



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR LEASE**

*Previous Auto Dealership  
with Office/Warehouse*

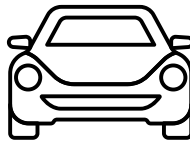
*127 SH 31 | Longview, TX 75601*

# LEASE SUMMARY



BUILDING SIZE

**31,247 SF**



TRAFFIC COUNT

**25,407 VPD**



PRICING

**\$3.75/SF + NNN**

## INVESTMENT DETAILS:

### Property Overview:

Positioned on a large corner site at SH 31 and W. Cotton, this versatile industrial/service facility offers a shop/service area and a functional office/showroom.

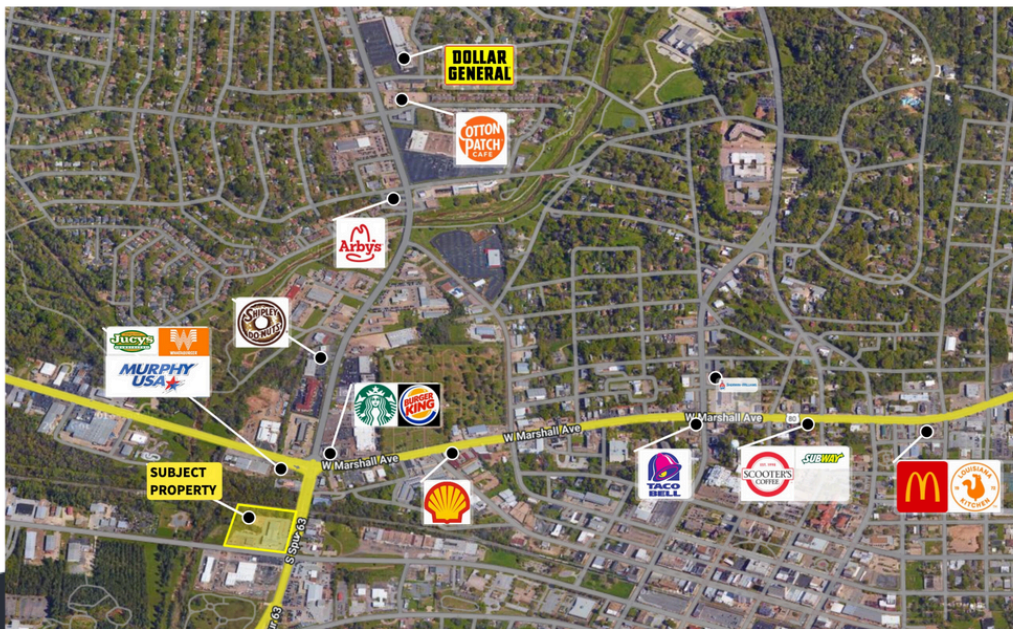
The property is currently vacant and ready for immediate occupancy, making it a strong option for a service-oriented industrial tenant seeking visibility, access, and yard space.

The service area features a 16' ceiling height. The site includes five private offices, a showroom/customer area, a breakroom and two restrooms.

The prominent frontage and traffic profile make the property well-suited for users needing both functional industrial space and consumer visibility.

### Property Features:

- **Pricing:** \$3.75/SF + NNN
- **Building size:**
  - Service/Repair: 27,104 SF
  - Office: 4,323 SF
- **Total acreage:** 6.77
- **Traffic count:** 25,407 vpd as of 2023
- **Frontage:**
  - Hwy 31: 450 ft
  - W. Cotton: 723 ft





## LEASE HIGHLIGHTS:

- Given the combination of shop space, showroom, office, and yard, this property is well-positioned for:
  - Service & repair operations
  - Contractor headquarters or regional operations center
  - Automotive/truck/equipment service or sales
  - Distribution or light industrial users needing highway visibility
  - Other industrial or commercial users requiring a blend of functional shop space and customer-facing office/showroom (subject to zoning/allowed uses)



## LEASE CONTACT:

**Samuel Scarborough, CCIM**

Broker/President

(903) 570-7366

[www.scarboroughcre.com](http://www.scarboroughcre.com)













# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2025 Estimated Population	5,231	46,502	83,979
2030 Projected Population	5,167	45,307	81,935
2020 Census Population	4,587	45,837	83,154
2010 Census Population	4,912	46,666	80,103
Historical Annual Growth Percentage 2010 to 2025	0.43	-0.02	0.32
Median Age	34.08	34.42	34.38
Population Density (/Square Mile)	1665.09	1644.67	1069.25
<b>HOUSEHOLDS</b>			
2025 Estimated Households	1,921	18,295	32,661
2030 Estimated Households	1,899	17,790	31,889
2020 Census Households	1,770	18,315	32,668
2010 Census Households	1,874	17,944	30,640
Historical Annual Growth Percentage 2010 to 2025	0.17	0.13	0.44
<b>INCOME</b>			
Average household income	\$93,476	\$87,555	\$92,384
Median household income	\$63,900	\$61,367	\$64,098
Per capita income	\$34,516	\$34,762	\$36,155
<b>EDUCATION</b>			
High School Graduate	30.16%	28.26%	28.55%
Some College	21.73%	26.78%	25.99%
Associate Degree	9.96%	8.01%	9.01%
Bachelor's Degree	16.46%	14.71%	15.96%
Graduate or Professional Degree	5.66%	8.02%	7.92%
<b>BUSINESS</b>			
Total Establishments	1,098	4,025	5,287
Total Employees	8,553	34,378	46,745
Average Employees Per Business	7.79	8.54	8.84
Residential Population Per Business	4.76	11.55	15.88



## 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.

<b>Scarborough Commercial Real Estate LLC</b>	<b>9010976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)707-8560</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
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](http://www.trec.texas.gov)

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