

0.83-ACRE DEVELOPMENT TRACT

3001 W NW Loop 323 | Tyler, TX

OFFERING MEMORANDUM



OFFERED AT \$125,000

Samuel Scarborough, CCIM
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0.83-Acre Development Tract

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Exclusively Marketed by:



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www.scarboroughcre.com

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01

Executive Summary

Investment Summary

Location Summary

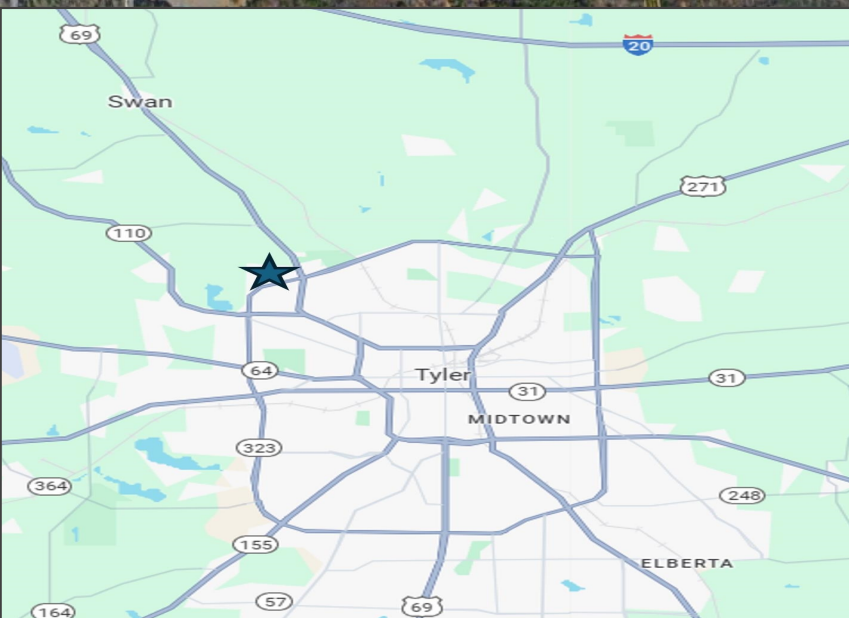
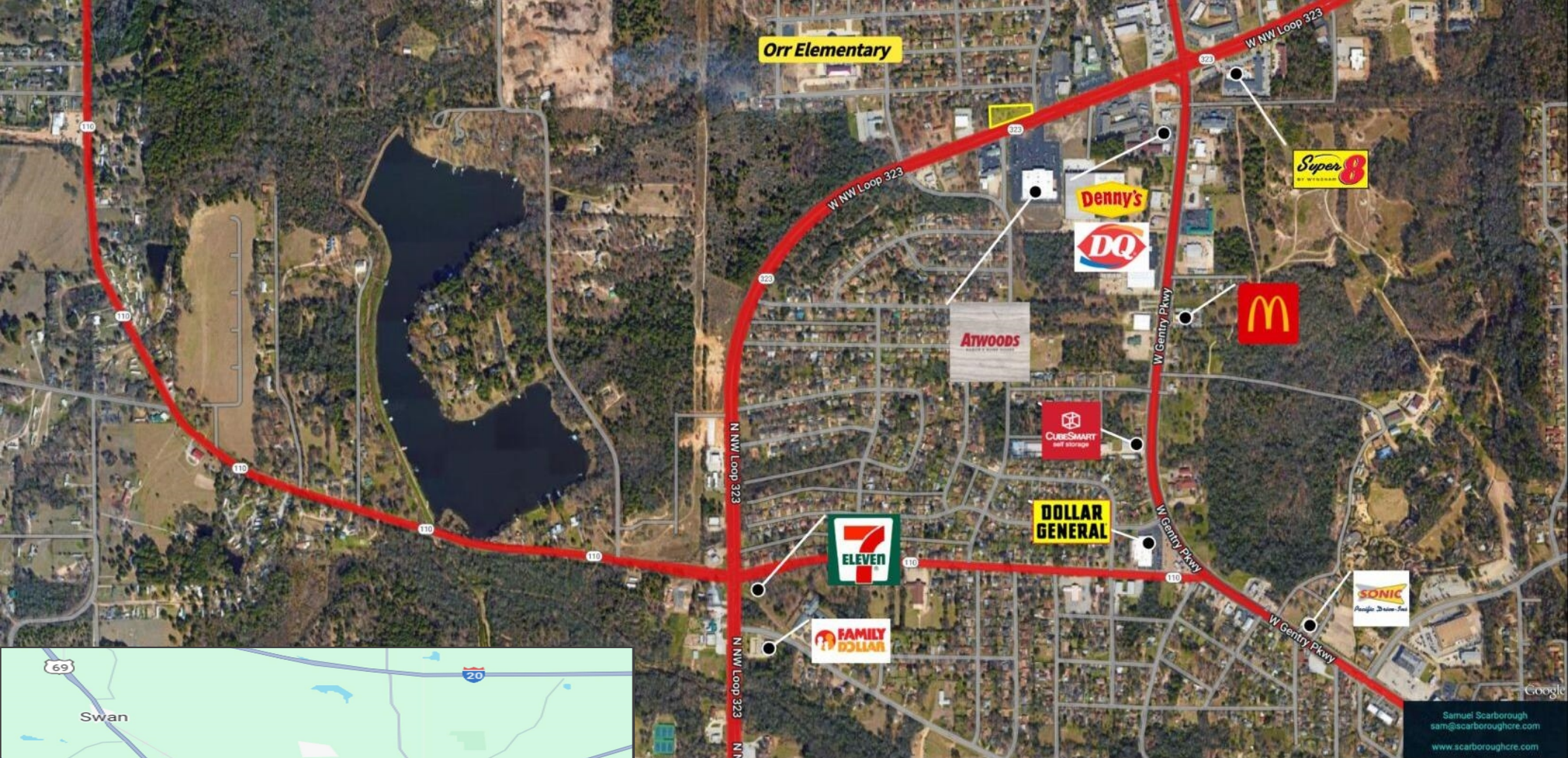
OFFERING SUMMARY

| | |
|--------------|--------------------------------------|
| 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.





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02

Property Description

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.