



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR LEASE

River Oaks Shopping Center

713 W SW Loop 323 | Tyler, TX 75701

INVESTMENT HIGHLIGHTS:

- High-performing intersection with excellent visibility and a traffic count of more than 38,000 vehicles per day
- Signage opportunities with visibility along a high-traffic street that is a hub for local and national chain restaurants
- Strategically positioned with 275 feet of frontage on Southwest Loop and near Broadway Square Mall



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
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www.scarboroughcre.com

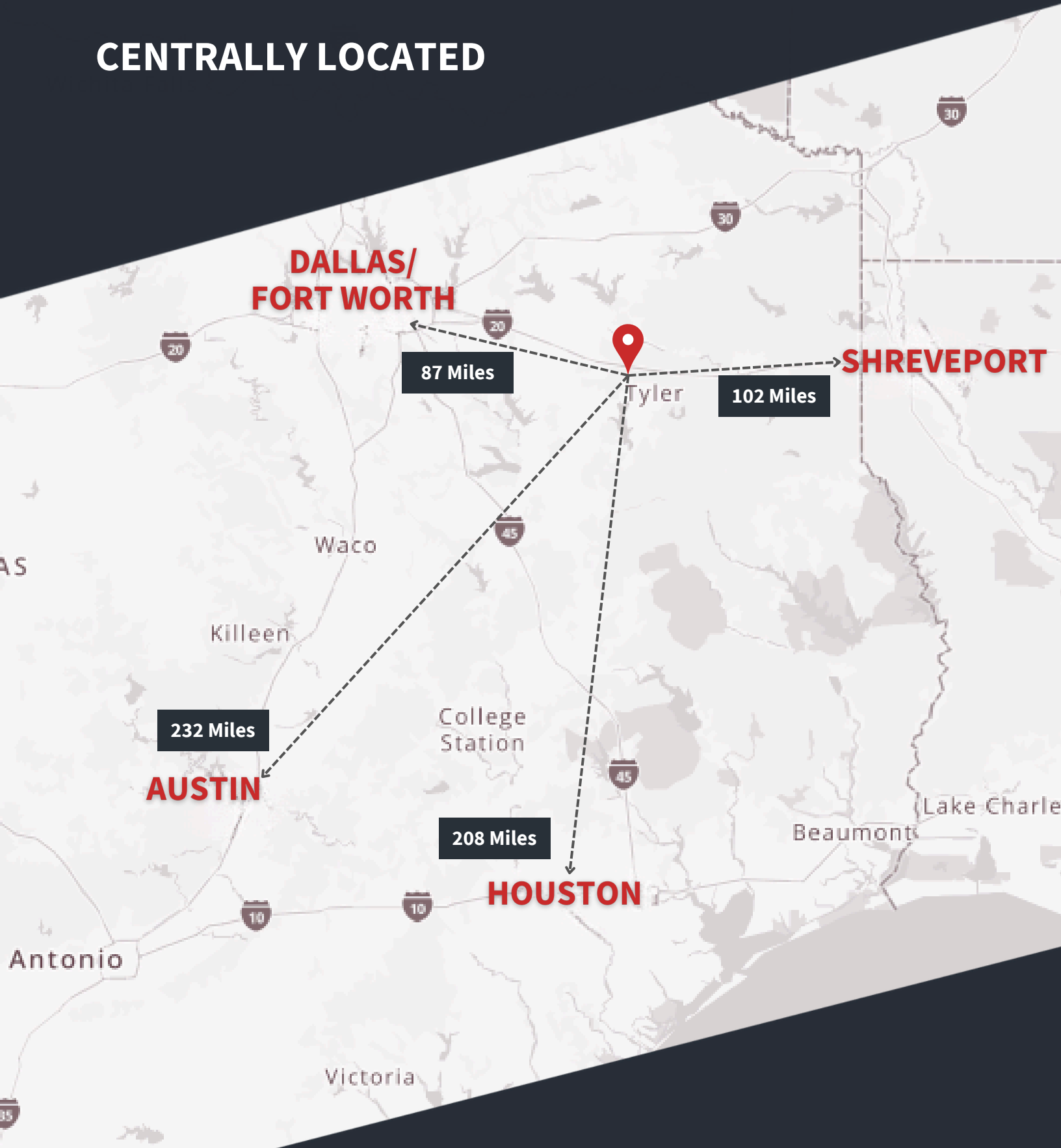




KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2024 Estimated Population	7,658	62,764	113,002
2029 Projected Population	7,769	63,408	115,021
2020 Census Population	7,290	60,381	109,911
2010 Census Population	7,451	56,845	100,995
Projected Annual Growth 2024 to 2029	0.29%	0.21%	0.36%
Historical Annual Growth 2010 to 2024	0.20%	0.74%	0.85%
Median Age	40.77	35.06	34.14
Population Density (/Square Mile)	2437.61	2219.82	1438.79
HOUSEHOLDS			
2024 Estimated Households	3,488	27,339	45,376
2029 Estimated Households	3,570	27,764	46,435
2020 Census Households	3,464	26,247	43,455
2010 Census Households	3,470	24,224	39,709
Projected Annual Growth 2024 to 2029	0.47%	0.31%	0.47%
Historical Annual Growth 2010 to 2024	0.04%	0.92%	1.02%
INCOME			
Average household Income	\$98,730	\$102,764	\$100,143
Median household income	\$73,858	\$66,070	\$65,526
Per capita income	\$45,111	\$44,917	\$40,417
EDUCATION			
High School Graduate	16.24%	19.88%	22.12%
Some College	25.10%	23.89%	23.61%
Associate Degree	11.61%	10.59%	10.62%
Bachelor's Degree	25.66%	25.40%	21.03%
Graduate or Professional Degree	11.62%	12.31%	11.21%
BUSINESS			
Total Establishments	1,064	4,908	7,536
Total Employees	9,689	41,378	64,046
Average Employees Per Business	9.11	8.43	8.5
Residential Population Per Business	7.2	12.79	14.99

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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
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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