



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

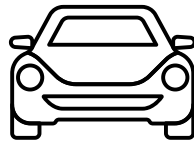
*Investment Retail Opportunity*

*3718 Troup Hwy | Tyler, TX 75703*

# INVESTMENT SUMMARY



**BUILDING SIZE**  
**1,530 SF**



**TRAFFIC COUNT**  
**36,685 VPD**



**PRICING**  
**\$349,000**

## INVESTMENT DETAILS:

### Property Overview:

This freestanding 1,530 SF retail building is strategically located on one of Tyler's most heavily traveled corridors. This investment opportunity benefits from strong visibility, excellent access, and long-term commercial fundamentals.

Constructed in 1985, the single-story building features 10-foot ceiling height and a flexible layout, plus an ideal pad site for a multitude of uses. The prominent exposure along Troup Highway is ideal for businesses seeking strong drive-by traffic and brand presence.

The 107' x 197' lot provides ample space for parking and circulation, with full access to city water and sewer utilities and two curb cuts.

### Property Features:

- **Pricing:** \$349,000
- **Building size:** 1,530 SF
- **Property size:** 0.412 acres
- **Traffic count:** 36,685 vpd
- **Frontage:** 107 ft
- **Zoning:** C-2 Commercial
- **Curb cuts:** 2



## INVESTMENT HIGHLIGHTS:

- This asset is positioned in a well-established retail corridor surrounded by complementary commercial uses and residential density.
- The offering price presents an attractive entry point for investors seeking exposure to a stable East Texas market with strong traffic counts and long-term growth potential.



## INVESTMENT CONTACT:

**Samuel Scarborough, CCIM**

Broker/President

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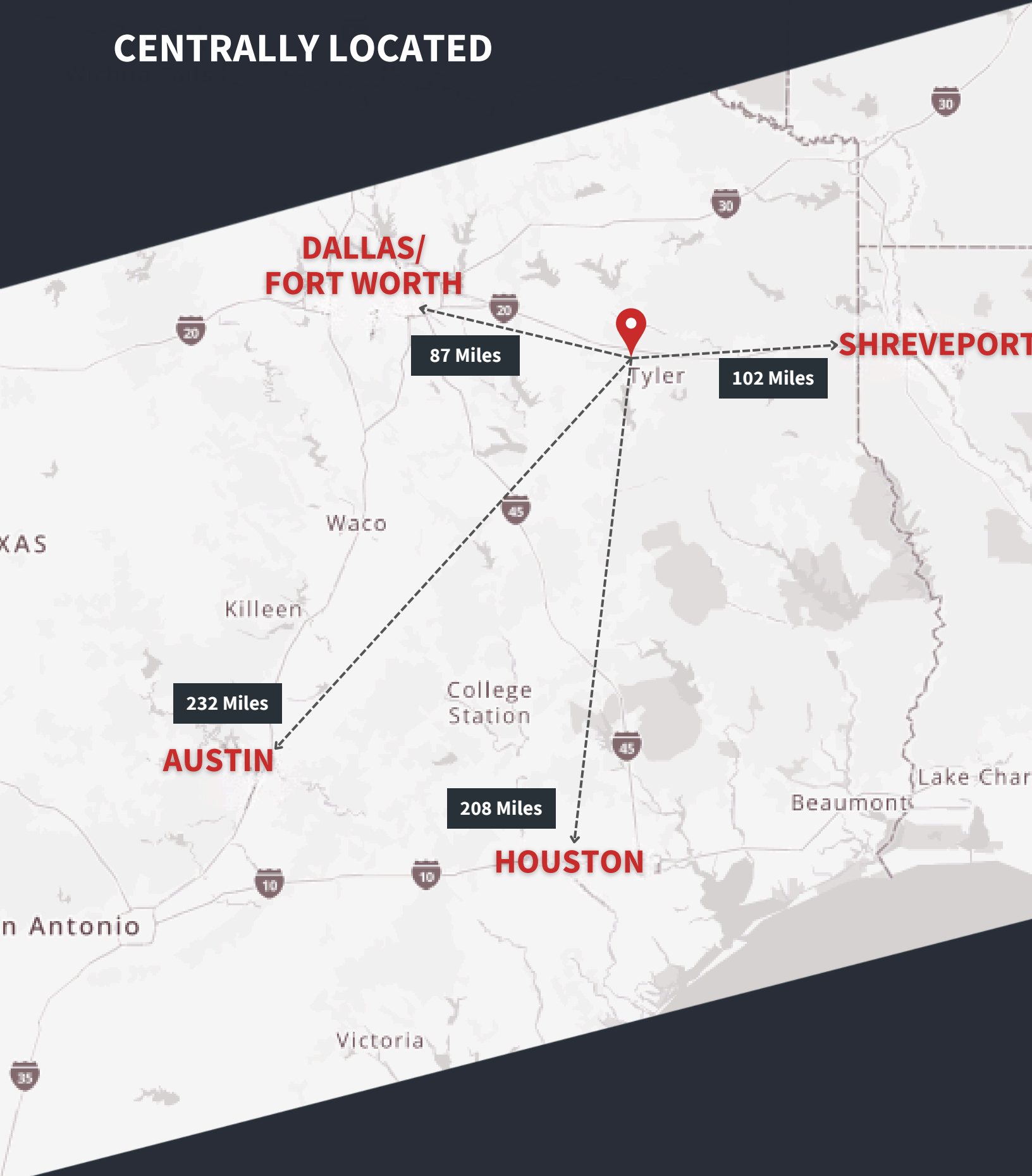




# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POPULATION</b>			
2025 Estimated Population	9,745	66,142	106,507
2030 Projected Population	9,763	65,235	106,398
2020 Census Population	9,150	65,256	103,731
2010 Census Population	9,152	61,915	95,765
Historical Annual Growth Percentage 2010 to 2025	0.43	0.46	0.75
Median Age	32.82	33.65	33.96
Population Density (/Square Mile)	3101.92	2339.3	1356.09
<b>HOUSEHOLDS</b>			
2025 Estimated Households	4,198	27,649	42,796
2030 Estimated Households	4,236	27,493	43,190
2020 Census Households	4,000	27,383	41,260
2010 Census Households	3,930	25,766	37,712
Historical Annual Growth Percentage 2010 to 2025	0.45	0.49	0.9
<b>INCOME</b>			
Average household Income	\$100,830	\$98,798	\$98,303
Median household income	\$75,781	\$66,466	\$66,199
Per capita income	\$43,447	\$41,575	\$39,730
<b>EDUCATION</b>			
High School Graduate	22.93%	20.89%	22.60%
Some College	24.95%	25.22%	23.72%
Associate Degree	11.44%	11.17%	10.87%
Bachelor's Degree	22.92%	22.42%	20.41%
Graduate or Professional Degree	13.33%	11.49%	10.71%
<b>BUSINESS</b>			
Total Establishments	754	4,707	7,480
Total Employees	6,310	41,558	62,682
Average Employees Per Business	8.37	8.83	8.38
Residential Population Per Business	12.93	14.05	14.24

# 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.

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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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
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)570-7366</u>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**      **Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**      **IABS 1-2 TXR 2501**