

INDUSTRIAL WAREHOUSE

12345 Massey | Tyler, TX

160,000 SQ FT WAREHOUSE SPACE

Samuel Scarborough, CCIM
Scarborough Commercial Real Estate
President/Broker
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SCARBOROUGH
COMMERCIAL REAL ESTATE

THE SPACE

Location	12345 Massey Tyler, TX, 75708
County	Smith
Square Feet	160000
Annual Rent PSF	\$2.50
Lease Type	NNN



HIGHLIGHTS

- Move-in Ready.
- 17 Drive-in Doors
- 13 Dock Height Doors
- 3 Phase - 480 V, 1600 Amp Service
- Conveniently located near I-20 and the new Tyler Economic Development Council Industrial Park
- Owner is willing to subdivide. 50,000 SF - 160,000 SF
- Fire Suppression Sprinkler System



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
901	4,898	11,313



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$57,998	\$60,804	\$62,500



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
298	1,594	3,743



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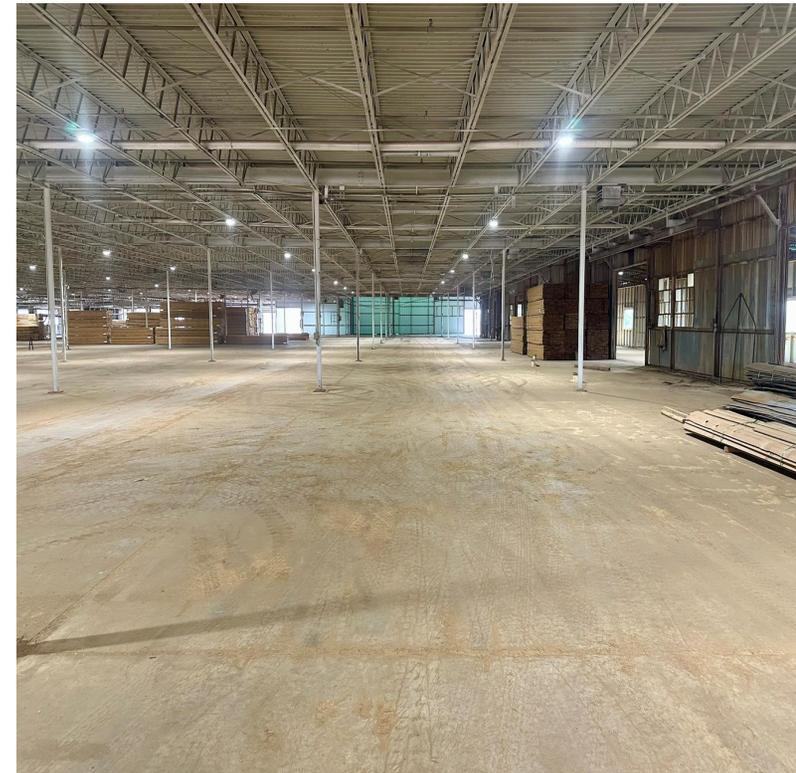
10169 HWY 271
TYLER, TX

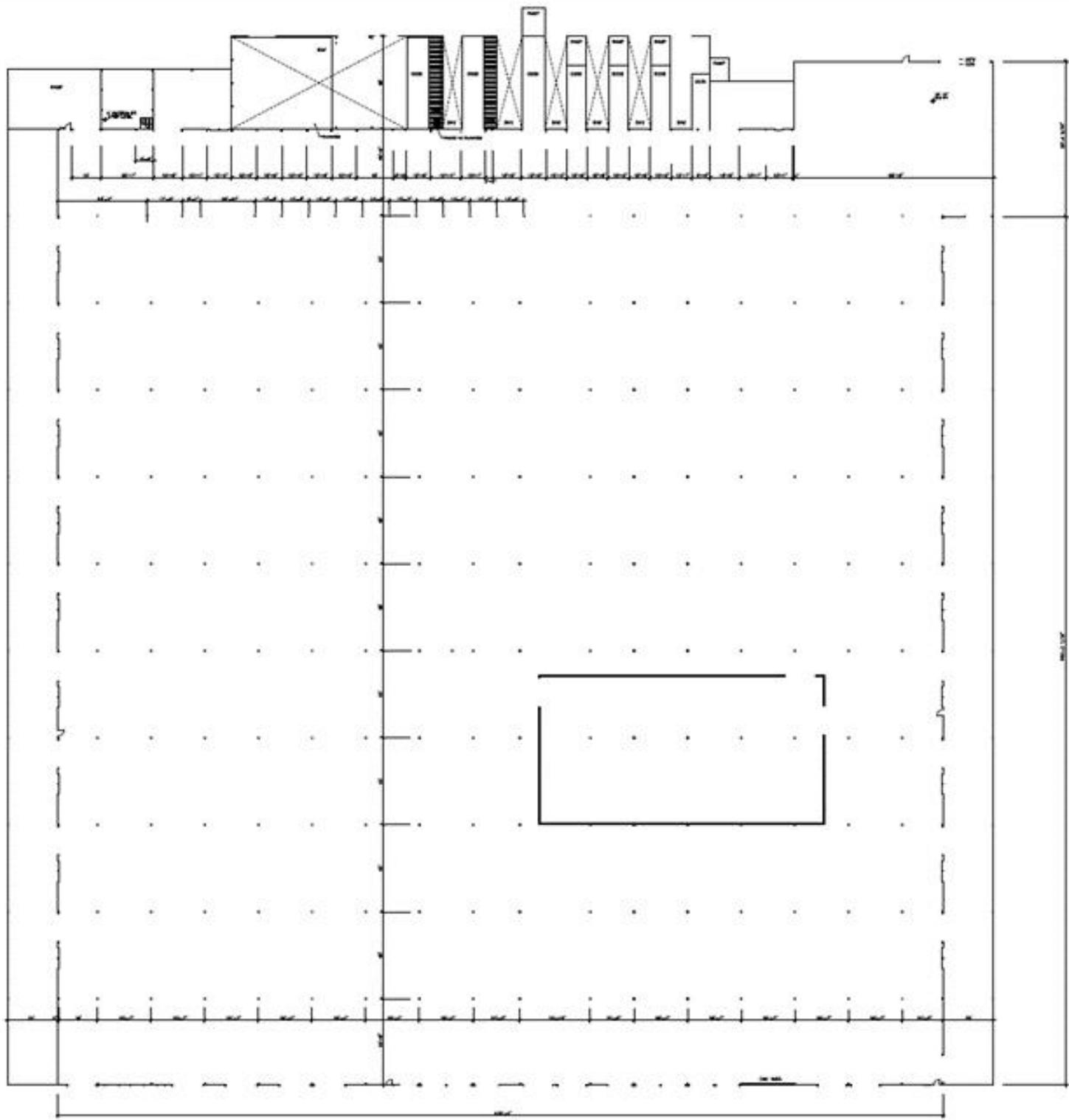
Map By REBLIE™

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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	443	3,093	8,103
2010 Population	712	4,034	9,958
2022 Population	901	4,898	11,313
2027 Population	939	5,072	11,653
2022 African American	246	981	2,219
2022 American Indian	20	86	161
2022 Asian	4	43	67
2022 Hispanic	350	2,042	5,162
2022 Other Race	136	1,019	2,739
2022 White	353	2,056	4,463
2022 Multiracial	143	709	1,659
2022-2027: Population: Growth Rate	4.15 %	3.50 %	2.95 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	63	267
\$15,000-\$24,999	61	304	618
\$25,000-\$34,999	32	154	355
\$35,000-\$49,999	37	236	601
\$50,000-\$74,999	94	454	881
\$75,000-\$99,999	46	220	515
\$100,000-\$149,999	13	113	354
\$150,000-\$199,999	7	38	118
\$200,000 or greater	0	11	32
Median HH Income	\$51,737	\$51,269	\$50,512
Average HH Income	\$57,998	\$60,804	\$62,500

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	177	1,195	3,020
2010 Total Households	244	1,371	3,269
2022 Total Households	298	1,594	3,743
2027 Total Households	312	1,656	3,869
2022 Average Household Size	3.02	3.00	2.99
2000 Owner Occupied Housing	125	845	2,124
2000 Renter Occupied Housing	34	223	635
2022 Owner Occupied Housing	222	1,140	2,567
2022 Renter Occupied Housing	76	454	1,175
2022 Vacant Housing	27	201	409
2022 Total Housing	325	1,795	4,152
2027 Owner Occupied Housing	228	1,173	2,646
2027 Renter Occupied Housing	84	482	1,223
2027 Vacant Housing	24	197	407
2027 Total Housing	336	1,853	4,276
2022-2027: Households: Growth Rate	4.60 %	3.85 %	3.30 %



Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	55	310	778
2022 Population Age 35-39	63	318	740
2022 Population Age 40-44	57	289	652
2022 Population Age 45-49	52	284	636
2022 Population Age 50-54	47	259	598
2022 Population Age 55-59	50	257	570
2022 Population Age 60-64	56	292	633
2022 Population Age 65-69	51	259	551
2022 Population Age 70-74	40	214	451
2022 Population Age 75-79	20	126	279
2022 Population Age 80-84	11	76	160
2022 Population Age 85+	8	94	157
2022 Population Age 18+	662	3,592	8,103
2022 Median Age	35	35	34

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,023	\$53,707	\$54,895
Average Household Income 25-34	\$57,870	\$63,710	\$66,480
Median Household Income 35-44	\$63,225	\$59,373	\$57,278
Average Household Income 35-44	\$69,732	\$69,217	\$70,093
Median Household Income 45-54	\$55,467	\$54,855	\$54,605
Average Household Income 45-54	\$64,588	\$66,501	\$67,148
Median Household Income 55-64	\$53,704	\$52,752	\$51,834
Average Household Income 55-64	\$59,127	\$60,537	\$61,858
Median Household Income 65-74	\$43,137	\$42,331	\$42,259
Average Household Income 65-74	\$49,487	\$54,378	\$57,248
Average Household Income 75+	\$41,045	\$45,841	\$47,950

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	58	322	773
2027 Population Age 35-39	55	309	771
2027 Population Age 40-44	63	316	734
2027 Population Age 45-49	57	294	656
2027 Population Age 50-54	53	284	622
2027 Population Age 55-59	48	263	590
2027 Population Age 60-64	50	254	546
2027 Population Age 65-69	53	274	580
2027 Population Age 70-74	44	229	477
2027 Population Age 75-79	32	179	368
2027 Population Age 80-84	15	102	212
2027 Population Age 85+	9	98	167
2027 Population Age 18+	695	3,729	8,321
2027 Median Age	36	36	34

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,485	\$58,434	\$60,608
Average Household Income 25-34	\$66,778	\$72,576	\$75,395
Median Household Income 35-44	\$69,103	\$65,821	\$63,313
Average Household Income 35-44	\$80,633	\$79,982	\$80,788
Median Household Income 45-54	\$61,055	\$60,073	\$60,117
Average Household Income 45-54	\$76,028	\$77,432	\$78,099
Median Household Income 55-64	\$60,981	\$57,873	\$57,143
Average Household Income 55-64	\$70,097	\$71,592	\$72,751
Median Household Income 65-74	\$52,183	\$50,726	\$48,411
Average Household Income 65-74	\$58,894	\$63,991	\$66,004
Average Household Income 75+	\$51,745	\$58,066	\$58,557



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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.