



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*Professional Medical Office Building  
+ Adjacent Parking Lot*

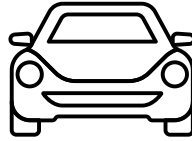
*170 8<sup>th</sup> St. SE | Paris, TX 75460*

# INVESTMENT SUMMARY



PROPERTY SIZE

**6,525 SF**



TRAFFIC COUNT

**4,769 VPD**



PRICING

**\$880,000**

## INVESTMENT DETAILS:

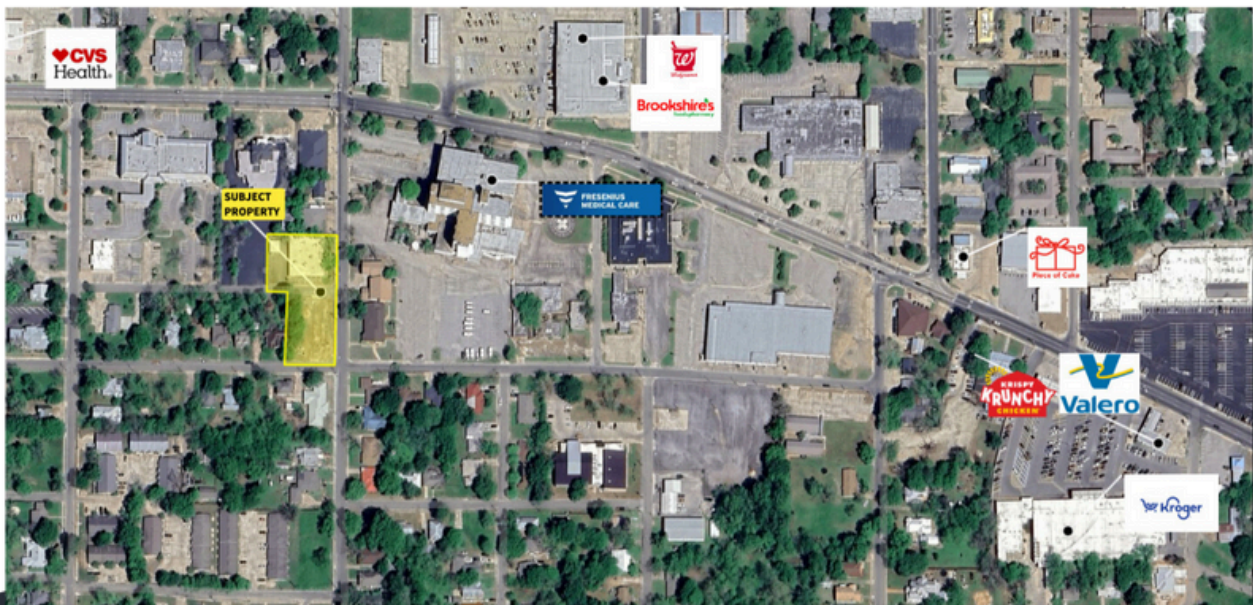
### Property Overview:

Presenting a strategically-located medical office building and accompanying parking lot offering strong utility for healthcare users, professional services, or investors seeking a centrally-positioned asset.

This property presents a flexible opportunity for owner-users, medical groups, or investors seeking an adaptable commercial building with built-in parking. Its central location, commercial zoning, and healthcare corridor positioning make it ideal for continued medical use or professional service conversion.

### Property Features:

- **Property size:** 6,525 SF
- **Acreage:** 0.77
- **Traffic count:** 4,769 VPD
- **Frontage:** 120 feet
- **Utilities:** City water and sewer available
- **Zoning:** Commercial





## SITE HIGHLIGHTS:

- **Central Positioning:** Located near Paris's downtown medical and business districts
- **Healthcare Corridor:** Surrounded by medical offices, hospital facilities, and related professional services
- **Accessibility:** Easy ingress/egress with strong connectivity to E. Austin Street and nearby commercial routes
- **Parking Advantage:** Dedicated paved lot at 749 E Austin St ensures ample parking for patients and staff



## INVESTMENT CONTACT:

**Samuel Scarborough, CCIM**  
Broker/President  
(903) 570-7366  
[www.scarboroughcre.com](http://www.scarboroughcre.com)









# KEY DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
<b>POPULATION</b>			
2025 Estimated Population	8,855	24,077	29,220
2030 Projected Population	8,708	23,738	28,730
2020 Census Population	8,330	23,577	28,913
2010 Census Population	9,162	24,444	29,382
Median Age	32.58	35.47	35.75
Population Density (/Square Mile)	2818.61	851.55	372.04
<b>HOUSEHOLDS</b>			
2025 Estimated Households	3,548	9,867	11,881
2030 Estimated Households	3,490	9,718	11,664
2020 Census Households	3,397	9,803	11,865
2010 Census Households	3,631	9,996	11,889
<b>INCOME</b>			
Average household income	\$54,501	\$64,287	\$68,294
Median household income	\$41,326	\$47,388	\$50,768
Per capita income	\$22,003	\$26,505	\$27,903
<b>EDUCATION</b>			
High School Graduate	37.87%	34.56%	33.66%
Some College	21.27%	23.70%	24.21%
Associate Degree	10.46%	10.31%	10.54%
Bachelor's Degree	11.09%	12.76%	13.38%
Graduate or Professional Degree	5.32%	7.78%	7.95%
<b>BUSINESS</b>			
Total Establishments	460	1,535	1,641
Total Employees	3,336	16,665	17,367
Average Employees Per Business	7.26	10.86	10.59
Residential Population Per Business	19.26	15.68	17.81



## 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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