



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR LEASE**

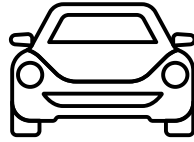
*River Oaks Shopping Center*

713 W SW Loop 323 | Tyler, TX 75701

# LEASE SUMMARY



**BUILDING SIZE**  
**15,327 SF**



**TRAFFIC COUNT**  
**38,925 VPD**



**PRICING**  
**\$18/SF/YR NNN**

## LEASE DETAILS:

### Property Overview:

Strategically located on busy Loop 323 on the southwest side of Tyler, the building features an easement connecting Loop 323 to Shelley Drive. The property offers numerous opportunities to capitalize on high traffic and maximize customer convenience.

This retail center has undergone a remarkable transformation, with extensive updates and improvements completed since 2021. These include brand new roof systems, state-of-the-art HVAC units, and upgraded plumbing lines above and below the slab.

### Currently Available: Suite 713 H - 815 SF

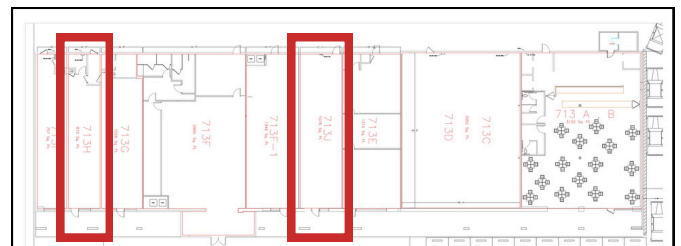
- Formerly occupied by a barber shop, well-suited for salon or grooming use
- Existing low-wall plumbing for convenient shampoo bowl installation and enhanced electrical capacity offering 12 outlets per each of 10 stations
- Lease rate does not include utilities, property expenses or building services
- Located in-line with other retail

### Currently Available: Suite 713 J - 1,076 SF

- Partially built-out as standard retail space
- Lease rate does not include utilities, property expenses or building services
- Located in-line with other retail

### Property Features:

- **Rental rate:** \$18/SF/YR NNN
- **Building size:** 15,327 SF
- **Currently available:**
  - Suite 713 H: 815 SF
  - Suite 713 J: 1,076 SF
- **Traffic count:** 38,925 vpd
- **Frontage:** 275 feet on Southwest Loop 323
- **Renovated:** 2021



## PROPERTY 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



## LEASE CONTACT:

**Becky Wilson**

Associate

(469) 713-9044

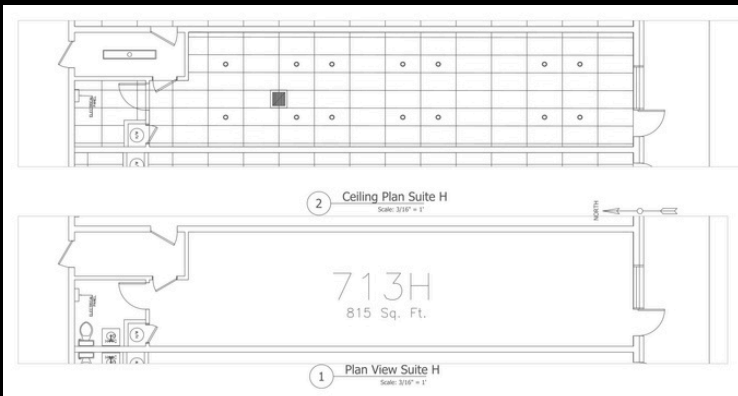
[www.scarboroughcre.com](http://www.scarboroughcre.com)



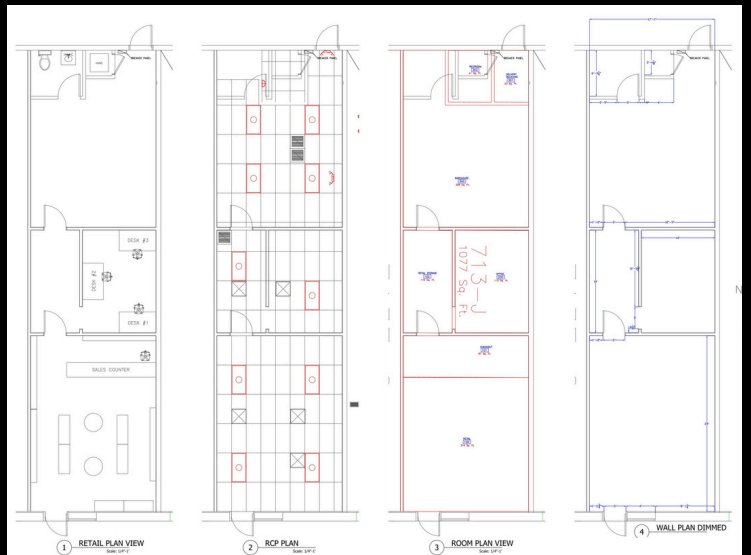
**Brookside Drive**

**SW Loop 323**

# SUITE 713 H



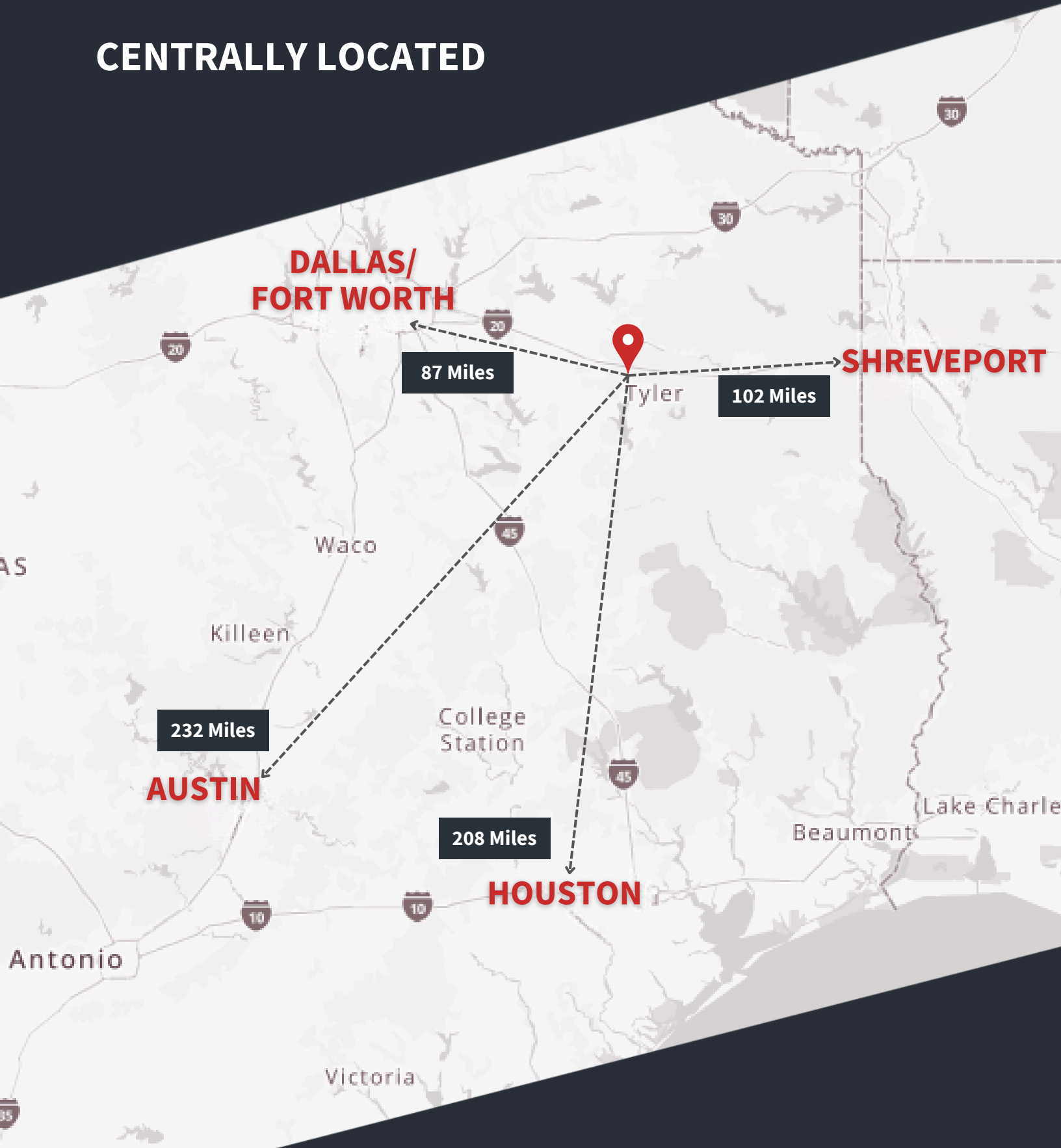
# SUITE 713 J



# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POPULATION</b>			
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
<b>HOUSEHOLDS</b>			
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%
<b>INCOME</b>			
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
<b>EDUCATION</b>			
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%
<b>BUSINESS</b>			
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

**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.

11-03-2025



### 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.

**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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<u>Rebekah Wilson</u> Name of Sales Agent/Associate	<u>761538</u> License No.	<u>becky@scarboroughcre.com</u> Email	<u>(469)713-9044</u> Phone