



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

Four-Unit Duplex Investment Opportunity

15155 CR 1125 | Tyler, TX 75703

INVESTMENT SUMMARY



BUILDING SIZE
5,200 SF



PROPERTY SIZE
2.8 ACRES



PRICING
\$790,000

INVESTMENT DETAILS:

Property Overview:

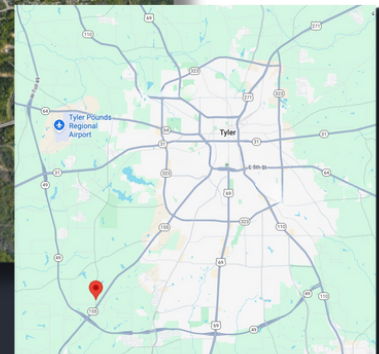
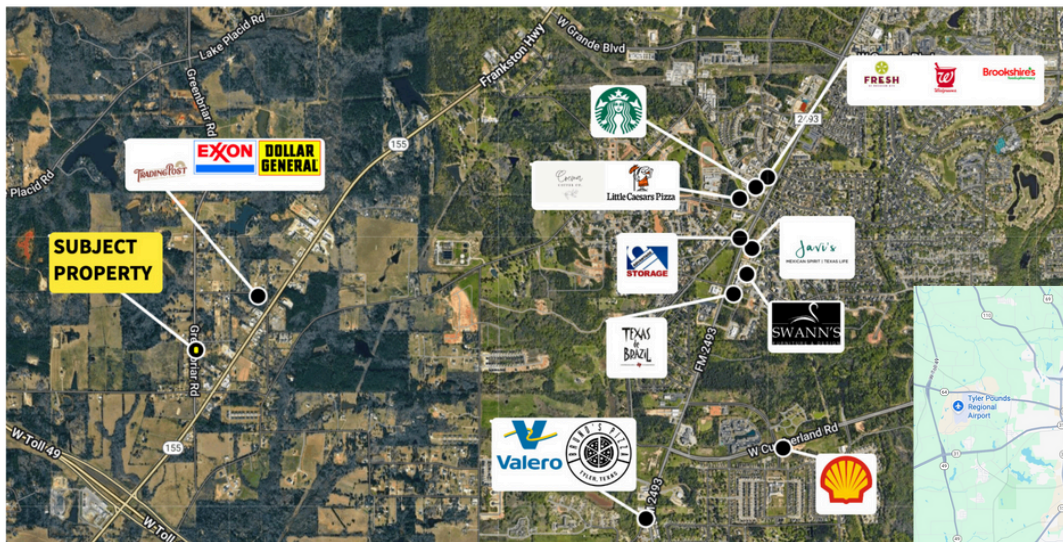
Presenting a newly-built, multifamily duplex investment opportunity which offers immediate income with future development upside.

Each of the four units features 10-foot ceilings, modern construction, and functional floor plans designed for long-term tenant demand. Two units are currently occupied, providing in-place income with remaining lease-up potential at \$1,500 per unit per month

Located in a growing residential corridor of South Tyler, the property benefits from proximity to amenities while maintaining a quiet, low-density setting attractive to tenants.

Property Features:

- **List price:** \$790,000
- **Building size:** 5,200 SF (1,310 SF each unit)
- **Total acreage:** 2.8
- **Traffic count:** 867 vpd
- **Frontage:** 130 ft on CR 1125 / Greenbriar Road
- **Utilities:**
 - Water: Southern Utilities
 - Sewer: Septic
 - Heating: Gas
 - Cooling: Electric
- **360 degree imagery:** [15155 CR 1125](#)



INVESTMENT HIGHLIGHTS:

- New construction (2024)
- Immediate income with future development upside
- Strong unit mix in a high-demand residential market
- Expansion-ready with groundwork already completed
- Ideal for investors seeking both cash flow and long-term growth
- Outside city limits for a lower regulatory burden



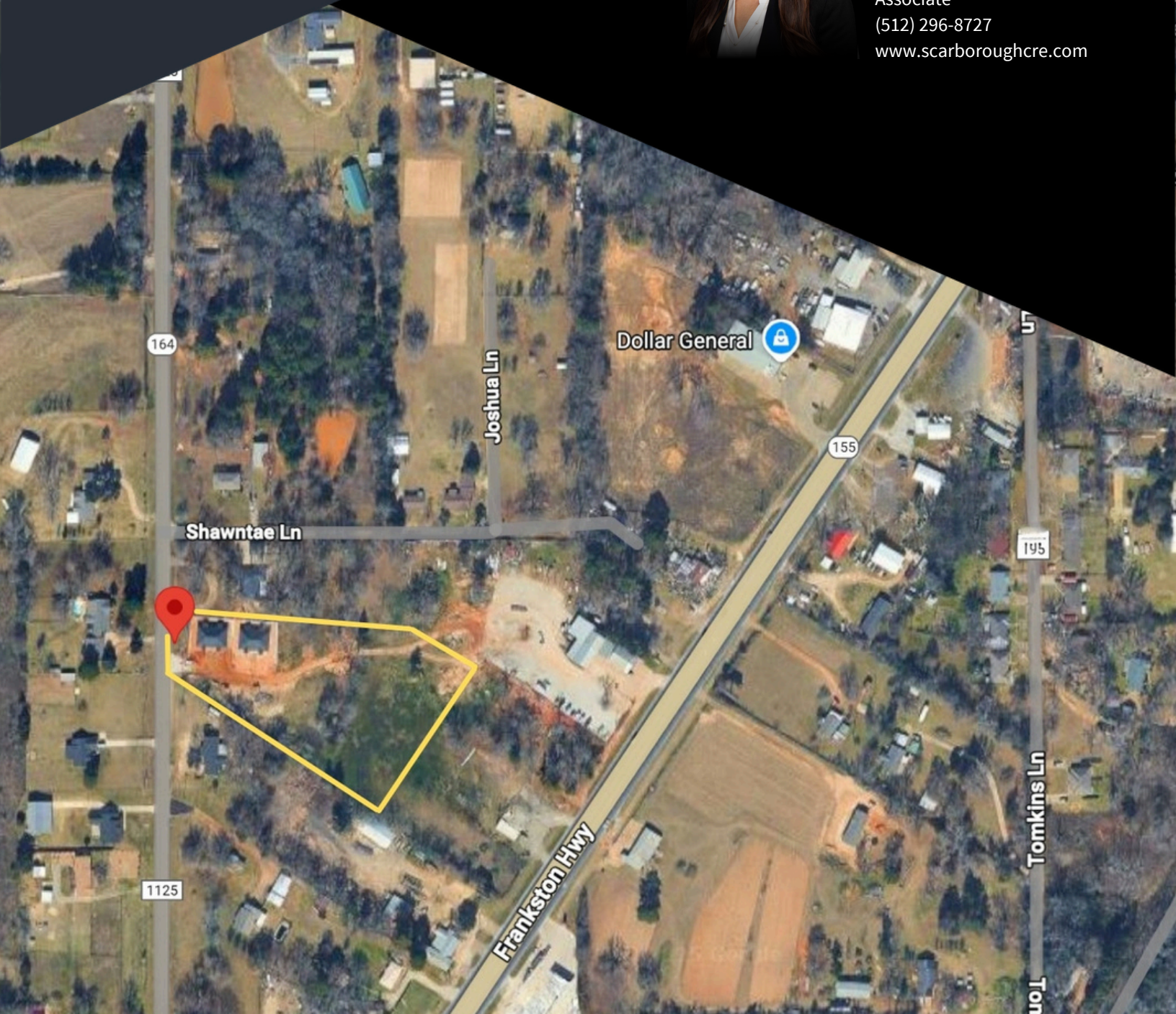
INVESTMENT CONTACT:

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Associate

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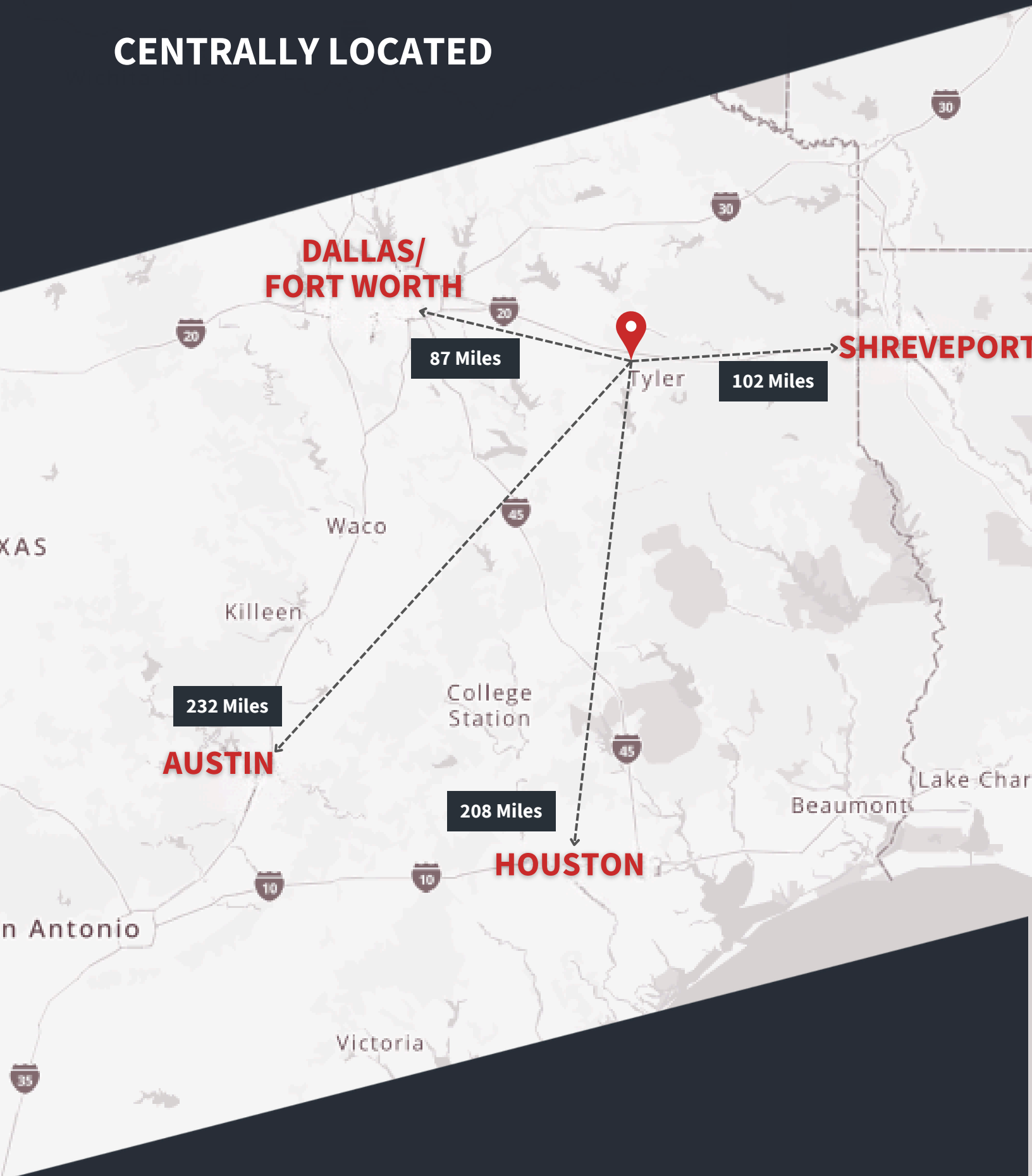




KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	458	12,002	39,010
2030 Projected Population	491	13,483	40,983
2020 Census Population	384	10,266	35,148
2010 Census Population	341	7,532	29,822
Median Age	39.81	37.45	37.62
Population Density (/Square Mile)	145.86	424.49	496.69
HOUSEHOLDS			
2025 Estimated Households	181	4,656	16,788
2030 Estimated Households	195	5,367	17,867
2020 Census Households	154	3,831	15,181
2010 Census Households	130	2,919	12,920
INCOME			
Average household Income	\$97,433	\$119,057	\$120,477
Median household income	\$55,635	\$72,918	\$75,699
Per capita income	\$38,501	\$46,311	\$51,955
EDUCATION			
High School Graduate	22.57%	20.07%	18.81%
Some College	24.11%	24.52%	23.54%
Associate Degree	7.60%	11.02%	11.26%
Bachelor's Degree	25.06%	22.40%	25.46%
Graduate or Professional Degree	17.34%	16.51%	15.79%
BUSINESS			
Total Establishments	41	550	2,279
Total Employees	240	3,201	15,146
Average Employees Per Business	5.85	5.82	6.64
Residential Population Per Business	11.16	21.82	17.11

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

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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
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Primary Assumed Business Name			
<u>Sam Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Ann Hoover</u>	<u>828479</u>	<u>ann@scarboroughcre.com</u>	<u>(512)296-8727</u>
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

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