



SCARBOROUGH
COMMERCIAL REAL ESTATE



Prime Acreage for Development in South Tyler

0.5 acres for sale

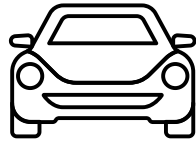
5102 Old Jacksonville Hwy | Tyler, TX 75703

INVESTMENT SUMMARY



PROPERTY SIZE

0.5 ACRES



TRAFFIC COUNT

34,498 VPD



PRICING

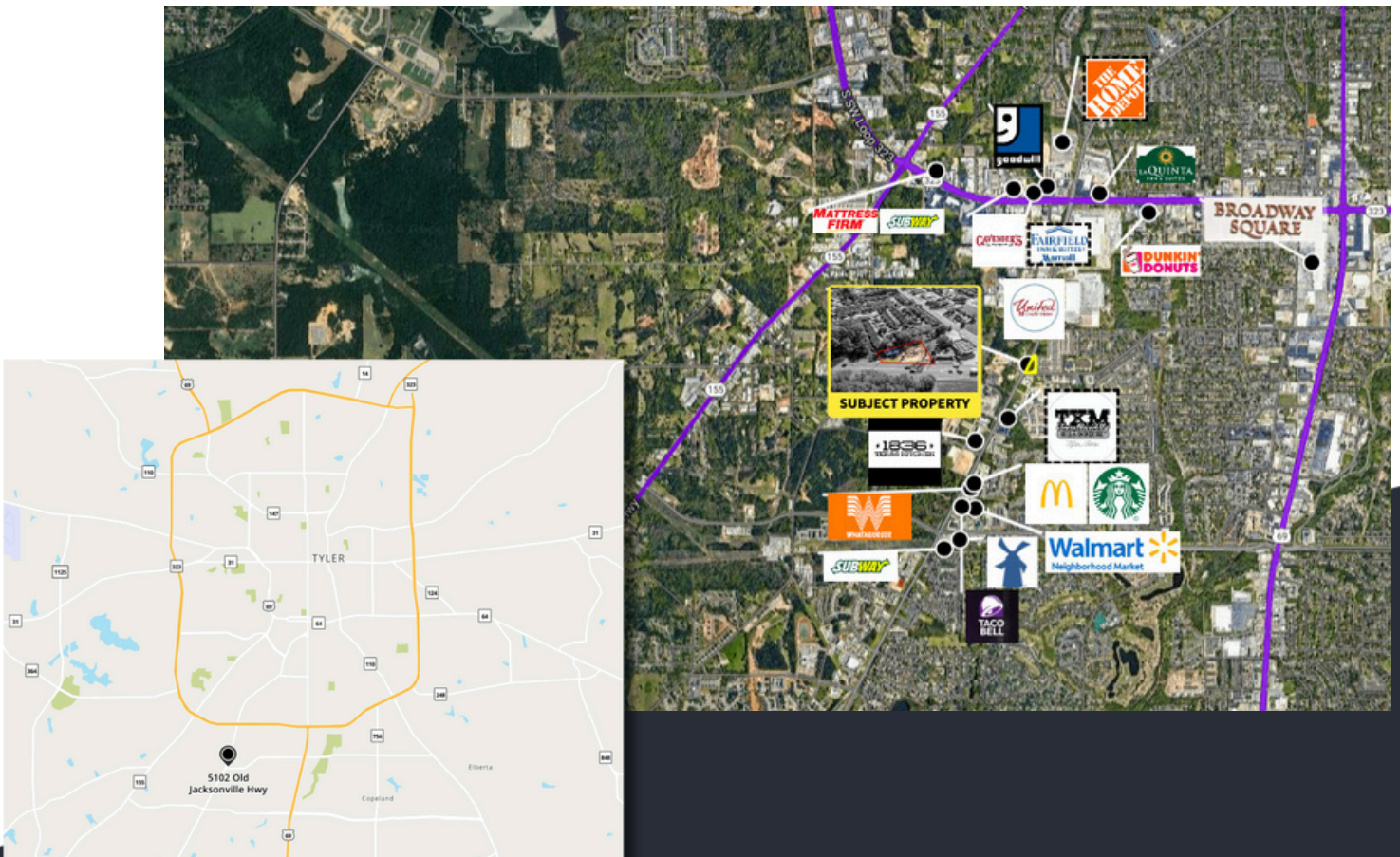
\$385,000

INVESTMENT DETAILS:

Prime half-acre lot with exceptional visibility on Old Jacksonville Hwy, near the intersection of Rice Road.

Property boasts 180 feet of frontage in South Tyler's highly sought after area for shopping, dining, and entertainment, with a daily traffic count of 34,398.

- **List Price:** \$385,000
- **Acres:** 0.5 prime half-acre lot in South Tyler
- **Traffic Count:** 34,498 vpd
- **Frontage:** 180 feet on Old Jacksonville Hwy in South Tyler, near intersection of Rice Road
- **Utilities:** On site



INVESTMENT HIGHLIGHTS:

- 0.5 acres
- 34,498 VPD traffic count
- 180 feet of frontage along Old Jacksonville Hwy



INVESTMENT CONTACT:

Becky Wilson

Associate

(469) 713-9044

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KEY DEMOGRAPHICS

	<u>1-Mile Radius</u>	<u>3-Mile Radius</u>
POPULATION		
2024 Estimated Population	4,668	36,618
2029 Projected Population	5,397	38,387
2020 Census Population	3,917	34,135
2010 Census Population	2,862	29,841
Projected Annual Growth 2024 to 2029	3.12%	0.97%
Historical Annual Growth 2010 to 2024	4.51%	1.62%
Median Age	40.2	37.6
Population Density (/Square Mile)	1,486	1,295
HOUSEHOLDS		
2024 Estimated Households	2,192	16,537
2029 Estimated Households	2,529	17,417
2020 Census Households	1,811	15,313
2010 Census Households	1,307	13,352
Projected Annual Growth 2024 to 2029	3.07%	1.06%
Historical Annual Growth 2010 to 2024	4.83%	1.70%
INCOME		
Average household Income	\$122,235	\$110,362
Median household income	\$74,686	\$72,677
Per capita income	\$57,797	\$49,978
EDUCATION		
Less than 9th Grade	0.46%	2.15%
Some High School	1.99%	3.96%
High School Graduate	26.45%	18.57%
Some College	22.43%	22.73%
Associate Degree	5.05%	10.86%
Bachelor's Degree	21.44%	27.35%
Graduate or Professional Degree	22.18%	14.38%
BUSINESS		
Total Establishments	377	3,083
Total Employees	2,153	24,052
Average Employees Per Business	5.7	7.8
Residential Population Per Business	12.4	11.9



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.

11-2-2015



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date