



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*Strategically-Located Retail Property*

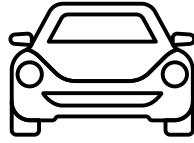
*1404 W. Gentry Pkwy | Tyler, TX 75702*

# INVESTMENT SUMMARY



**BUILDING SIZE**

**4,000 SF**



**TRAFFIC COUNT**

**18,242 VPD**



**PRICING**

**\$385,000**

## INVESTMENT DETAILS:

### Property Overview:

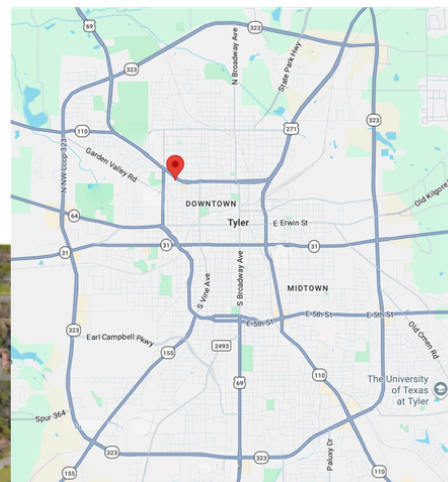
Positioned along the highly trafficked W. Gentry Parkway corridor in Tyler, Texas, this retail property offers an excellent opportunity for either an owner-user or an investor seeking strong visibility and accessibility.

Located in a well-established commercial area, the site benefits from consistent traffic flow and convenient access to surrounding neighborhoods and business districts.

The property features durable construction and a functional layout suitable for a variety of retail or service-oriented uses. With approximately 10-foot ceiling heights and a flexible interior, the space can be adapted to meet a range of business needs.

### Property Features:

- **Building size:** 4,000 SF
- **Traffic count:** 18,242 vehicles per day
- **Frontage:** 169 ft on Gentry Pkwy
- **Zoning:** C-2 General Commercial
- **Ceiling height:** 10 ft



## SITE HIGHLIGHTS:

- The site provides strong street presence and ample exposure for signage and branding.
- The property is currently vacant and available for immediate occupancy.
- A compelling opportunity for a business owner to establish a presence in a growing East Texas market, or for an investor to reposition and lease the asset with income-producing potential.



## INVESTMENT CONTACT:

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





# KEY DEMOGRAPHICS

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
<b>POPULATION</b>			
2025 Estimated Population	7,388	40,853	79,416
2030 Projected Population	7,178	41,118	79,901
2020 Census Population	7,605	40,919	77,718
2010 Census Population	7,799	38,347	73,810
Median Age	31.86	32.21	33.27
Population Density (/Square Mile)	2,351.82	1,444.87	1,011.15
<b>HOUSEHOLDS</b>			
2025 Estimated Households	2,508	14,048	28,965
2030 Estimated Households	2,459	14,245	29,444
2020 Census Households	2,555	13,471	27,725
2010 Census Households	2,570	12,649	26,008
<b>INCOME</b>			
Average household Income	\$77,511	\$67,606	\$81,484
Median household income	\$58,074	\$51,500	\$57,899
Per capita income	\$26,379	\$23,420	\$29,933
<b>EDUCATION</b>			
High School Graduate	33.71%	28.56%	26.72%
Some College	22.68%	25.50%	23.80%
Associate Degree	10.17%	8.23%	9.93%
Bachelor's Degree	5.02%	9.09%	13.55%
Graduate or Professional Degree	4.29%	4.19%	6.37%
<b>BUSINESS</b>			
Total Establishments	206	2,292	5,164
Total Employees	2,499	21,316	48,543
Average Employees Per Business	12.12	9.3	9.4
Residential Population Per Business	35.82	17.82	15.38



# 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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2