



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

Office Space in High-Visibility Location

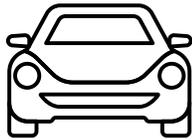
301 S SE Loop 323 | Tyler, TX 75702

LEASE SUMMARY



BUILDING SIZE

8,500 SF



TRAFFIC COUNT

25,255 VPD



PRICING

\$7,055/MO

INVESTMENT DETAILS:

Property Overview:

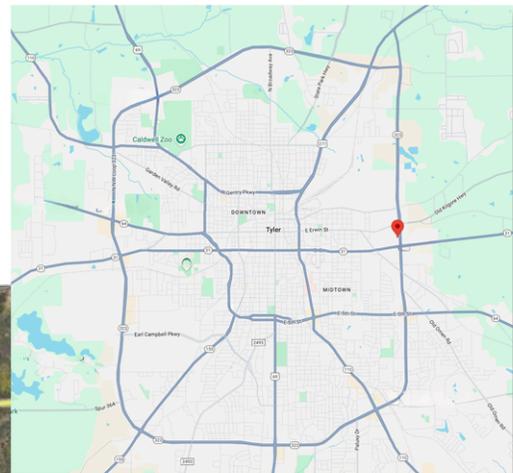
Presenting an attractive option for tenants seeking office space with convenient Loop 323 access. Approximately 8,500 SF of the 21,000 SF building is available for lease.

The property features 15 offices, 1 restroom and 1 kitchen across 6,200 SF of office space, plus 2,300 SF of warehouse space with 1 overhead door. The building is ideal for a variety of professional, service, or light industrial office users.

Zoned M-1, the site allows for a range of approved uses and benefits from city water and sewer. The location sees strong daily exposure on Loop 323, providing excellent signage and branding opportunities.

Property Features:

- **Lease rate:** \$7,055 per month (\$10/SF gross)
- **Rentable area:** 8,500 SF
- **Total acreage:** 1.647
- **Traffic count:** 25,255 vehicles per day
- **Zoning:** M-1 (Light Industrial District)



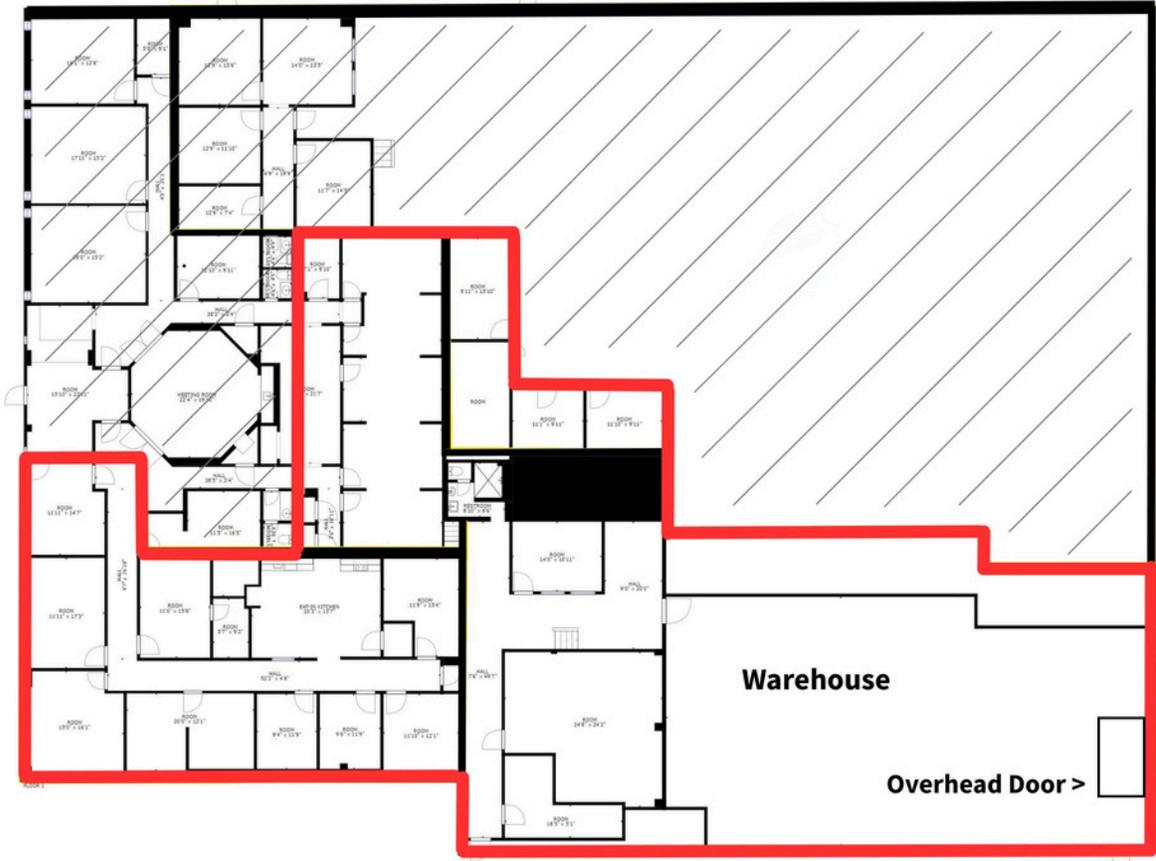


LEASE CONTACT:

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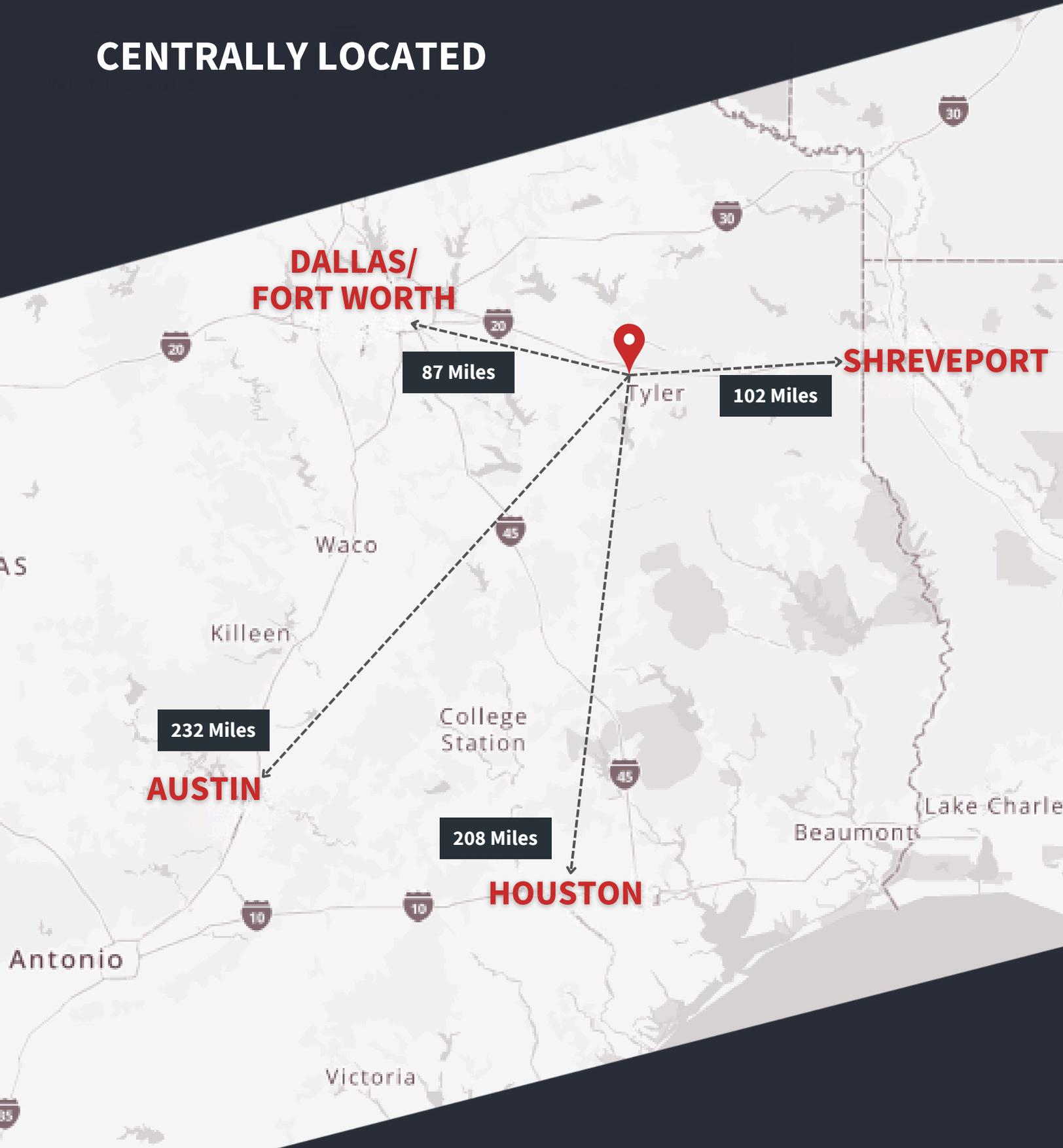




KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	1,928	40,943	89,175
2030 Projected Population	1,873	40,902	89,011
2020 Census Population	1,955	39,513	86,912
2010 Census Population	1,860	37,937	82,417
Historical Annual Growth Percentage 2010 to 2025	0.24	0.53	0.55
Median Age	33.47	33.36	33.7
Population Density (/Square Mile)	613.75	1448.07	1135.41
HOUSEHOLDS			
2025 Estimated Households	661	15,036	34,486
2030 Estimated Households	652	15,212	34,834
2020 Census Households	645	14,217	33,244
2010 Census Households	597	13,476	31,314
Historical Annual Growth Percentage 2010 to 2025	0.71	0.77	0.68
INCOME			
Average household income	\$68,426	\$75,987	\$87,507
Median household income	\$47,933	\$55,198	\$60,712
Per capita income	\$23,605	\$28,075	\$34,070
EDUCATION			
High School Graduate	32.04%	27.09%	25.18%
Some College	25.78%	25.80%	25.03%
Associate Degree	7.41%	9.50%	10.03%
Bachelor's Degree	8.76%	11.99%	15.67%
Graduate or Professional Degree	3.24%	5.89%	7.77%
BUSINESS			
Total Establishments	197	2,530	6,417
Total Employees	3,126	22,647	57,334
Average Employees Per Business	15.88	8.95	8.93
Residential Population Per Business	9.79	16.18	13.9

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**

