



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

*New Class A Office Space
Available – South Tyler*

7196 Crosswater Ave. | Tyler, TX 75703

LEASE SUMMARY



BUILDING SIZE

4,916 SF



SUITE SIZE

**1,444 SF –
1,650 SF**



PRICING

**~\$3,307–
\$3,779/MO**

INVESTMENT DETAILS:

Property Overview:

Currently under construction and move-in ready on or before April 1, 2026, this Class A, multi-tenant office building is located in one of the most sought-after office / retail areas in Tyler.

Situated just two blocks from Old Jacksonville Highway, the property benefits from excellent visibility and convenient access to surrounding retail, residential, and business amenities.

Available suites range from 1,444 to 1,650 square feet, each thoughtfully designed. Tenants will have the opportunity to secure space in a brand-new development in a professionally managed setting suitable for long-term occupancy.

- **Suite 100 | 1,622 SF**
 - Reception area, conference room, five offices, two restrooms, breakroom, and storage
- **Suite 200 | 1,650 SF**
 - Reception area, conference room, five offices, two restrooms, breakroom, and storage
- **Suite 300 | 1,444 SF**
 - Reception area, conference room, four offices, two restrooms, breakroom, copy room, and mechanical room

Property Features:

- **Lease rate:** ~\$3,307–\$3,779/month NNN
- **Building size:** 4,916 SF
 - Suite 100: 1,622 SF
 - Suite 200: 1,650 SF
 - Suite 300: 1,444 SF
- **Total acreage:** 1.787
- **Zoning:** C-1





LEASE CONTACT:

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Broker/President

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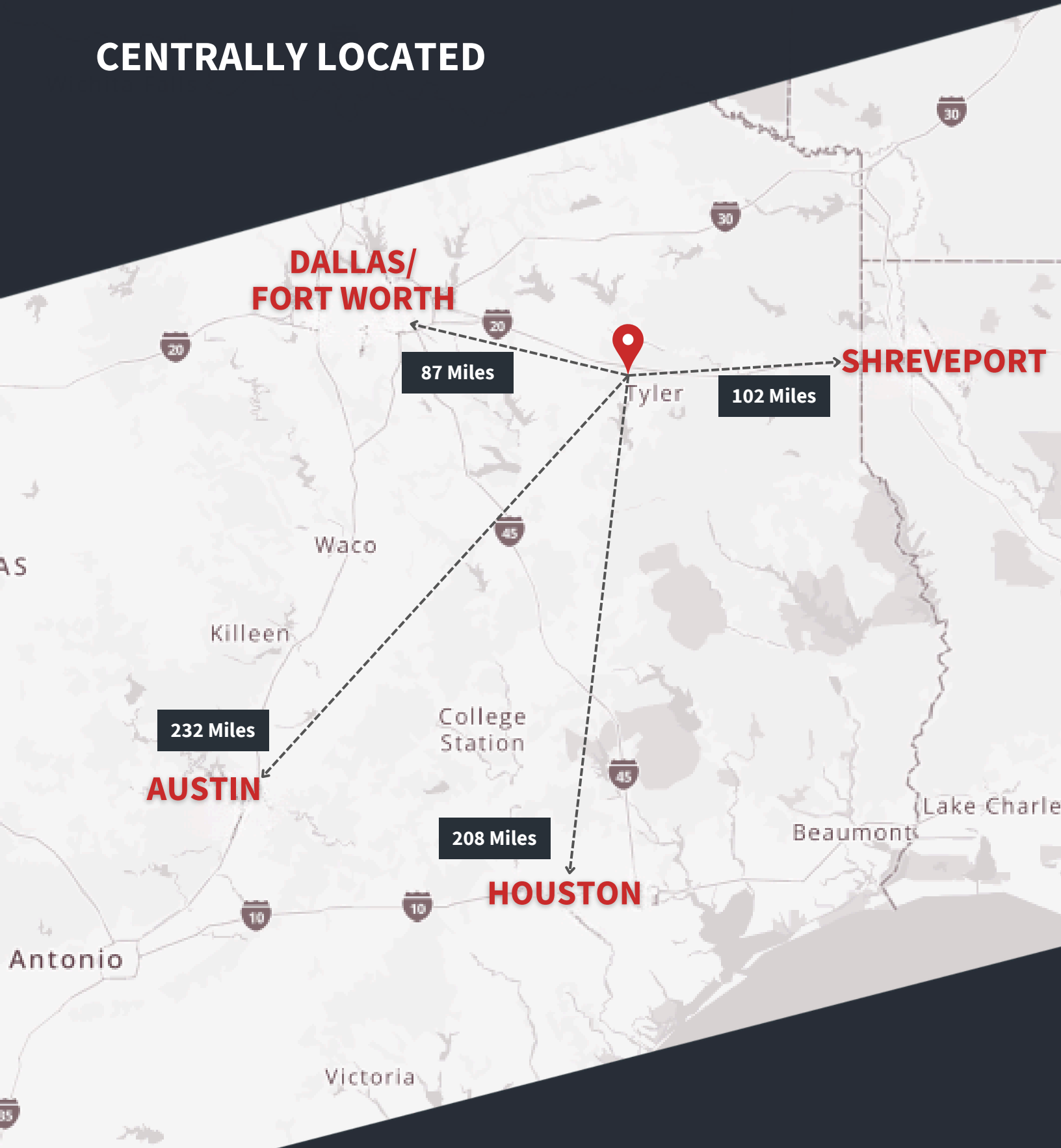




KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	4,713	30,499	74,381
2030 Projected Population	5,444	31,854	75,954
2020 Census Population	4,075	27,938	68,663
2010 Census Population	2,266	23,820	60,779
Projected Annual Growth Percentage 2025 to 2030	3.1	0.89	0.42
Historical Annual Growth Percentage 2010 to 2025	7.2	1.87	1.49
Median Age	41.41	37.82	36.79
Population Density (/Square Mile)	1500.09	1078.7	947.05
HOUSEHOLDS			
2025 Estimated Households	1,904	13,389	31,182
2030 Estimated Households	2,274	14,127	32,379
2020 Census Households	1,488	12,337	29,137
2010 Census Households	859	10,646	25,686
Projected Annual Growth Percentage 2025 to 2030	3.89	1.1	0.77
Historical Annual Growth Percentage 2010 to 2025	8.1	1.72	1.43
INCOME			
Average household Income	\$140,507	\$119,373	\$116,976
Median household income	\$81,058	\$79,355	\$76,562
Per capita income	\$56,971	\$52,534	\$49,126
EDUCATION			
High School Graduate	18.09%	18.27%	19.27%
Some College	21.73%	23.39%	23.54%
Associate Degree	7.68%	10.67%	10.78%
Bachelor's Degree	27.25%	28.28%	25.34%
Graduate or Professional Degree	21.14%	14.97%	14.56%
BUSINESS			
Total Establishments	287	2,331	4,970
Total Employees	1,513	17,081	37,322
Average Employees Per Business	5.28	7.33	7.51
Residential Population Per Business	16.45	13.08	14.97

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**

