



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Flexible Showroom/Office & Warehouse
Near Downtown Tyler*

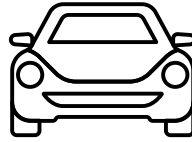
1622 W. Front St. | Tyler, TX 75702

INVESTMENT SUMMARY



BUILDING SIZE

10,953 SF



TRAFFIC COUNT

17,637 VPD



PRICING

\$625,000

INVESTMENT DETAILS:

Property Overview:

This well-positioned commercial property, a three-minute drive to Downtown Tyler Square (currently under construction), offers excellent flexibility for retail, automotive, or service-related operations across two buildings.

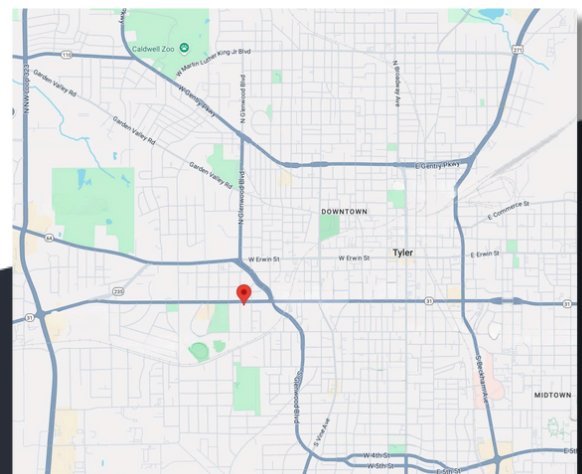
With extensive recent upgrades in 2025, including new HVAC (two 5-ton units) and full spray-foam insulation (R32 rated), the building is a move-in-ready, energy-efficient asset in a high-traffic location.

- Warehouse clear height: 11'6" to 14' (top of joist)
- Showroom overhead door: 12' x 8'
- Warehouse overhead doors:
 - (2) 8' x 8'
 - (2) 12' x 10'
 - (2) 12' x 12'
- Hydraulic lift: 12,000 pound max capacity

The mix of showroom, office, and warehouse space make this a turnkey opportunity for owner-occupiers or investors seeking a versatile property in Tyler's active commercial corridor.

Property Features:

- **Pricing:** \$625,000
- **Building size:** 10,953 SF
 - **Building 1:** 5,534 SF
 - 2,158 SF showroom/office
 - 3,376 warehouse
 - **Building 2:** 5,419 SF
 - 4,224 SF auto parts/service
 - 770 SF storage
 - 425 SF office
- **Total acreage:** 0.90
- **Traffic count:** 17,637 vpd
- **Utilities:** All utilities to site
- **Zoning:** C-2 Commercial



INVESTMENT HIGHLIGHTS:

- Two freestanding commercial buildings offering a mix of retail, office, and showroom/warehouse space.
- Prime visibility and access along West Front Street, a high-traffic corridor within the Tyler commercial district.
- Ideal for owner-user, auto-related business, or mixed retail/showroom operations.



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
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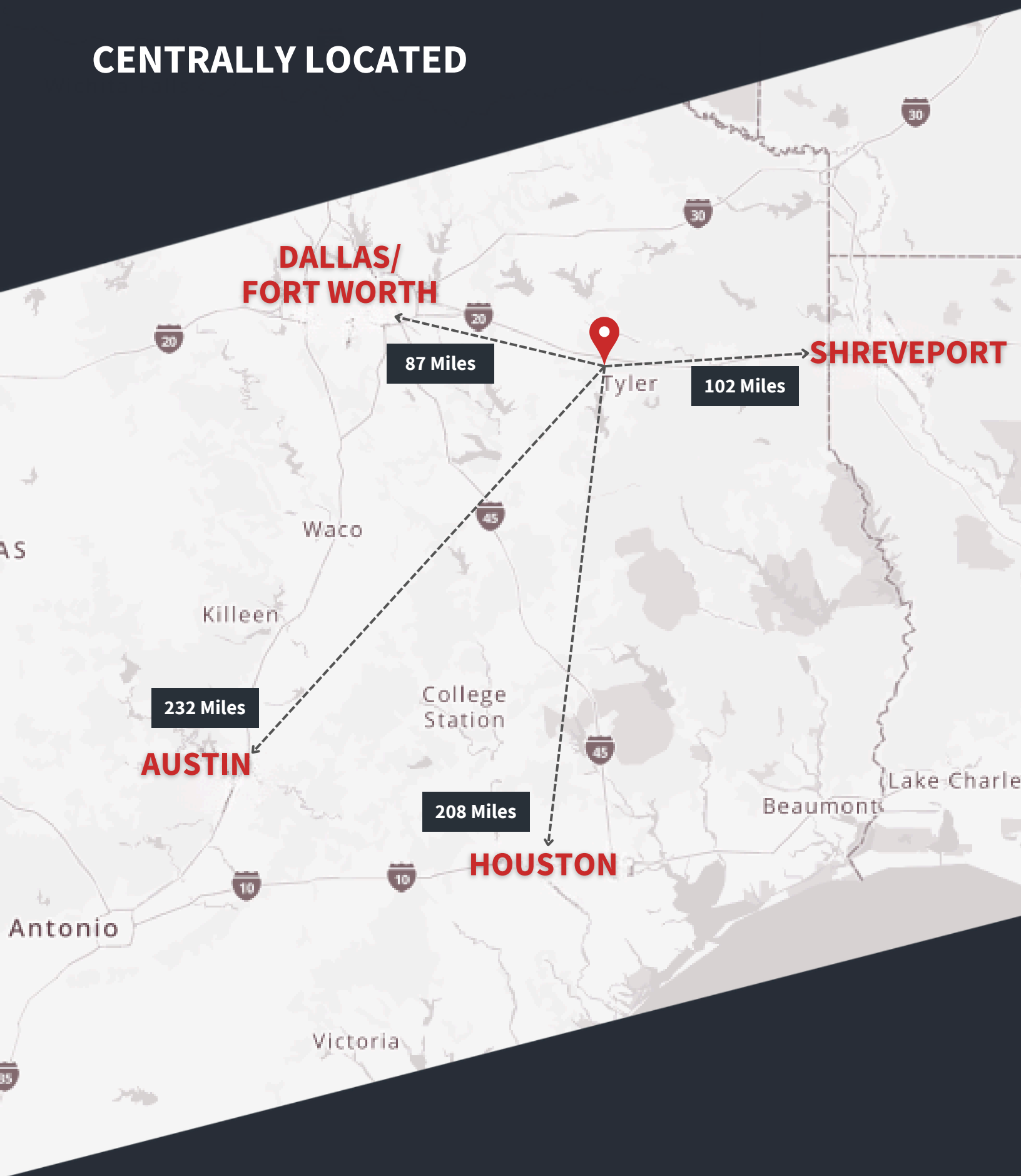




KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2025 Estimated Population	9,617	55,309	110,846
2030 Projected Population	9,578	55,583	111,853
2020 Census Population	9,285	53,730	107,380
2010 Census Population	9,326	53,018	101,033
Projected Annual Growth Percentage 2025 to 2030	-0.08	0.1	0.18
Historical Annual Growth Percentage 2010 to 2020	0.21	0.29	0.65
Median Age	33.69	33.18	33.15
Population Density (/Square Mile)	3061.19	1956.16	1411.33
HOUSEHOLDS			
2025 Estimated Households	3,627	19,868	43,201
2030 Estimated Households	3,679	20,250	44,031
2020 Census Households	3,394	19,032	41,330
2010 Census Households	3,319	18,648	38,712
Projected Annual Growth Percentage 2025 to 2030	0.29	0.38	0.38
Historical Annual Growth Percentage 2010 to 2020	0.62	0.44	0.77
INCOME			
Average household income	\$60,045	\$79,030	\$89,807
Median household income	\$41,832	\$55,297	\$61,708
Per capita income	\$22,691	\$28,670	\$35,233
EDUCATION			
High School Graduate	24.61%	26.98%	24.73%
Some College	27.56%	24.40%	24.61%
Associate Degree	6.99%	9.14%	10.44%
Bachelor's Degree	11.92%	13.94%	16.47%
Graduate or Professional Degree	5.14%	6.51%	8.60%
BUSINESS			
Total Establishments	664	3,738	7,148
Total Employees	4,775	34,546	64,178
Average Employees Per Business	7.19	9.24	8.98
Residential Population Per Business	14.48	14.8	15.51

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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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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