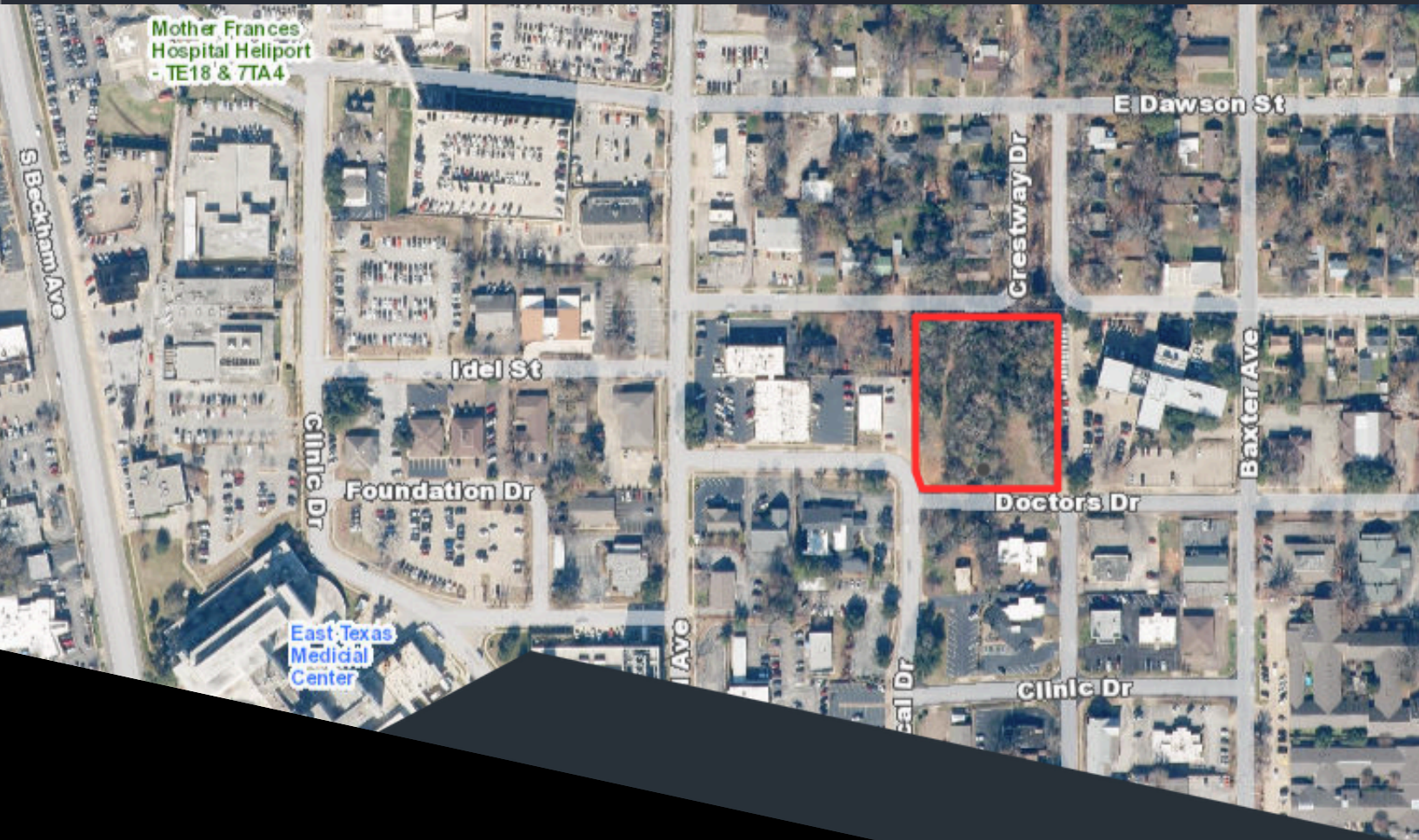




SCARBOROUGH  
COMMERCIAL REAL ESTATE



# FOR SALE

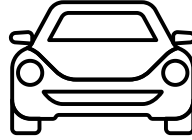
*1.76 Acres for Healthcare Development*

*1140 Doctor's Drive | Tyler, TX 75701*

# INVESTMENT SUMMARY



PROPERTY SIZE  
**1.76 ACRES**



TRAFFIC COUNT  
**10,338 VPD**



PRICING  
**\$215,000**

## INVESTMENT DETAILS:

### Property Overview:

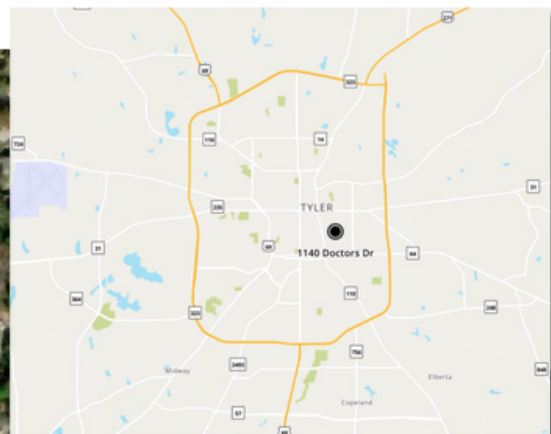
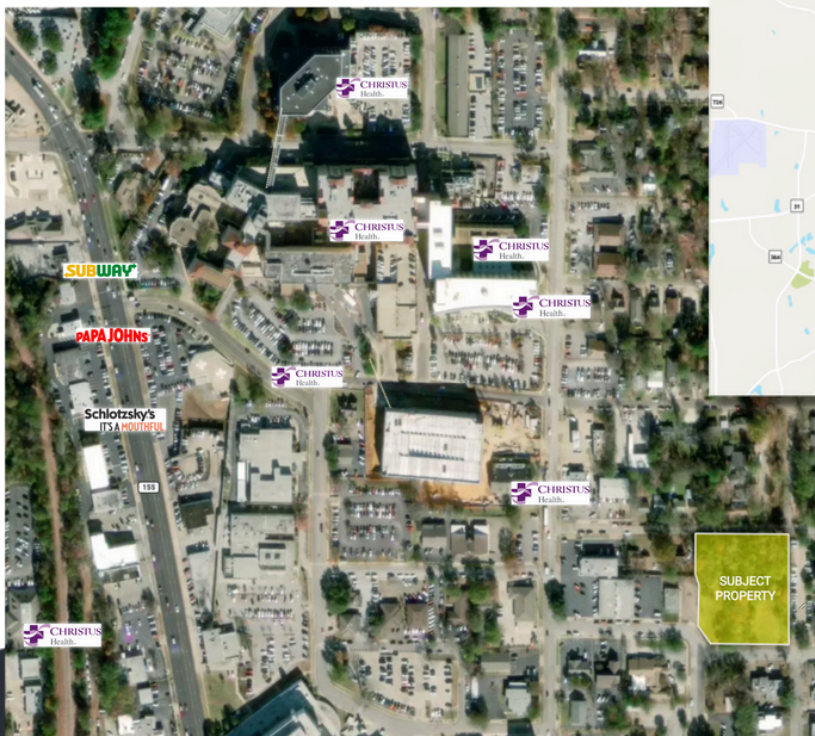
This exceptional 1.76-acre parcel is positioned in the heart of Tyler's thriving medical district, surrounded by top-tier healthcare providers and in close proximity to a major hospital campus. It presents an outstanding opportunity for medical, professional, or institutional development such as a medical office building, outpatient care facility, or senior / wellness services.

As a turnkey development opportunity, the property is well-suited for owner-operators or investors looking to capitalize on the region's healthcare expansion. Plus, the surrounding infrastructure of established utilities, roadways, and support services within the district make development seamless.

This is a rare opportunity to establish a premier healthcare or professional facility in one of Tyler's most in-demand medical hubs.

### Property Features:

- **List price:** \$215,000
- **Traffic count:** 10,338 vpd
- **Property size:** 1.76 acres
- **Zoning:** R-MF
- **Medical district:** Approximately one-half mile from Christus Mother Frances Hospital, UT Health Tyler, and numerous other healthcare facilities

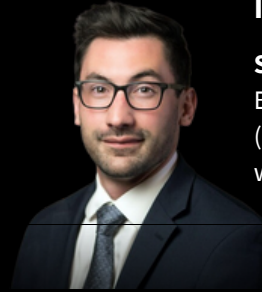




## INVESTMENT HIGHLIGHTS:

- **Strategic Medical District Positioning** – Situated within a highly sought-after healthcare corridor, this property benefits from immediate access to hospitals, specialty clinics, and medical offices.
- **Strong Market Demand** – The growing healthcare sector in Tyler drives demand for medical office buildings, outpatient care facilities, specialty clinics, and wellness centers.
- **Excellent Connectivity** – Conveniently located with easy access to major roadways, public transit, and patient traffic from the surrounding medical community.

## INVESTMENT CONTACT:

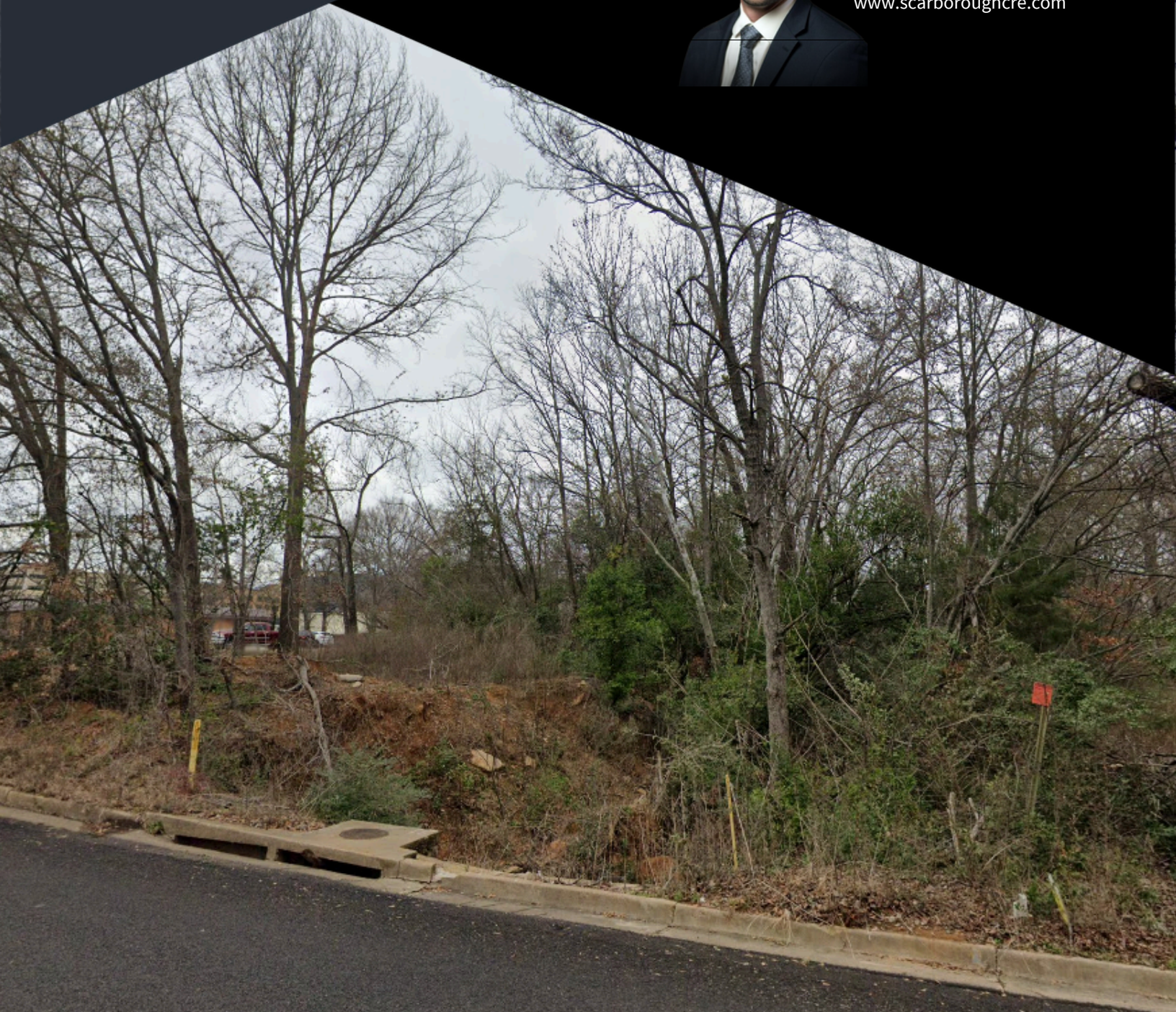


**Samuel Scarborough, CCIM**

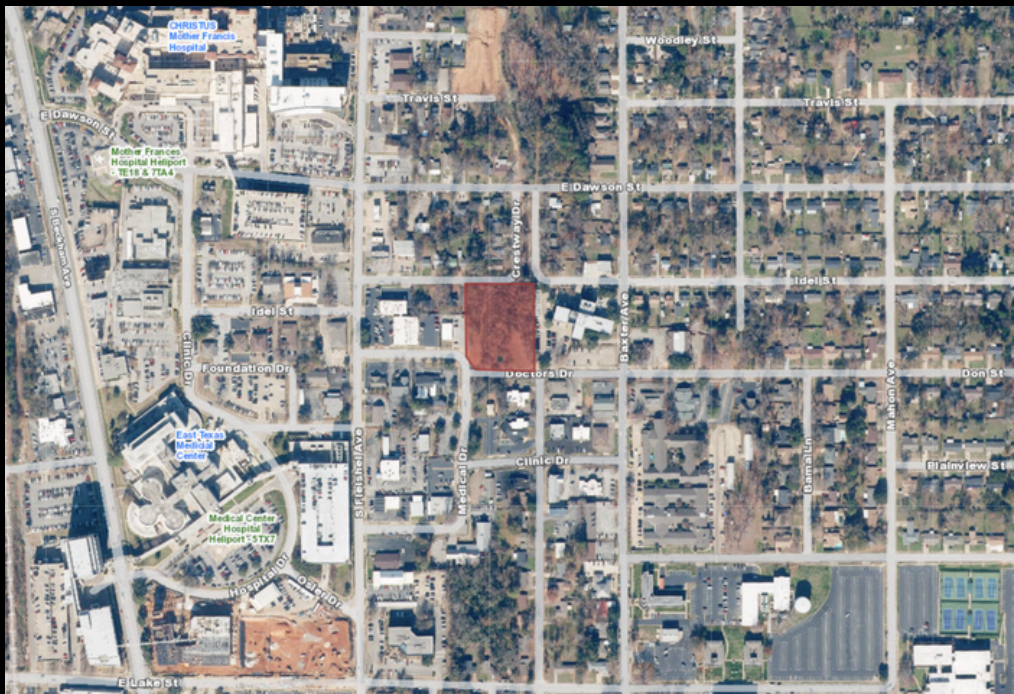
Broker/President

(903) 570-7366

[www.scarboroughcre.com](http://www.scarboroughcre.com)







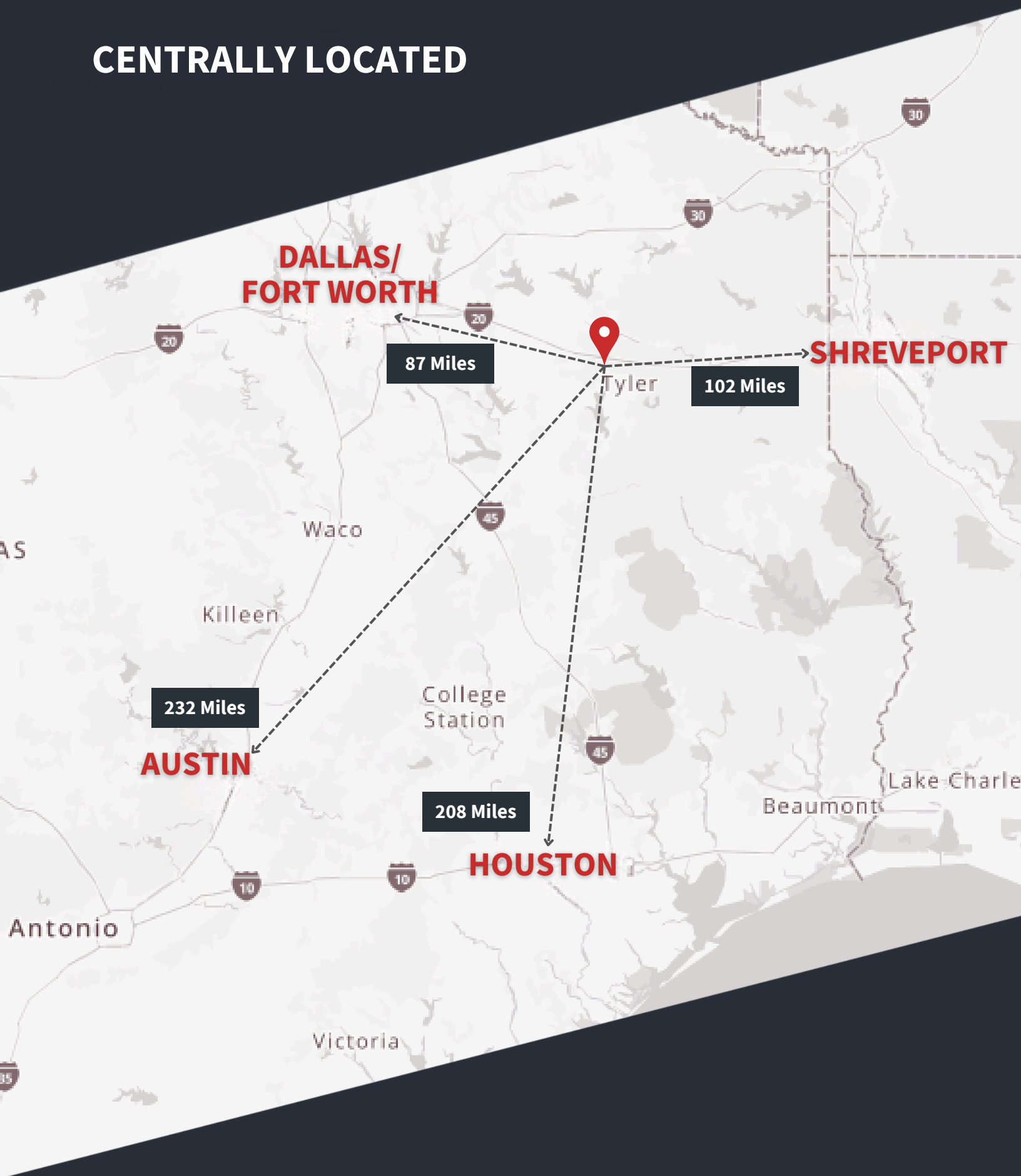


# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	10 Miles
<b>POPULATION</b>				
2024 Estimated Population	9,917	63,114	109,821	173,988
2029 Projected Population	10,119	64,089	110,748	180,461
2020 Census Population	9,723	62,135	108,303	167,573
2010 Census Population	9,679	60,420	101,334	152,137
Projected Annual Growth 2024 to 2029	0.41%	0.31%	0.17%	0.74%
Historical Annual Growth 2010 to 2024	0.18%	0.32%	0.60%	1.03%
Median Age	30.89	32.54	33.25	34.71
Population Density (/Square Mile)	3156.7	2232.2	1398.29	553.82
<b>HOUSEHOLDS</b>				
2024 Estimated Households	3,418	23,540	43,348	67,384
2029 Estimated Households	3,511	24,046	43,889	70,184
2020 Census Households	3,260	22,744	42,052	63,793
2010 Census Households	3,229	22,200	38,996	57,488
Projected Annual Growth 2024 to 2029	0.55%	0.43%	0.25%	0.83%
Historical Annual Growth 2010 to 2024	0.42%	0.43%	0.80%	1.23%
<b>INCOME</b>				
Average household Income	\$76,753	\$82,299	\$91,689	\$99,824
Median household income	\$51,649	\$55,923	\$61,824	\$68,780
Per capita income	\$27,267	\$30,979	\$36,395	\$38,812
<b>EDUCATION</b>				
Less than 9th Grade	11.13%	8.35%	7.05%	6.06%
Some High School	5.64%	8.35%	7.21%	6.91%
High School Graduate	26.50%	24.86%	23.70%	24.12%
Some College	26.01%	24.27%	24.18%	23.08%
Associate Degree	7.82%	10.13%	10.50%	10.99%
Bachelor's Degree	16.87%	16.30%	18.02%	18.89%
Graduate or Professional Degree	6.03%	7.74%	9.34%	9.95%
<b>BUSINESS</b>				
Total Establishments	832	4,455	7,039	9,373
Total Employees	7,853	40,708	63,438	81,114
Average Employees Per Business	9.43	9.14	9.01	8.65
Residential Population Per Business	11.91	14.17	15.6	18.56



# 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.

<b>Scarborough Commercial Real Estate LLC</b>	<b>9010976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)707-8560</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Sam Scarborough</b>	<b>687976</b>	<b>sam@scarboroughcre.com</b>	<b>(903)570-7366</b>
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](http://www.trec.texas.gov)

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Scarborough Commercial Real Estate LLC, 410 W Erwin Tyler TX 75702  
Samuel Scarborough

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