

Prime Retail Center - For Lease, 2701 W SW Loop 32

713 W SW Loop 323, Tyler TX 75701



Prepared 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



THE SPACE

Location	713 W SW Loop 323, Tyler, TX, 75701
COUNTY	Smith
Square Feet	1620
Rent Per SF (Annual)	\$16.00
Lease Type	NNN
Floor	1

HIGHLIGHTS

- Retail spaces For Lease
- 1 space available, 1620 sq. ft
- Great Location



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,653	62,877	112,052



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$93,641	\$95,171	\$92,958



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,563	27,026	44,646



Samuel Scarborough
 President/Broker
 (903) 707-8560
 sam@scarboroughcre.com
 Lic: 9010976

PROPERTY FEATURES

CURRENT OCCUPANCY	87.00 %
TOTAL TENANTS	6
BUILDING SF	13,180
LAND ACRES	1.049
YEAR BUILT	2010
ZONING TYPE	C-1
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1





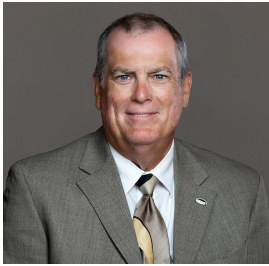
Samuel Scarborough

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.

Throughout 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.



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.