



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

*Medical, Med Spa or
Professional Office Space*

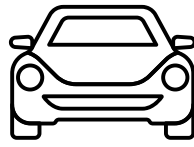
2140 W. Grande Blvd., Suite C | Tyler, TX 75703

LEASE SUMMARY



AVAILABLE FOR LEASE

4,400 SF



TRAFFIC COUNT

20,453 VPD



PRICING

\$6,500/Mo

LEASE DETAILS:

Property Overview:

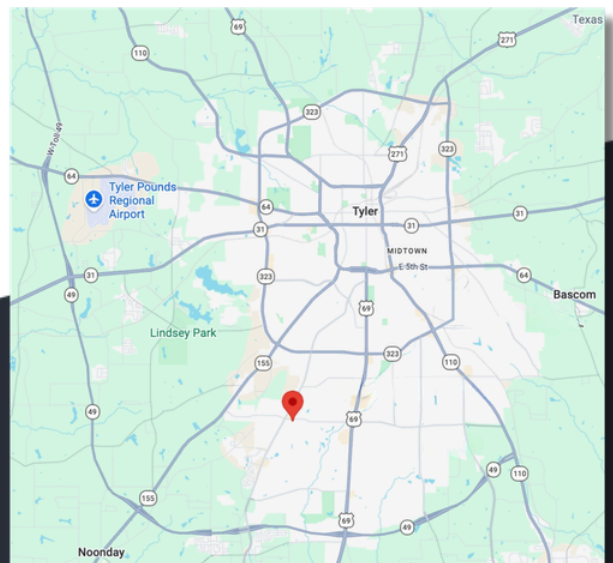
Strategically located on highly-trafficked W. Grande Boulevard, this property offers strong visibility and convenient access in one of Tyler's premier commercial corridors. The layout is ideally suited for a medical clinic, med spa, wellness center, aesthetics practice, or other professional office users seeking a move-in ready configuration with extensive plumbing infrastructure already in place.

Interior Features:

- Welcoming reception area
- 7 treatment/exam rooms
- Spacious women's restroom featuring lounge area, two toilets, and shower
- Men's restroom with shower and lounge area
- Laundry room
- Breakroom with additional restroom
- Multiple storage closets throughout

Property Features:

- **Building size:** 8,383 SF
- **Available for lease:** 4,400 SF
- **Pricing:** \$6,500/month gross
- **Traffic count:** 20,453 vehicles per day
- **Frontage:** 106 ft on W. Grande Blvd.
- **Year built:** 2008
- **Ceiling height:** 10 ft
- **Parking:** 21 spaces in rear
- **Additional opportunity:** Ownership may consider a sale to leasing tenant





LEASE CONTACT:

Ann Marie Hoover

Associate

(512) 296-8727

www.scarboroughcre.com

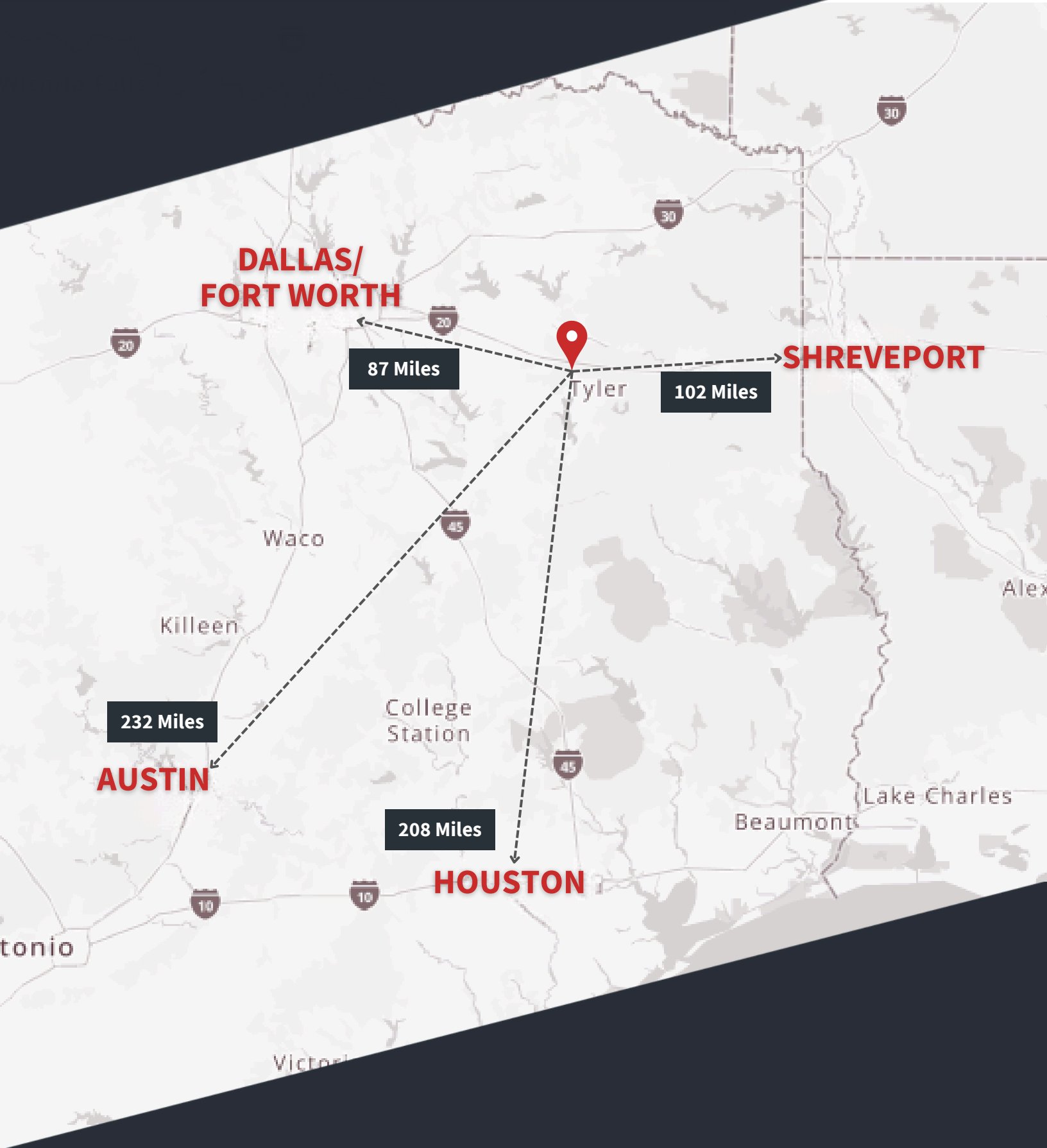




KEY DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	7,423	39,632	88,433
2030 Projected Population	7,747	40,382	89,452
2020 Census Population	6,670	36,599	82,943
2010 Census Population	4,937	32,357	76,133
Projected Annual Growth Percentage 2025 to 2030	0.87	0.38	0.23
Historical Annual Growth Percentage 2010 to 2025	3.36	1.5	1.08
Median Age	41.25	37.88	35.91
Population Density (/Square Mile)	2,362.96	1,401.70	1,125.97
HOUSEHOLD			
2025 Estimated Households	3,350	17,467	36,650
2030 Estimated Households	3,547	18,104	37,658
2020 Census Households	3,015	16,340	34,685
Projected Annual Growth 2025 to 2030	1.18	0.73	0.55
Historical Annual Growth 2010 to 2025	3.02	1.43	1.08
INCOME			
Average household income	\$138,085	\$115,677	\$109,756
Median household income	\$85,272	\$74,006	\$72,096
Per capita income	\$62,562	\$51,128	\$45,643
EDUCATION			
High School Graduate	18.79%	18.41%	19.82%
Some College	20.81%	22.80%	24.30%
Associate Degree	8.86%	11.19%	10.96%
Bachelor's Degree	29.29%	27.41%	23.69%
Graduate or Professional Degree	18.33%	13.94%	13.19%
BUSINESS			
Total Establishments	427	3,416	6,394
Total Employees	2,267	26,373	51,305
Average Employees Per Business	5.31	7.72	8.02
Residential Population Per Business	17.39	11.6	13.83

CENTRALLY LOCATED



Tyler, Texas MSA



POPULATION

249,091



MEDIAN HOUSEHOLD INCOME

\$76,087



UNEMPLOYMENT

4.3%

#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: **\$54,818**
- 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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
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