



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*Office/Retail Building in  
High-Visibility Location*

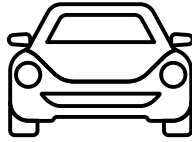
*3815 Troup Hwy | Tyler, TX 75703*

# INVESTMENT SUMMARY



BUILDING SIZE

**2,118 SF**



TRAFFIC COUNT

**36,685 VPD**



PRICING

**\$349,000**

## INVESTMENT DETAILS:

### Property Overview:

This well-located office/retail building is situated in one of Tyler's most traveled commercial corridors, with hundreds of thousands of visitors to the area each year.

The single-tenant building provides functional space suitable for a variety of professional, medical, or retail uses. Along with ample surface parking to accommodate clients and staff, the property combines visibility and accessibility for owner-users or investors looking to capitalize on Tyler's strong growth.

### Property Features:

- **Pricing:** \$349,000
- **Building size:** 2,118 SF
- **Total acreage:** 0.27
- **Traffic count:** 36,685 vpd
- **Frontage:** 118 feet
- **Utilities:** All utilities to site
- **Zoning:** C-2 Commercial



### NEARBY BUSINESSES GENERATING CUSTOMER TRAFFIC:

**WALMART NEIGHBORHOOD MARKET:**  
0.6 miles | 966.8K Visits/Yr

**CRUNCH FITNESS:**  
0.5 miles | 817.1K Visits/Yr  
7<sup>th</sup> Busiest CRUNCH in Texas  
16<sup>th</sup> Busiest CRUNCH in Nation

**TEXAS ROADHOUSE:**  
0.5 miles | 598.2 Visits/Yr  
12<sup>th</sup> Busiest TX ROADHOUSE in Texas



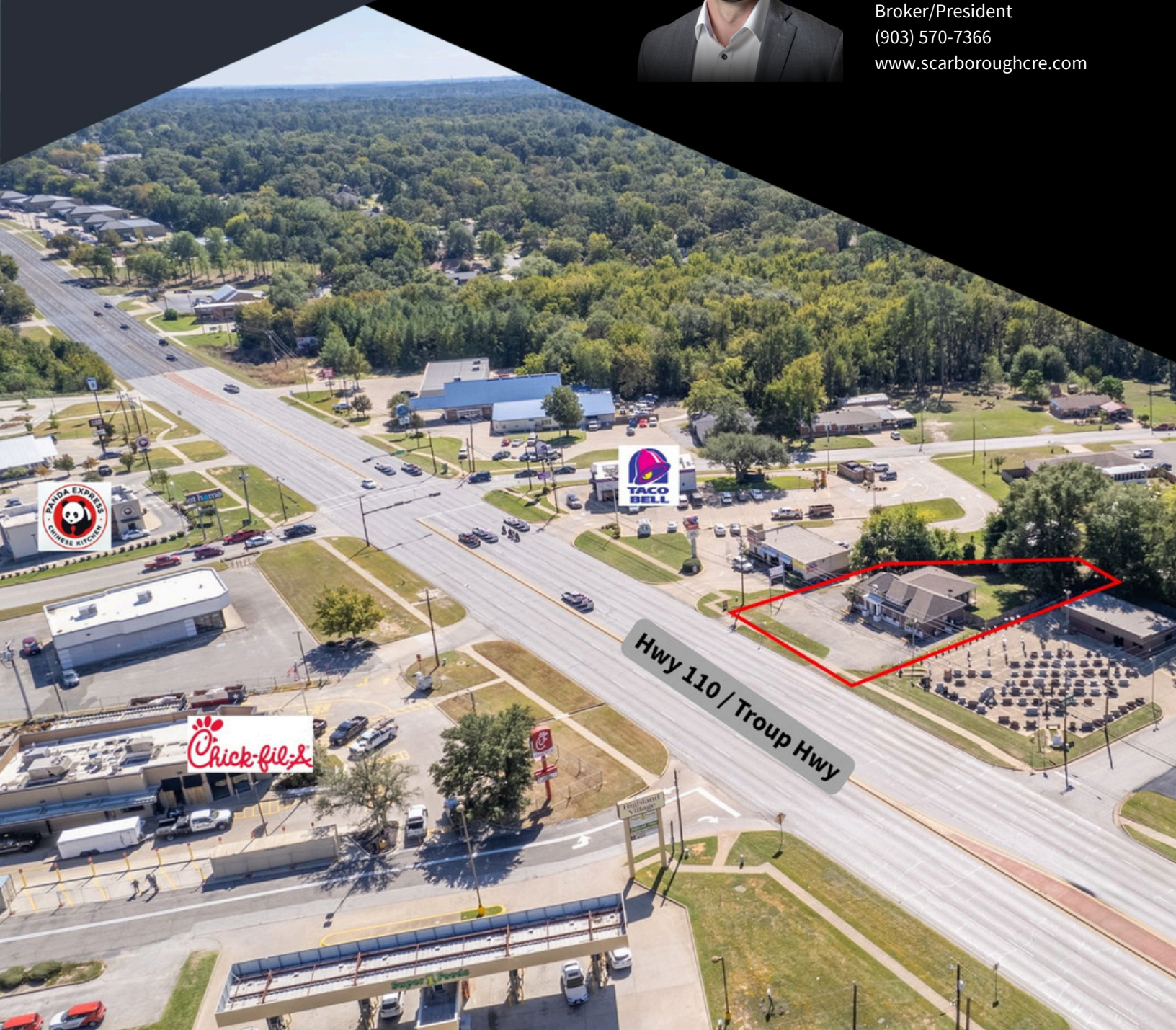
## INVESTMENT HIGHLIGHTS:

- High visibility, flexible zoning, and central location create strong potential for both immediate occupancy and long-term value appreciation
- Located inside Tyler city limits, surrounded by a diverse mix of retail, restaurants, medical, and service businesses
- Convenient access to Loop 323, South Broadway, and downtown Tyler



## INVESTMENT CONTACT:

**Samuel Scarborough, CCIM**  
Broker/President  
(903) 570-7366  
[www.scarboroughcre.com](http://www.scarboroughcre.com)



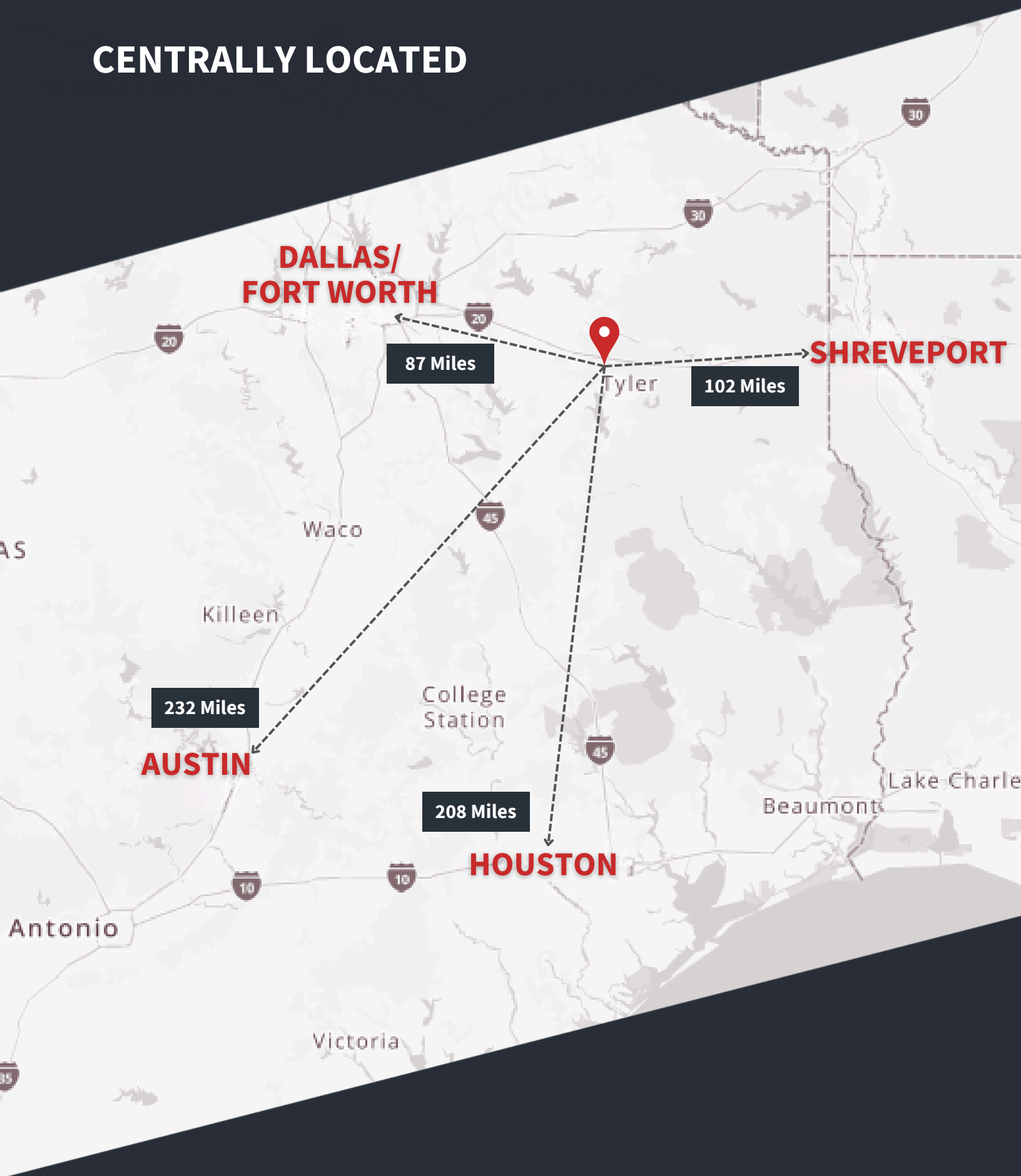




# KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>POPULATION</b>			
2025 Estimated Population	9,745	66,142	106,507
2030 Projected Population	9,763	65,235	106,398
2020 Census Population	9,150	65,256	103,731
2010 Census Population	9,152	61,915	95,765
Historical Annual Growth Percentage 2010 to 2025	0.43	0.46	0.75
Median Age	32.82	33.65	33.96
Population Density (/Square Mile)	3101.92	2339.3	1356.09
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,198	27,649	42,796
2030 Estimated Households	4,236	27,493	43,190
2020 Census Households	4,000	27,383	41,260
2010 Census Households	3,930	25,766	37,712
Historical Annual Growth Percentage 2010 to 2025	0.45	0.49	0.9
<b>INCOME</b>			
Average household Income	\$100,830	\$98,798	\$98,303
Median household income	\$75,781	\$66,466	\$66,199
Per capita income	\$43,447	\$41,575	\$39,730
<b>EDUCATION</b>			
High School Graduate	22.93%	20.89%	22.60%
Some College	24.95%	25.22%	23.72%
Associate Degree	11.44%	11.17%	10.87%
Bachelor's Degree	22.92%	22.42%	20.41%
Graduate or Professional Degree	13.33%	11.49%	10.71%
<b>BUSINESS</b>			
Total Establishments	754	4,707	7,480
Total Employees	6,310	41,558	62,682
Average Employees Per Business	8.37	8.83	8.38
Residential Population Per Business	12.93	14.05	14.24

# 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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