

11968 Hwy 64 W
Tyler, Tx 75704

Sales Price

\$238,000

Offering Memorandum Presented By:

Donald Hinz

www.scarboroughcre.com

don@scarboroughcre.com

(903) 570-9803

410 W. Erwin

Tyler, TX 75702



SCARBOROUGH
COMMERCIAL REAL ESTATE

OVERVIEW

11968 Hwy 64 W
Tyler, Tx 75704

LAND SIZE

.7 ACRES

NO. OF BUILDINGS

1

PROPERTY TYPE

Retail

UTILITIES

Yes

CAP RATE: vacant

NOI: n/a



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DETAILS

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Excellent frontage on major highway for business and extra room to expand on this very nice corner lot with 6' high chain link fence.

This nearly an acre property has plenty of exposure on the growing west side. City utilities (water and sewer) but not in city limits.

The property is currently vacant, but has been leased for as much as \$3500. Ideal for owner/user or investment property to lease.

Expenses to property per month are \$365 per month.

- 2023 Taxes - \$1,681.24
- Insurance - \$1,200



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MEET YOUR ADVISOR

ADVISOR BIO



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YOUR ADVISOR

DONALD HINZ LICENSED REAL ESTATE AGENT

Donald grew up in the Tyler area and has strong ties as far back as a great uncle who opened the first Federal Land Bank in Tyler. He loves downtown Tyler and enjoys adding to the growth and revitalization of downtown and well as the surrounding area.

Donald has been in the real estate industry in marketing and sales for over 30 years and for the last 20 years has been responsible for all sales, leasing, acquisitions and marketing in commercial properties. His expertise and experience as a commercial real estate and land specialist include office, retail, restaurants, strip centers and developmental properties with specialties in flex space and industrial warehouse properties.

Donald enjoys spending time with his wife and family, serving as an usher at his church, playing golf and fishing. He is also a master mason and works with several different charities. He is a member of the Greater Tyler Association of Realtors, Texas Association of Realtors and The National Association of Realtors.



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INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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
Donald Hinz	288634	don@scarboroughcre.com	903.570.9803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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