

0.83-ACRE DEVELOPMENT TRACT

3001 W NW Loop 323 | Tyler, TX

OFFERING MEMORANDUM



OFFERED AT \$125,000

Samuel Scarborough, CCIM
Scarborough Commercial Real Estate
President/Broker
(903) 707-8560
sam@scarboroughcre.com
Lic: 9010976



SCARBOROUGH
COMMERCIAL REAL ESTATE

0.83-Acre Development Tract

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Images

03 Company Profile

Advisor Profile

Exclusively Marketed by:



Samuel Scarborough, CCIM

Scarborough Commercial Real Estate
President/Broker
(903) 707-8560
sam@scarboroughcre.com
Lic: 9010976



www.scarboroughcre.com

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

0.83-ACRE DEVELOPMENT TRACT



01 Executive Summary

Investment Summary
Location Summary

OFFERING SUMMARY

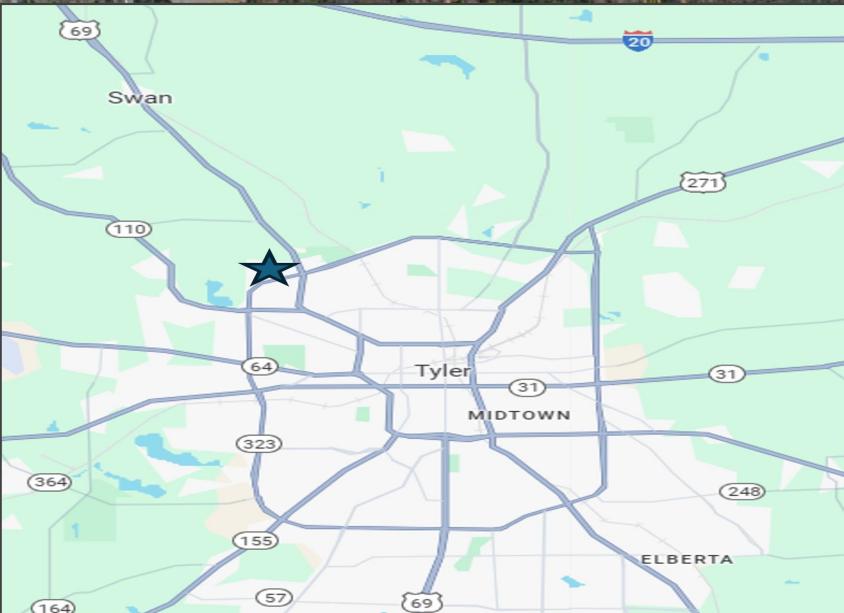
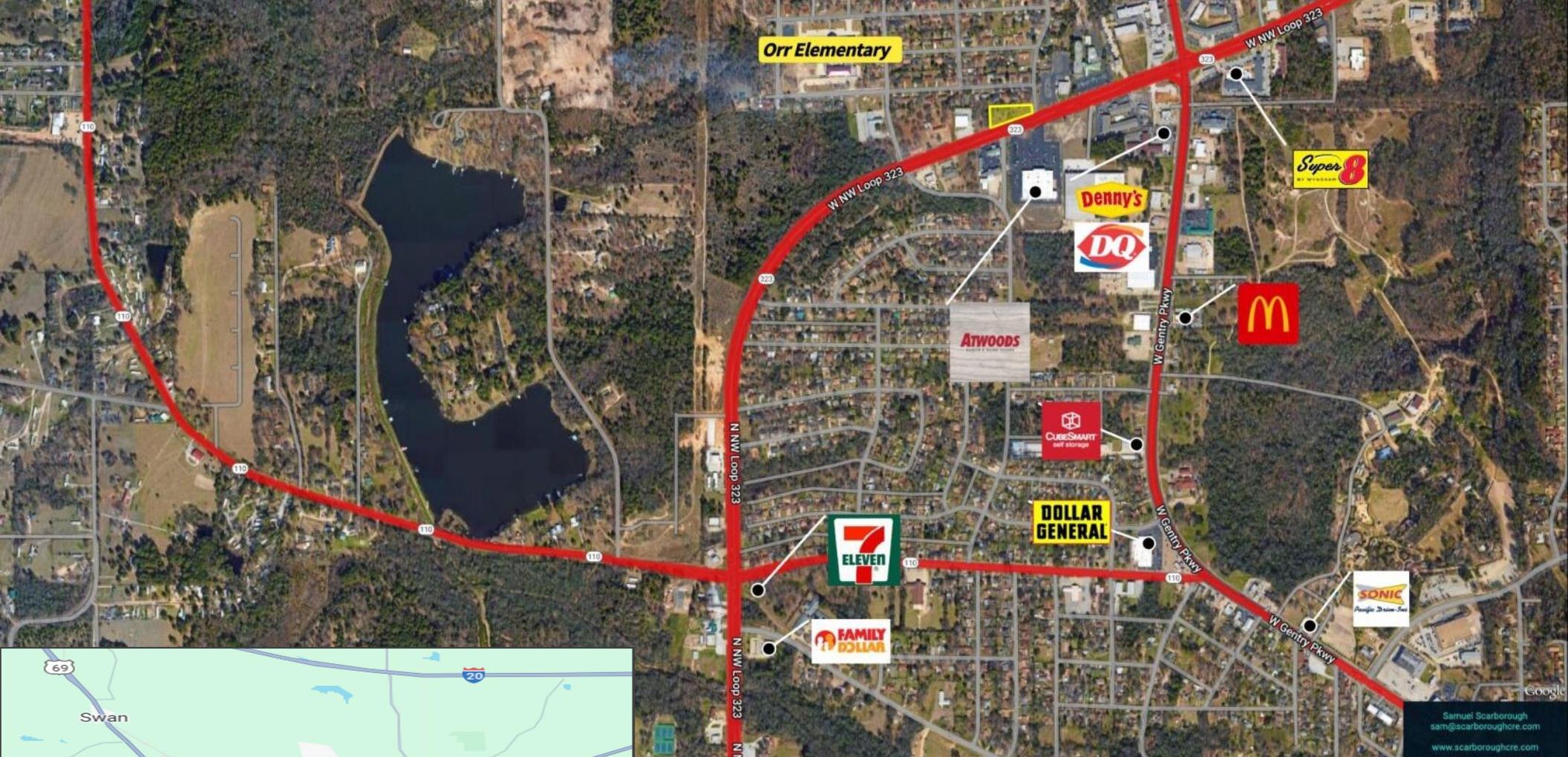
ADDRESS	3001 W NW Loop 323 Tyler TX 75702
COUNTY	Smith
PRICE	\$125,000
LAND ACRES	0.83
ZONING TYPE	C-1, Commercial
# OF PARCELS	1

Highlights

- This 0.83-acre commercial land parcel, situated at 3001 W Northwest Loop 323 in Tyler, TX, presents a unique opportunity for developers and investors looking to tap into the potential of Tyler's dynamic and growing economy.
- Positioned strategically just a quarter mile from the intersection of Hwy 69 and Loop 323, it offers convenient access to significant commercial routes.
- This property boasts 378 ft of frontage along Loop 323, a six-lane divided highway, ensuring maximum visibility and accessibility.
- With a daily traffic count of approximately 22,650 vehicles, the site guarantees high exposure, making it an ideal location for a range of commercial uses.



Samuel Scarborough, CCIM
President/Broker
(903) 707-8560
sam@scarboroughcree.com
Lic: 9010976



SCARBOROUGH
COMMERCIAL REAL ESTATE
Samuel Scarborough, CCIM
President/Broker
(903) 707-8560
sam@scarboroughcre.com
Lic: 9010976

Location Summary | 0.83-Acre Development Tract

0.83-ACRE DEVELOPMENT TRACT



02

Property Description

Property Images



0.83-ACRE DEVELOPMENT TRACT



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.