

Closed Gas Station in Tyler, TX

2430 E SE Loop 323, Tyler TX 75701

OFFERING MEMORANDUM

Offering Price \$385,000



Prepared By:

Samuel Scarborough, CCIM

President/Broker

(903) 707-8560

sam@scarboroughcre.com

Lic: 9010976

Don Hinz

Senior Associate

(903) 707-8560

don@scarboroughcre.com

Lic: 288634



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Exclusively Marketed by:



Samuel Scarborough, CCIM

President/Broker

(903) 707-8560

sam@scarboroughcre.com

Lic: 9010976



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www.scarboroughcre.com

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01

Executive Summary

Investment Summary

Location Summary

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.





2430 E
SOUTHEAST
LOOP 323
TYLER, TX

Map By **REBLIE**



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02

Property Description

Property Features

Property Images

PROPERTY FEATURES

GLA (SF)	1,104
LAND SF	10,410
LAND ACRES	.239
YEAR BUILT	1972
# OF PARCELS	1
ZONING TYPE	Commercial
BUILDING CLASS	C
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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CLOSED GAS STATION IN TYLER, TX

03

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.