

# MEDICAL OFFICE/OFFICE SPACE FOR LEASE

109 Zeid | Henderson, TX

PRIME MEDICAL CLINIC SPACE FOR LEASE

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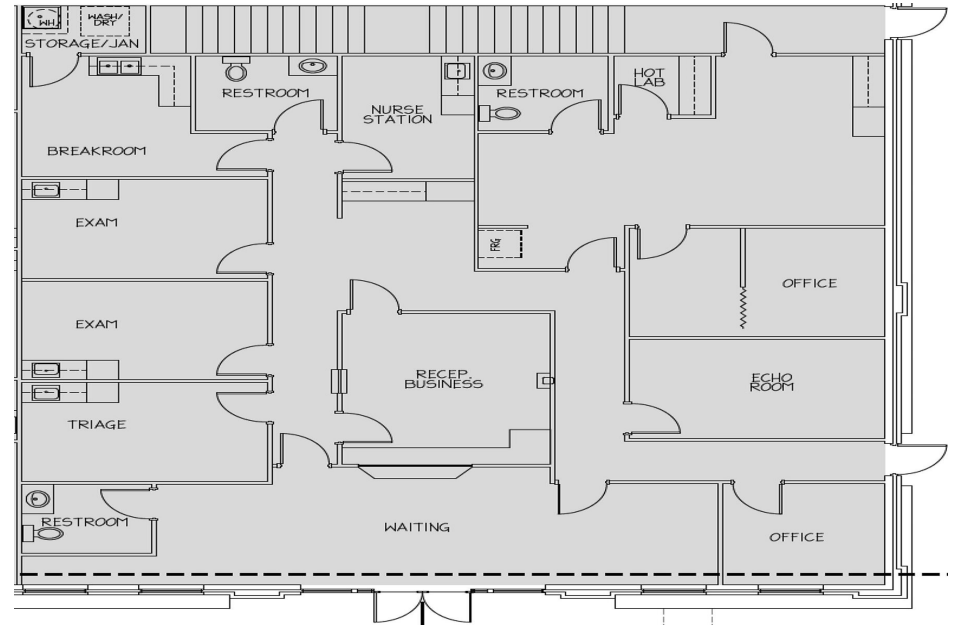
  
SCARBOROUGH  
COMMERCIAL REAL ESTATE

# THE SPACE

Location	109 Zeid Henderson, TX 75652
County	Smith
Square Feet	2850
Rent Per SF (Annual)	\$14.00
Lease Type	NNN
Floor	1

# HIGHLIGHTS

- Medical/Office Space For Lease
- 1 space available, 2850 sq. ft.
- Excellent Location



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
2,058	15,287	18,512



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$61,714	\$79,805	\$81,339



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
765	4,258	5,438



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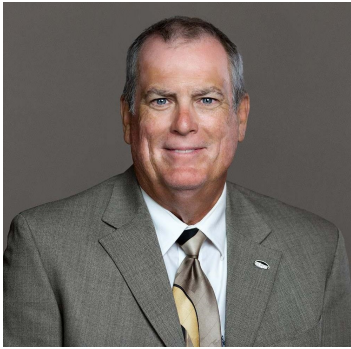
Samuel Scarborough, CCIM  
President/Broker

Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.





Stewart Garrett  
Senior Associate/Property Director

Stewart specializes in Commercial Property Management (Retail Strip Centers and Office Buildings). He will assist you with purchasing an investment property and then manage it for you. One of Stewart's specialties is Self Directive IRA's and the many investment opportunities this can bring to the table in real estate. He has "been there...done that", and can assist you in understanding the possibilities beyond the stock market.

Stewart has more than 30 years experience in the transportation industry with two degrees: Aircraft Pilot Training and Automotive Technology. As a FAA Certified Flight Instructor and a Certified Automotive Technician he spent over 30 years as a trainer and representative with a car manufacturer. You might say Stewart is a "trainer at heart" and loves to facilitate learning.

Flying is definitely in his heart, as not only can Stewart fly full size aircraft but he enjoys flying the small Radio Controlled aircraft including what people now call "Drones". Stewart has a side business, Texas Air Drones, LLC, which specializes in Aerial Photography/Video. Yes, aerial shots of Commercial Properties!

It is possible you could see him riding an east Texas highway on his "Harley" motorcycle.