

11.12-ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

4102 Van Hwy | Tyler, TX
OFFERING MEMORANDUM

OFFERED AT \$195,000

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11.12-Acre Residential Development Opportunity

CONTENTS

01 Executive Summary

- Investment Summary
- Location Summary

02 Property Description

- Aerial Map
- Parcel Map
- Property Images

03 Company Profile

- Advisor Profile

Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

| | |
|--------------|--------------------------------|
| ADDRESS | 4102 Van Hwy Tyler TX 75702 |
| COUNTY | Smith |
| PRICE | \$195,000 |
| PRICE PSF | \$0.40 |
| LAND SF | 484,385 SF |
| LAND ACRES | 11.12 |
| ZONING TYPE | R-1A |
| # OF PARCELS | 1 |

DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
|--|--------|--------|--------|

| | | | |
|------------------------|----------|----------|----------|
| 2023 Population | 3,546 | 28,252 | 67,140 |
| 2023 Median HH Income | \$52,346 | \$45,027 | \$49,806 |
| 2023 Average HH Income | \$66,519 | \$61,546 | \$71,543 |

Highlights

- Located at 4102 Van Hwy, Tyler, Texas, this prime commercial land presents an exceptional investment opportunity.
- Spanning 11.12 acres, this expansive property features a generous 485 ft of frontage along Van Hwy, ensuring excellent visibility and accessibility. With a daily traffic count of 9,757 vehicles, it offers great exposure for businesses or development ventures.
- The property is connected to a neighborhood on the south side of the property for access. Part of the property is located in the floodplain/floodway that will need to be examined.
- All utilities on site. See utility map on page 8 for exhibit.
- Zoned R-1A for Single Family Residential District, this versatile parcel opens doors to a myriad of development possibilities, making it an ideal prospect for investors, developers, or businesses seeking to establish a presence in Tyler's thriving market.





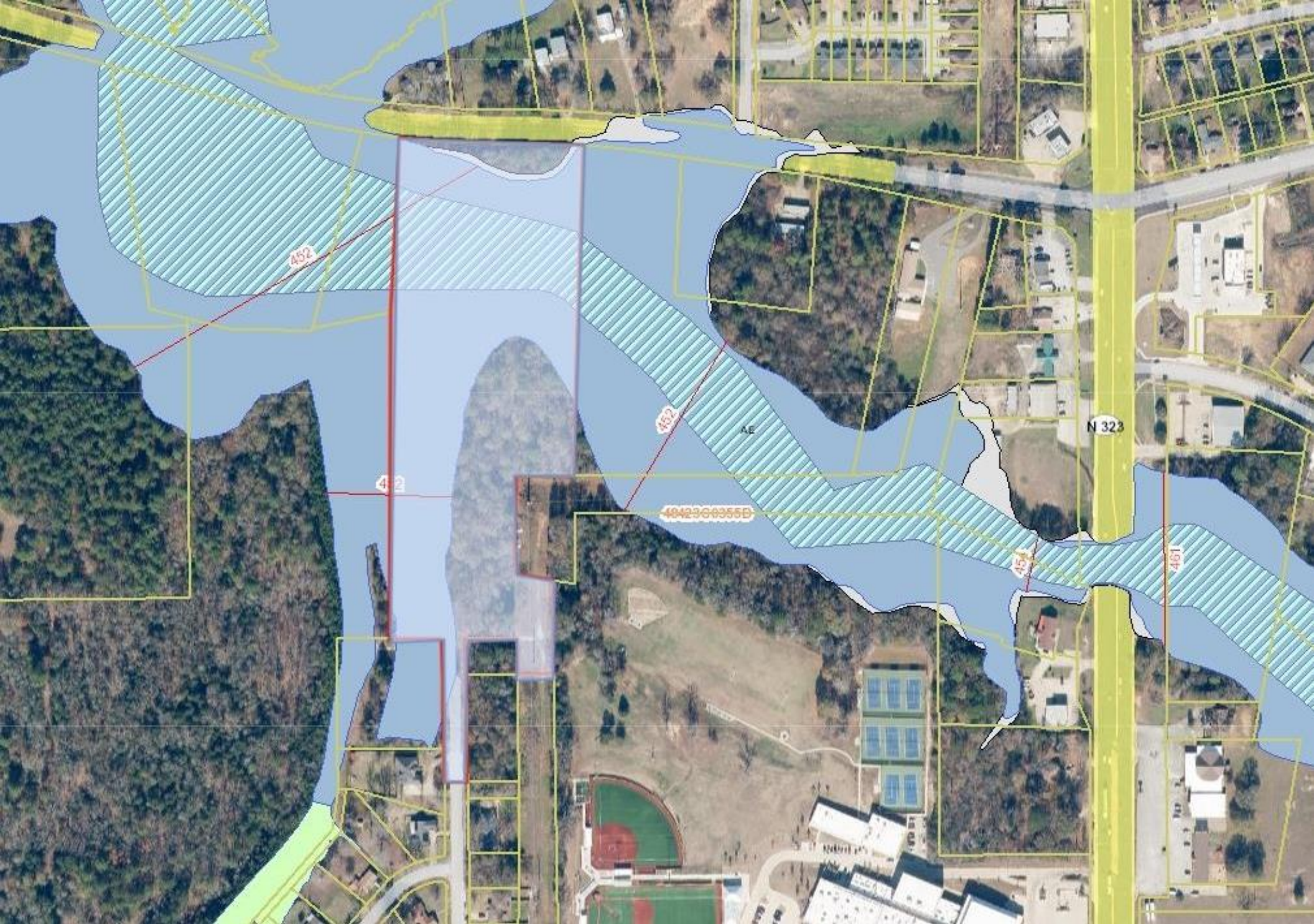
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02

Property Description

Aerial Map
Parcel Map
Property Images







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.