

PRIME 2.334 ACRES IN TYLER, TX

3020 W Gentry Parkway | Tyler, TX

OFFERING MEMORANDUM

OFFERING PRICE \$300,000

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SCARBOROUGH
COMMERCIAL REAL ESTATE

Prime 2.334 Acres in Tyler, TX

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	3020 W Gentry Parkway Tyler TX 75702
COUNTY	Smith
PRICE	\$300,000
PRICE PSF	\$2.95
LAND SF	101,699 SF
LAND ACRES	2.334
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C-1
# OF PARCELS	1

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	5,345	35,971	72,518
2023 Median HH Income	\$50,431	\$42,331	\$50,711
2023 Average HH Income	\$63,611	\$59,800	\$72,344

Prime 2.334-Acre Site in Tyler, TX

- **High ROI Potential:** This prime land property at 3020 W Gentry Parkway offers an incredible opportunity for savvy investors looking to maximize their return on investment. With its strategic location and potential for development, this property is a goldmine waiting to be discovered.
- **Flexible Zoning Options:** One of the key advantages of this land property is its flexible zoning options. The versatile zoning regulations provide the freedom to create a customized space that caters to the specific needs of your target market.
- **Strong Economic Growth:** The area surrounding 3020 W Gentry Parkway is experiencing rapid economic growth, making it an ideal investment choice. With a thriving business environment and a growing population, the demand for commercial and residential spaces is on the rise.



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02

Property Description

Property Images





03 Company Profile

Advisor Profile





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.