Closed Gas Station in Tyler, TX

2430 E SE Loop 323, Tyler TX 75701



Lic: 288634

Lic: 9010976

Closed Gas Station in Tyler, TX

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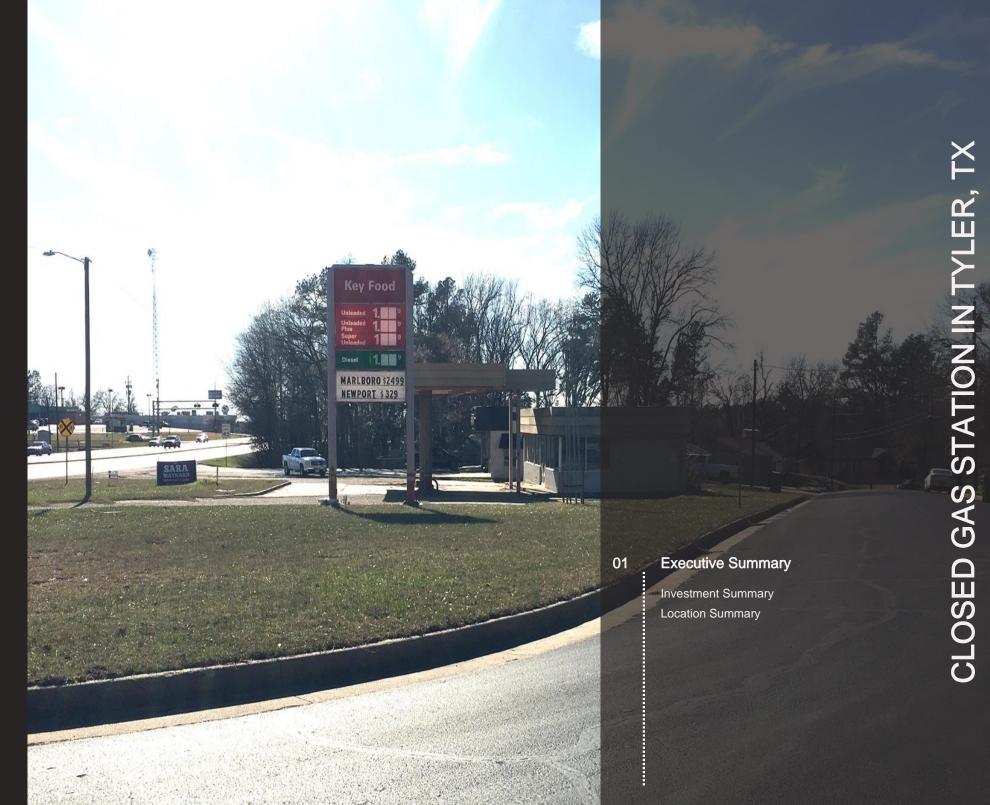
Samuel Scarborough, CCIM President/Broker (903) 707-8560 sam@scarboroughcre.com



Don Hinz Senior Associate (903) 707-8560 don@scarboroughcre.com Lic: 288634



www.scarboroughcre.com



OFFERING SUMMARY

ADDRESS	2430 E SE Loop 323 Tyler TX 75701	
COUNTY	Smith	
GLA (SF)	1,104 SF	
LAND ACRES	.239	
LAND SF	10,410 SF	
YEAR BUILT	1972	

FINANCIAL SUMMARY

PRICE	\$385,000
PRICE PSF	\$348.73

Closed Gas Station

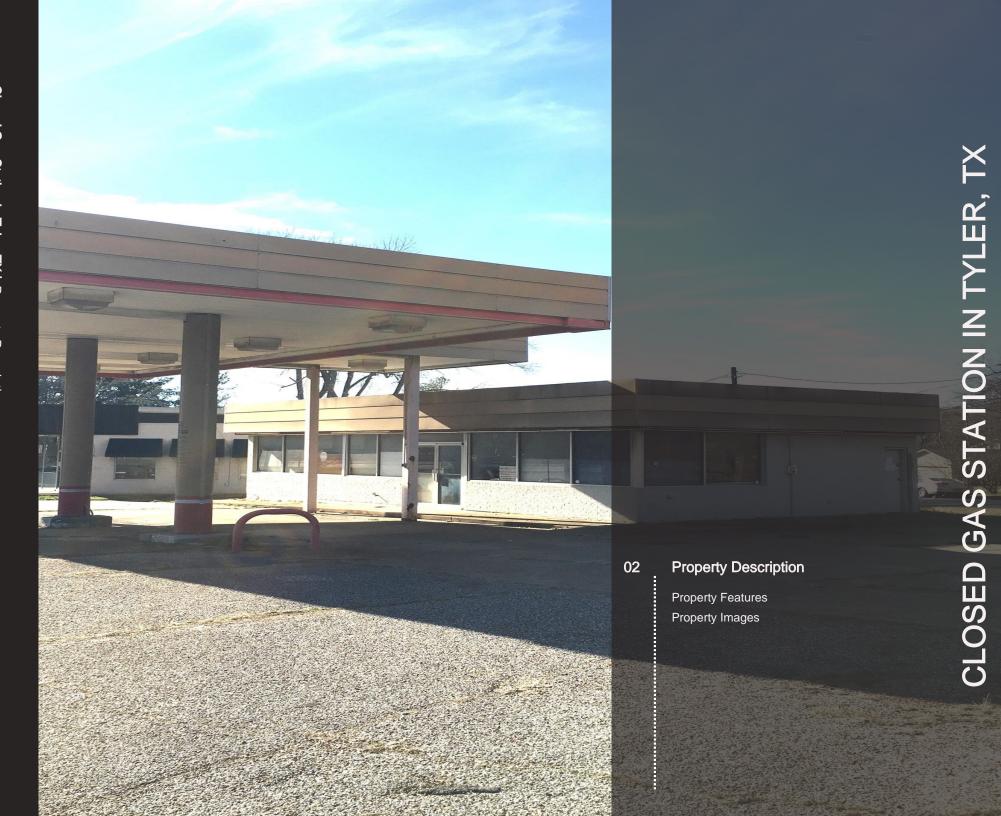
- High visibility. Located on the corner of the Loop and Terilinga. Near UT Tyler with good access on both streets. Don't miss out on the chance to capitalize on this dynamic commercial space!
- Zones C-1 which allows for most commercial businesses.
- This property offers a unique opportunity to tap into a thriving market.







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PROPERTY FEATURES		
GLA (SF)	1,104	
LAND SF	10,410	
LAND ACRES	.239	
YEAR BUILT	1972	
# OF PARCELS	1	
ZONING TYPE	Commercial	
BUILDING CLASS	С	
LOCATION CLASS	A	
NUMBER OF STORIES	1	
NUMBER OF BUILDINGS	1	
NUMBER OF PARKING SPACES	11-15	
CORNER LOCATION	Loop & Terilinga	











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. Company Profile

Advisor Profile



Samuel Scarborough, CCIM 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.



Don Hinz Senior Associate

Donald grew up in the Tyler area and has strong ties as far back as a great uncle who opened the first Federal Land Bank in Tyler. He loves downtown Tyler and enjoys adding to the growth and revitalization of downtown and well as the surrounding area.

Donald has been in the real estate industry in marketing and sales for over 30 years and for the last 20 years has been responsible for all sales, leasing, acquisitions and marketing in commercial properties. His expertise and experience as a commercial real estate and land specialist include office, retail, restaurants, strip centers and developmental properties with specialties in flex space and industrial warehouse properties.

Donald enjoys spending time with his wife and family, serving as an usher at his church, playing golf and fishing. He is also a master mason and works with several different charities. He is a member of the Greater Tyler Association of Realtors, Texas Association of Realtors and The National Association of Realtors.