



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

*Two Industrial Warehouse  
Properties with Office Space*

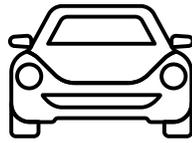
*2850 S SW Loop 323 | Tyler, TX 75701*

# INVESTMENT SUMMARY



**BUILDING SIZE**

**18,888 SF**



**TRAFFIC COUNT**

**13,298 VPD**



**PRICING**

**\$2,595,000**

## INVESTMENT DETAILS:

### Property Overview:

This well-maintained industrial property with above-standard finishes offers an excellent opportunity for an owner-user seeking a versatile mix of office and warehouse space in the heart of Tyler's commercial corridor. The site comprises two single-story buildings along South Southwest Loop 323, one of Tyler's most active business routes.

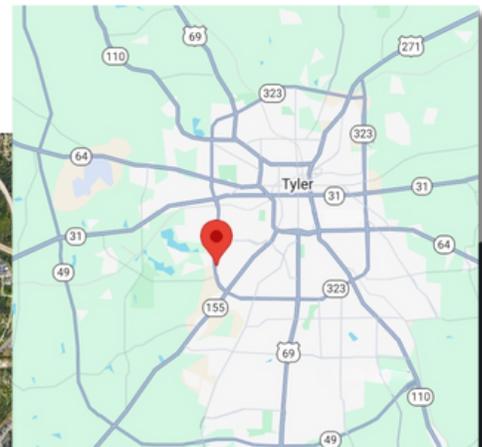
The buildings are truck accessible with 16-20 ft. clear heights, efficient layout options, and a flexible design suitable for a range of light industrial, service, or distribution uses.

In a recent remodel, the AC, 3-phase electrical system and plumbing were upgraded and replaced. The permanent concrete floor is maintenance-free and fully diamond polished.

Fully climate controlled, the main building is finished out for office and showroom, while the secondary building features office and warehouse space. Both provide ample parking and a paved yard area with a security fence and gate.

### Property Features:

- **Pricing:** \$2,595,000
- **Building size:**
  - Main building: 14,268 SF (2,240 SF office + 9,184 SF multi-use + 2,844 SF warehouse)
  - Secondary building: 4,620 SF (auto parts/service)
- **Total acreage:** 2.988
- **Traffic count:** 13,298 vpd as of 2023
- **Frontage:** 200 ft
- **Zoning:** M-1 (Light Industrial)



## INVESTMENT HIGHLIGHTS:

- Positioned within Tyler's primary commercial corridor, the site benefits from excellent visibility and access to major thoroughfares, while ensuring steady exposure, easy access for logistics, and strong long-term value retention.
- Located less than one mile from the upcoming Bellwood development at S SW Loop and Earl Campbell Parkway, which will bring multiple restaurants and new amenities to the area.
- More than half an acre is available beyond the existing fence for additional development, potential expansion, outdoor storage, or parking.

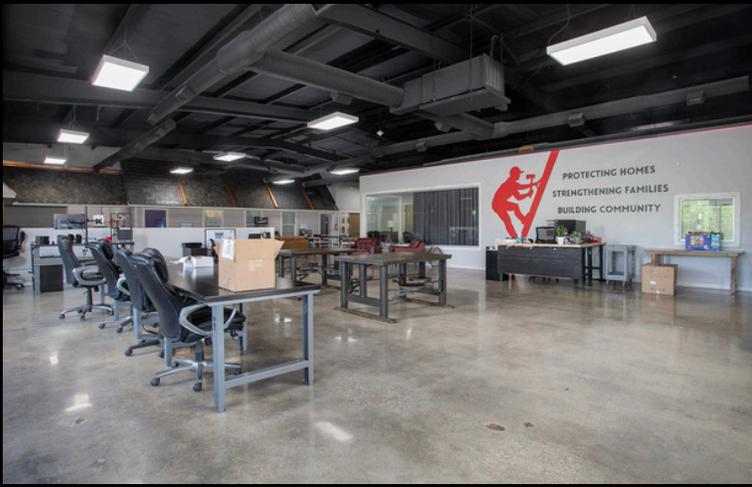


## INVESTMENT CONTACT:

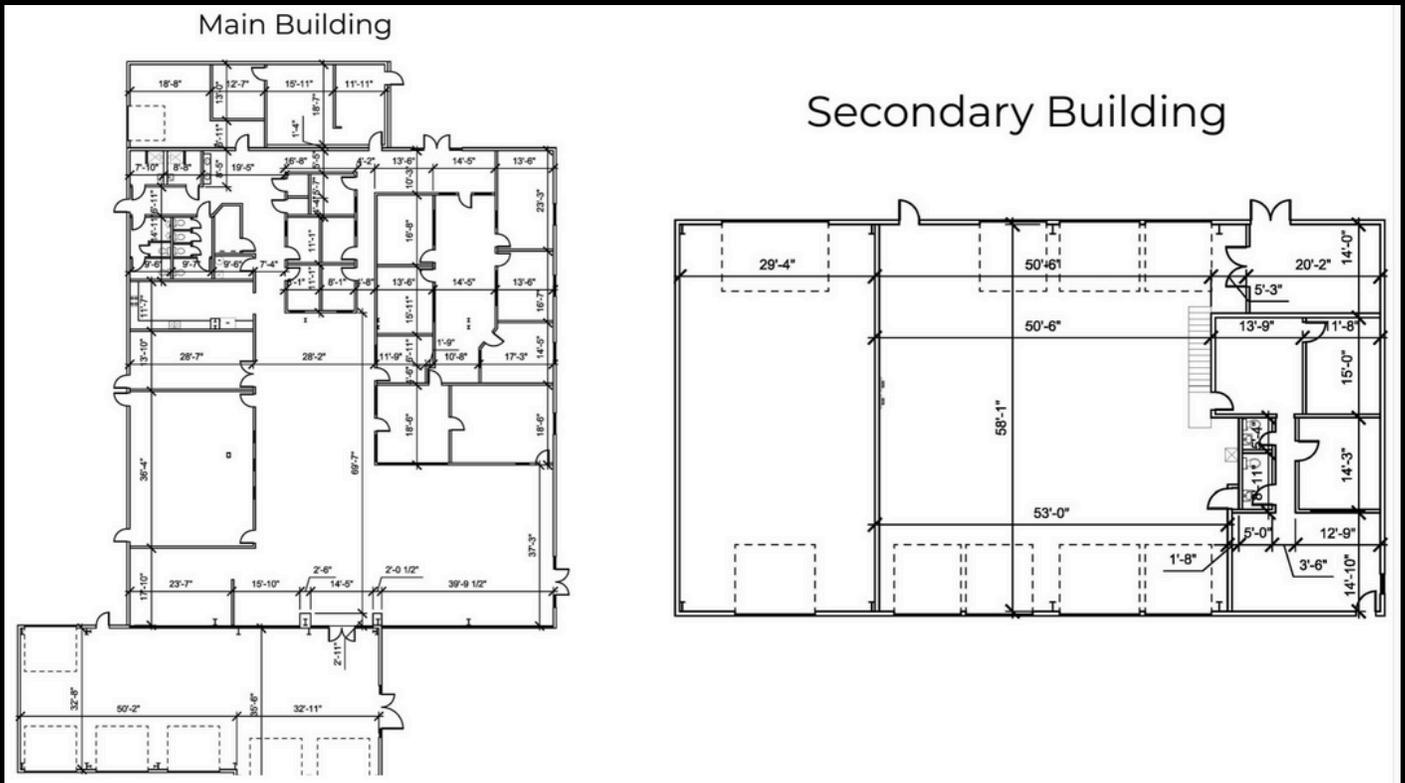
**Samuel Scarborough, CCIM**  
Broker/President  
(903) 570-7366  
[www.scarboroughcre.com](http://www.scarboroughcre.com)







# BUILDING FLOOR PLANS



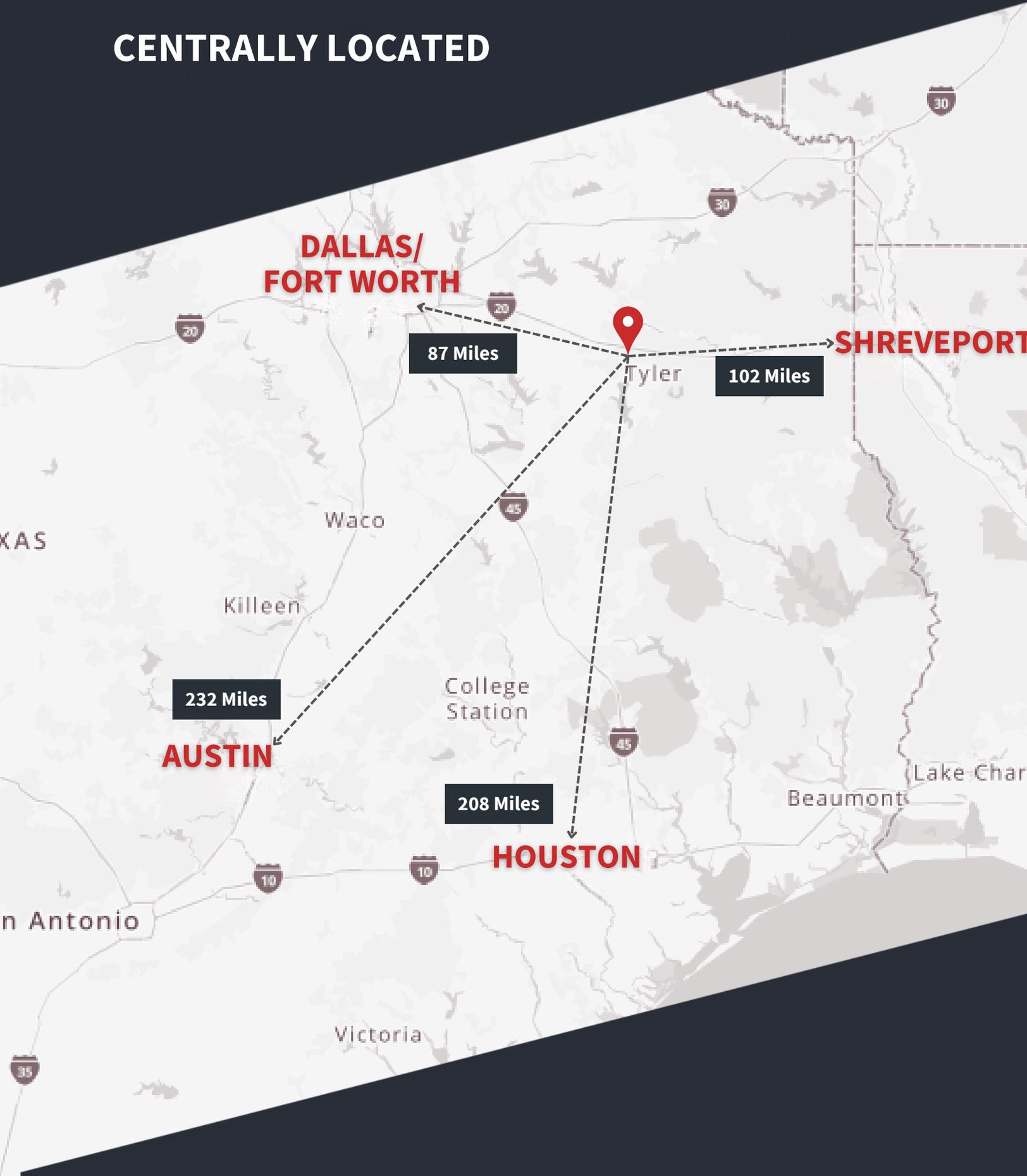
# NEW BELLWOOD DEVELOPMENT PLANNED AMENITIES



# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POPULATION</b>			
2025 Estimated Population	3,213	38,480	108,760
2030 Projected Population	3,174	38,966	110,053
2020 Census Population	2,717	35,888	104,082
2010 Census Population	2,368	34,691	96,368
Projected Annual Growth Percentage 2025 to 2030	-0.24	0.25	0.24
Historical Annual Growth Percentage 2010 to 2025	2.38	0.73	0.86
Median Age	33.92	35.43	34.02
Population Density (/Square Mile)	1022.72	1360.95	1384.78
<b>HOUSEHOLDS</b>			
2025 Estimated Households	1,539	16,742	43,116
2030 Estimated Households	1,543	17,102	44,105
2020 Census Households	1,290	15,628	40,869
2010 Census Households	972	14,778	37,597
Projected Annual Growth Percentage 2025 to 2030	0.05	0.43	0.46
Historical Annual Growth Percentage 2010 to 2025	3.89	0.89	0.98
<b>INCOME</b>			
Average household Income	\$94,047	\$92,967	\$94,882
Median household income	\$69,320	\$64,306	\$63,435
Per capita income	\$45,119	\$40,572	\$37,822
<b>EDUCATION</b>			
High School Graduate	23.12%	21.49%	23.45%
Some College	20.78%	26.02%	24.72%
Associate Degree	15.32%	9.96%	10.40%
Bachelor's Degree	18.18%	19.87%	18.79%
Graduate or Professional Degree	11.07%	9.92%	9.48%
<b>BUSINESS</b>			
Total Establishments	178	2,932	7,333
Total Employees	1,410	25,060	63,256
Average Employees Per Business	7.9	8.55	8.63
Residential Population Per Business	18	13.13	14.83

# 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

Phone: 9035707366 Fax:  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwolf.com](http://www.lwolf.com)

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