School Graduate	20.37%	20.03%	21.41%
Some College	26.41%	23.75%	24.17%
Associate Degree	9.02%	12.13%	11.14%
Bachelor's Degree	22.87%	24.95%	22.78%
Graduate or Professional Degree	14.76%	13.75%	11.86%
BUSINESS			
Total Establishments	285	3,018	6,748
Total Employees	1,877	24,732	55,465
Average Employees Per Business	6.59	8.19	8.22
Residential Population Per Business	25.13	13.54	13.91

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

11/2/2015

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

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