

THREE BUILDING OFFICE CAMPUS- 30 ACRES

9846 State Highway 31 E, Tyler, TX 75705

Office and warehouse complex ideally positioned along Hwy 31 East in Tyler, just one mile from Loop 323. This property boasts prominent highway frontage, offering outstanding visibility and easy accessibility for clients, staff, and vendors. Complemented by ample on-site parking, this versatile property is suited for a wide range of business operations.



PRICE

\$2,250,000

LAND SIZE

30.05 Acres

BUILDING SIZE

28,254 SF

STATUS

For Sale

Building Name	Three Building Office Campus, 30 Acres
Property Type	Office
Property Subtype	Office Warehouse
APN	R125923
Building Size	28,254 SF
Lot Size	30.05 Acres
Year Built	1981
Number of Floors	2
Number of Buildings	3

30 acres with three buildings totaling over 28,000 SF, offering a rare combination of scale, flexibility, and highway visibility. The two-story office building spans 22,154 SF with multiple private offices, while a second one-story office building adds 2,100 SF of office space. A 4,000 SF warehouse provides dedicated storage or operational space. The property also features break rooms, a conference room, and a training room, making it well-suited for a corporate headquarters, institutional user, or multi-tenant office campus. With frontage on Hwy 31, one mile from Loop 323, and 125+ parking spaces, this property offers excellent accessibility and ample capacity for staff, clients, or events.



- Three buildings
- Building 1 -Two-story office building: 22,154 SF with multiple offices
- Building 2- One-story office building adds 2,100 SF of additional office space
- Building 3- Warehouse: 4,000 SF storage space
- Break rooms, Conference, and training rooms
- Frontage on Hwy 31 -1 mile from Loop 323
- 125+ Parking spaces
- 30 Acres
- High Traffic Count: 18,473



BUILDING 1-22,154 SF

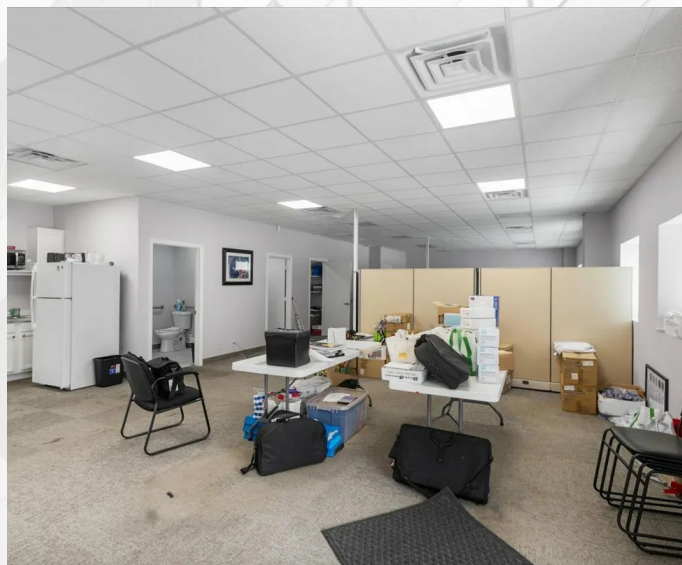
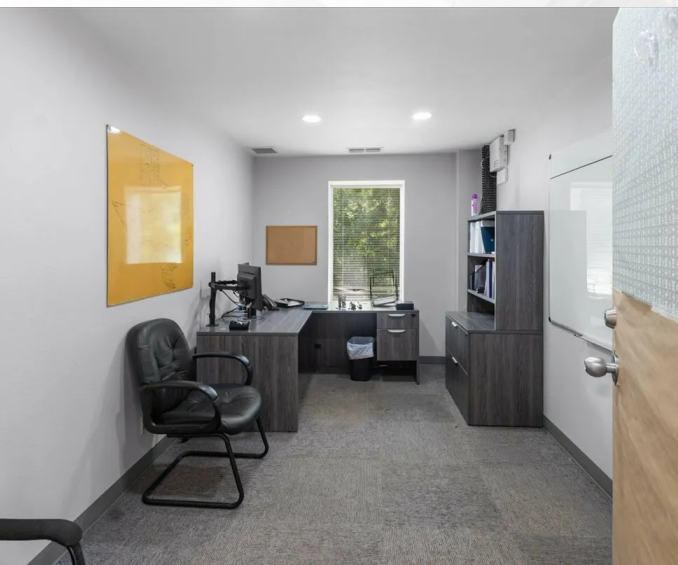


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BUILDING 2-2,100 SF



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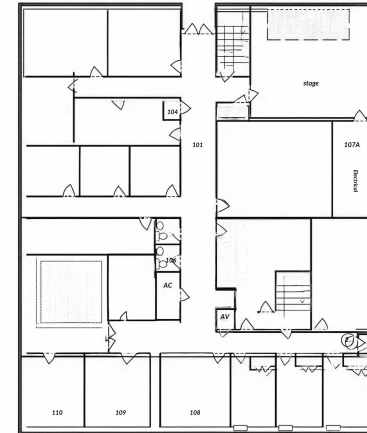
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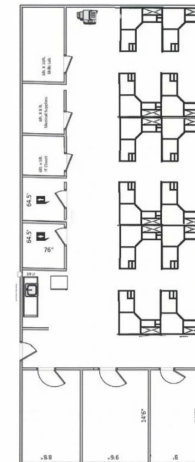
Main Building Upstairs Floor Plan:

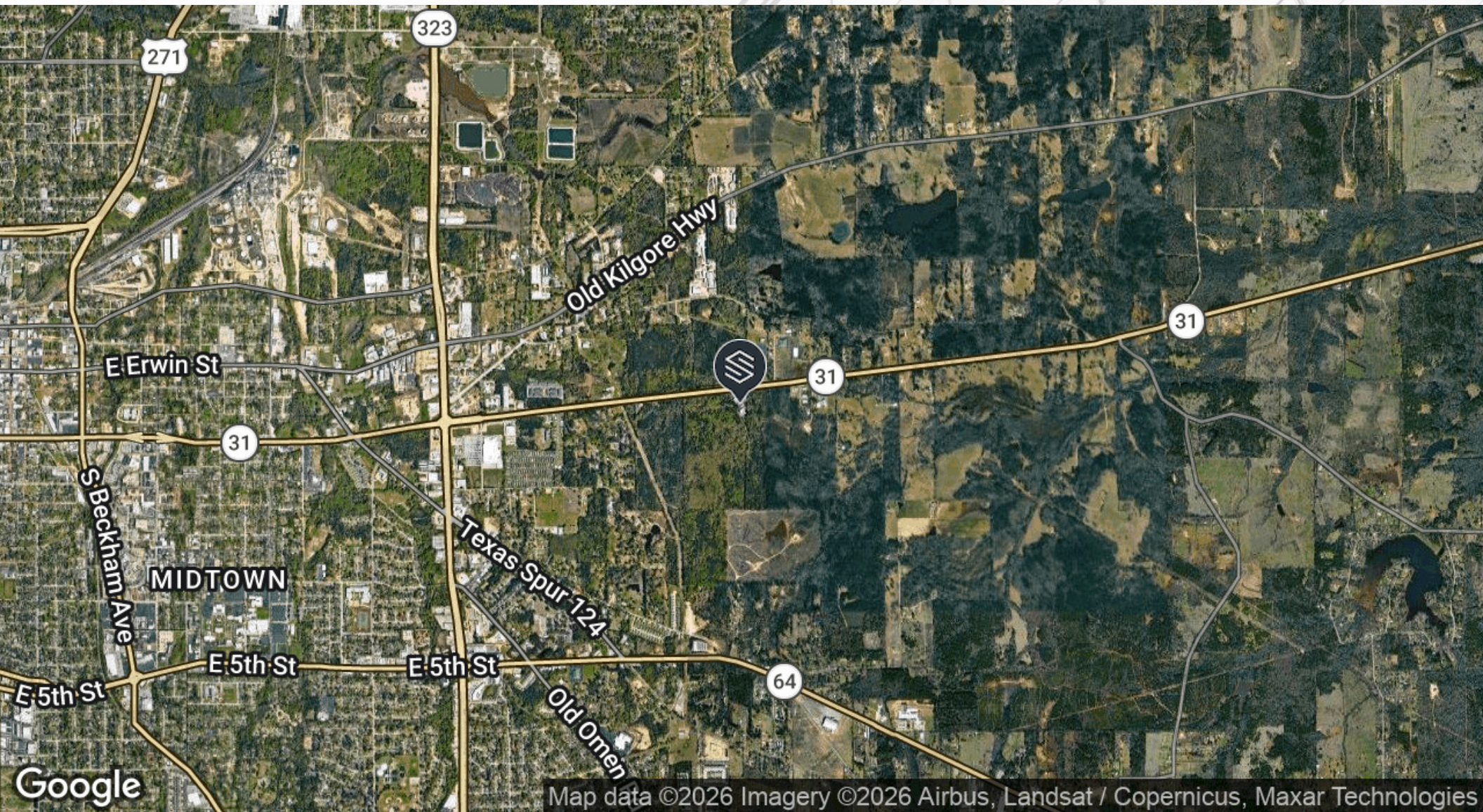


Main Building Downstairs Floor Plan:



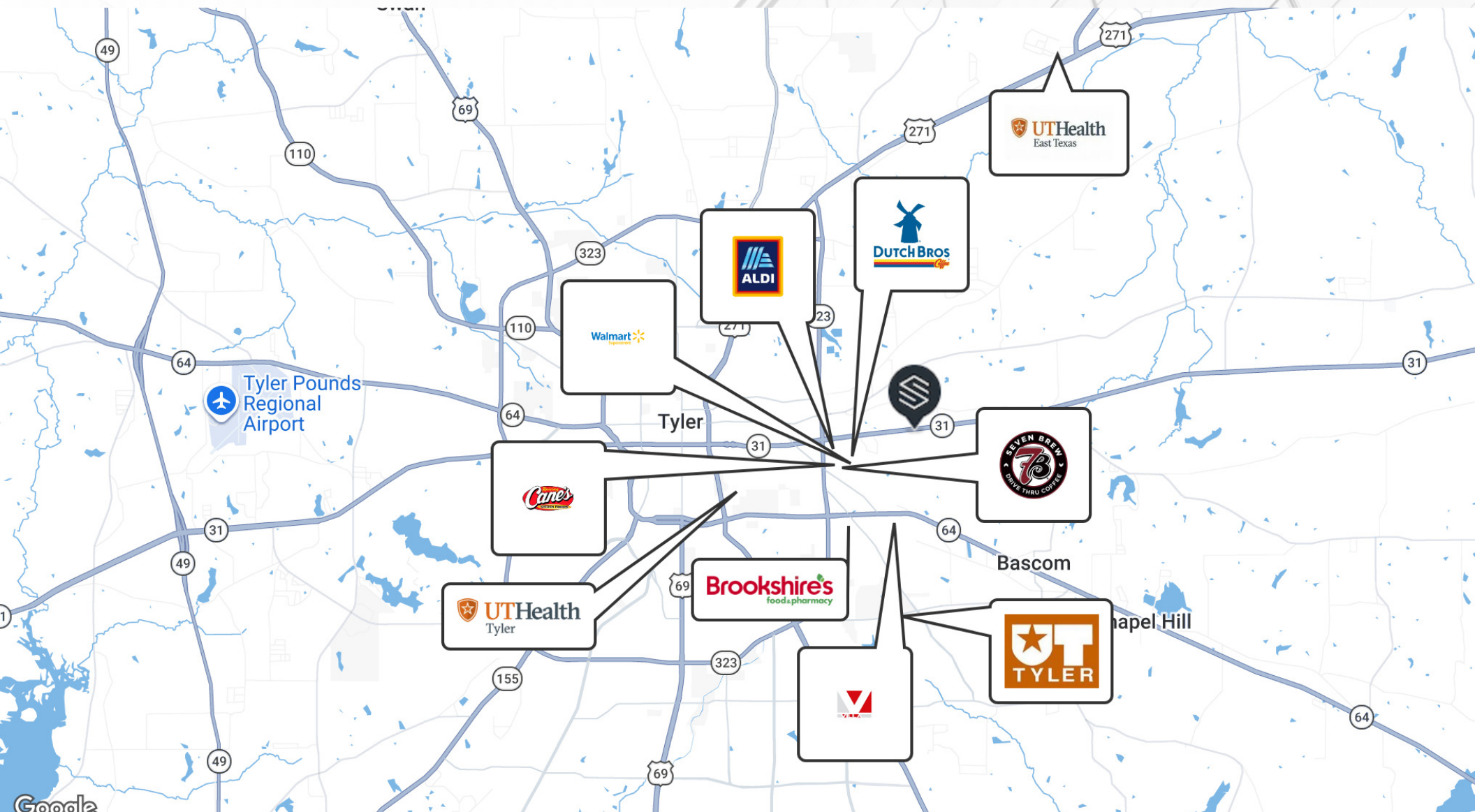
Small Office Building Floor Plan:





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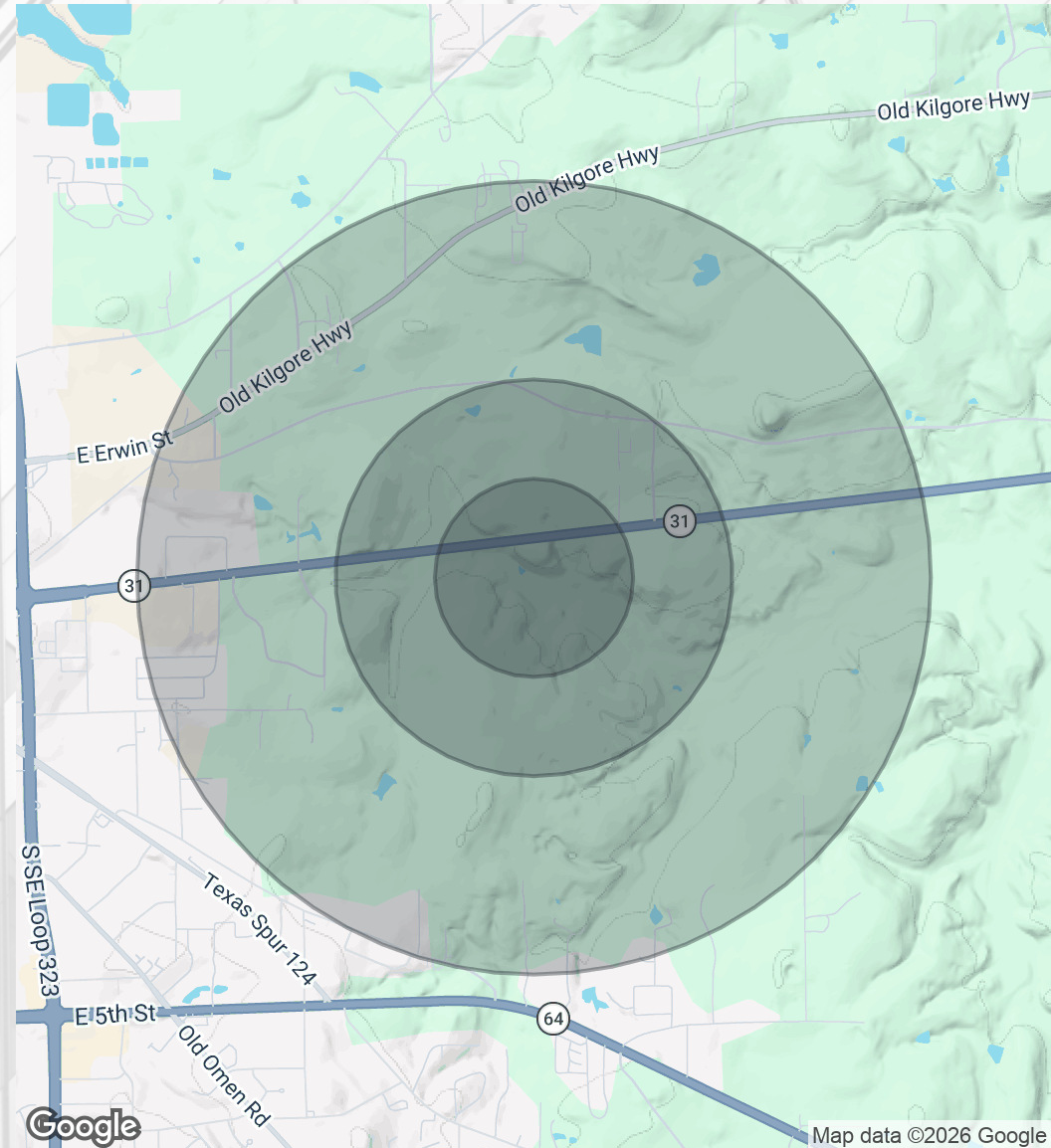
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	68	258	999
Average Age	32.5	31.4	30.9
Average Age (Male)	31.5	29.9	29.1
Average Age (Female)	34.4	34.3	34.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	20	79	308
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$82,119	\$76,661	\$75,202
Average House Value	\$205,356	\$176,963	\$161,608

2023 American Community Survey (ACS)





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PROFESSIONAL BACKGROUND

Samuel Scarborough is the founder of Scarborough Commercial Real Estate and an experienced commercial real estate broker based in Tyler, Texas. With extensive knowledge of the East Texas market, Samuel provides strategic guidance to investors, property owners, businesses, and developers throughout the commercial real estate process.

Throughout his career, Samuel has successfully represented clients across a broad range of property types, including office, retail, industrial, land, and multifamily properties. His in-depth market knowledge, analytical approach, and ability to identify opportunities others may overlook have made him a trusted advisor to his clients.

Samuel takes a hands-on, client-focused approach to every assignment. He believes successful real estate decisions begin with understanding each client's objectives and providing clear communication, thoughtful analysis, and practical strategies designed to achieve both immediate and long-term goals.

A graduate of the University of Texas at Arlington, Samuel earned a Bachelor of Business Administration in Management and holds the prestigious CCIM (Certified Commercial Investment Member) designation, recognized throughout the commercial real estate industry for advanced expertise in financial, market, and investment analysis.

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