



SCARBOROUGH
COMMERCIAL REAL ESTATE



Charlotte Dr.

W NW Loop 323

FOR SALE

*Corner Parcel Ideal for Gas Station/
Convenience Store Development*

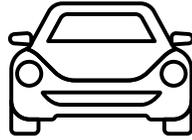
3332 W NW Loop 323 | Tyler, TX 75702

INVESTMENT SUMMARY



PROPERTY SIZE

2 ACRES



TRAFFIC COUNT

22,650 VPD



PRICING

\$575,000

INVESTMENT DETAILS:

Property Overview:

Strategically located with approximately 300 feet of frontage along Loop 323 — a six-lane divided thoroughfare — this site's prime location ensures maximum visibility and accessibility.

Positioned near the intersection of Loop 323 and Gentry Parkway, and directly located at the signalized intersection of Loop 323 and Silvercreek / Charlotte Drive, the parcel offers unparalleled access to significant commercial routes.

A high daily traffic count and proximity to Tyler High School guarantees high exposure, making it an ideal location for a gas station/convenience store or other retail venture.

Property Features:

- **Pricing:** \$575,000
- **Total acreage:** 2 acres
- **Traffic count:** 22,650 vpd
- **Frontage:** ~300 feet
- **Utilities:** Available onsite
- **Zoning:** Planned commercial district



SITE HIGHLIGHTS:

- Local businesses attract more than 323,000 visitors per year
- 70% of local visitors come from north of the location, with an average household income of more than \$85,000 per year
- Majority of visitors are spread equally among Baby Boomers, Gen X, Millennials, Gen Z and Gen Alpha, ensuring a wide customer mix



INVESTMENT CONTACT:

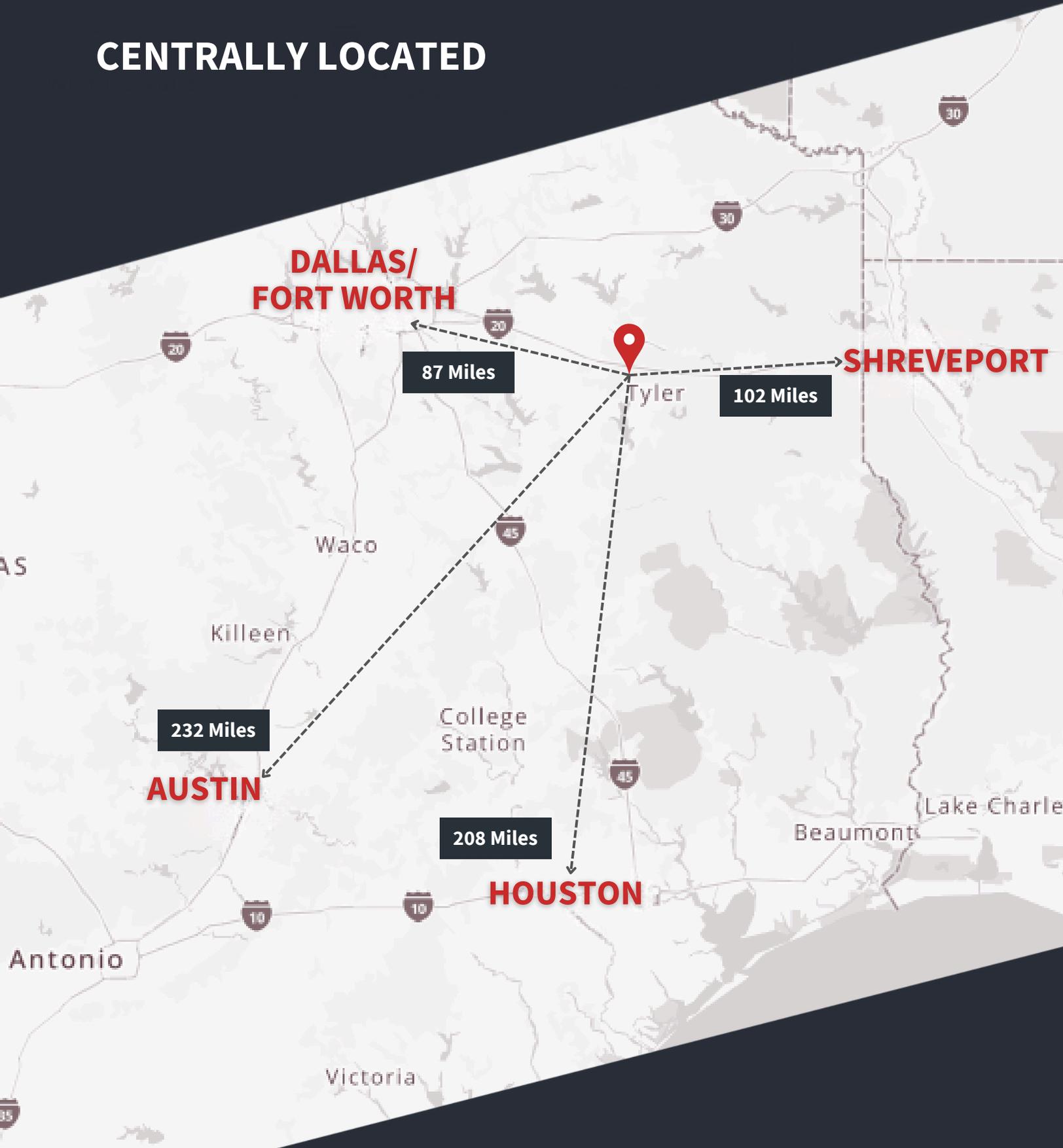
Samuel Scarborough, CCIM
Broker/President
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KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	5,690	38,425	76,676
2030 Projected Population	5,808	39,291	78,419
2020 Census Population	5,696	36,841	72,992
2010 Census Population	5,822	34,750	69,075
Projected Annual Growth Percentage 2025 to 2030	0.41	0.45	0.45
Historical Annual Growth Percentage 2010 to 2025	-0.15	0.71	0.73
Median Age	32.34	32.48	33.2
Population Density (/Square Mile)	1811.18	1359.01	976.27
HOUSEHOLDS			
2025 Estimated Households	1,895	13,089	27,526
2030 Estimated Households	1,963	13,625	28,520
2020 Census Households	1,883	12,136	25,639
2010 Census Households	1,867	11,447	24,012
Projected Annual Growth Percentage 2025 to 2030	0.72	0.82	0.72
Historical Annual Growth Percentage 2010 to 2025	0.1	0.96	0.98
INCOME			
Average household income	\$76,475	\$65,004	\$79,548
Median household income	\$58,889	\$51,188	\$56,844
Per capita income	\$25,504	\$22,287	\$28,773
EDUCATION			
High School Graduate	31.43%	29.45%	27.08%
Some College	25.29%	25.26%	23.78%
Associate Degree	9.39%	8.32%	9.60%
Bachelor's Degree	6.07%	8.60%	12.81%
Graduate or Professional Degree	3.45%	3.88%	6.12%
BUSINESS			
Total Establishments	227	1,965	4,570
Total Employees	2,904	17,745	43,567
Average Employees Per Business	12.8	9.03	9.53
Residential Population Per Business	25.08	19.56	16.78

CENTRALLY LOCATED



Tyler, Texas MSA



POPULATION
245,209



MEDIAN HOUSEHOLD INCOME
\$72,313



UNEMPLOYMENT
3.9%

#1 Best City in Texas to Move To
(*USA Today*, 2024)

#1 Best U.S. City to Retire To
(*USA Today*, 2024)

- Median Age: **33.4**
- GDP per Capita: **\$51,000**
- State Income Tax: **\$0**
- Education:
 - **24,000 college students**
 - **1st School of Medicine in East Texas**



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.

2-10-2025



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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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