



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Office/Retail Building in
High-Visibility Location*

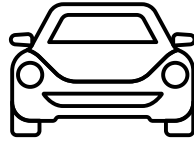
3815 Troup Hwy | Tyler, TX 75703

INVESTMENT SUMMARY



BUILDING SIZE

2,118 SF



TRAFFIC COUNT

36,685 VPD



PRICING

\$325,000

INVESTMENT DETAILS:

Property Overview:

This well-located office/retail building is situated in one of Tyler's most traveled commercial corridors, with hundreds of thousands of visitors to the area each year.

The single-tenant building provides functional space suitable for a variety of professional, medical, or retail uses. Along with ample surface parking to accommodate clients and staff, the property combines visibility and accessibility for owner-users or investors looking to capitalize on Tyler's strong growth.

Property Features:

- **Pricing:** \$325,000
- **Building size:** 2,118 SF
- **Total acreage:** 0.27
- **Traffic count:** 36,685 vpd
- **Frontage:** 118 feet
- **Utilities:** All utilities to site
- **Zoning:** C-2 Commercial



NEARBY BUSINESSES GENERATING CUSTOMER TRAFFIC:

WALMART NEIGHBORHOOD MARKET:
0.6 miles | 966.8K Visits/Yr

CRUNCH FITNESS:
0.5 miles | 817.1K Visits/Yr
7th Busiest CRUNCH in Texas
16th Busiest CRUNCH in Nation

TEXAS ROADHOUSE:
0.5 miles | 598.2 Visits/Yr
12th Busiest TX ROADHOUSE in Texas

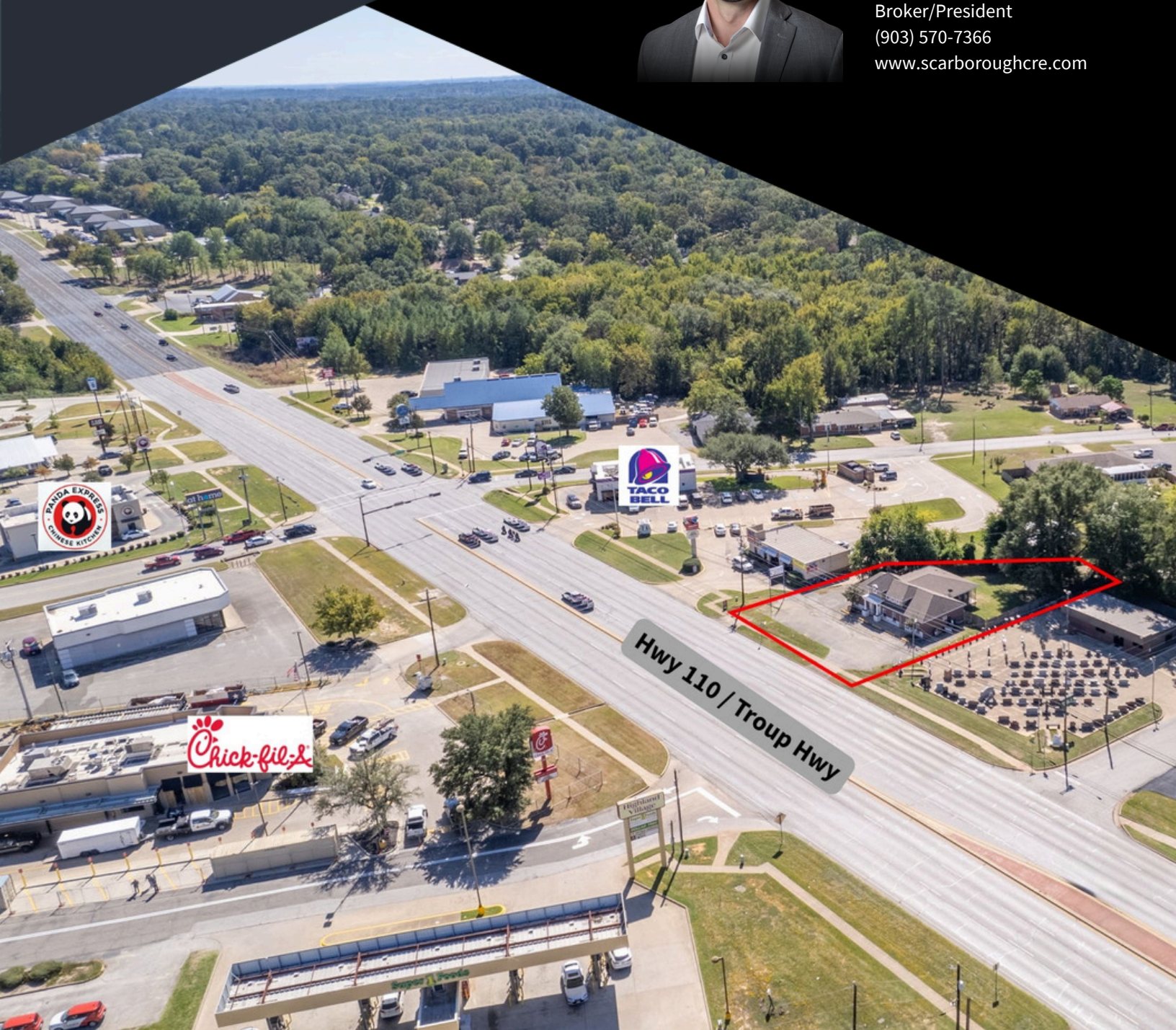
INVESTMENT HIGHLIGHTS:

- High visibility, flexible zoning, and central location create strong potential for both immediate occupancy and long-term value appreciation
- Located inside Tyler city limits, surrounded by a diverse mix of retail, restaurants, medical, and service businesses
- Convenient access to Loop 323, South Broadway, and downtown Tyler



INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com

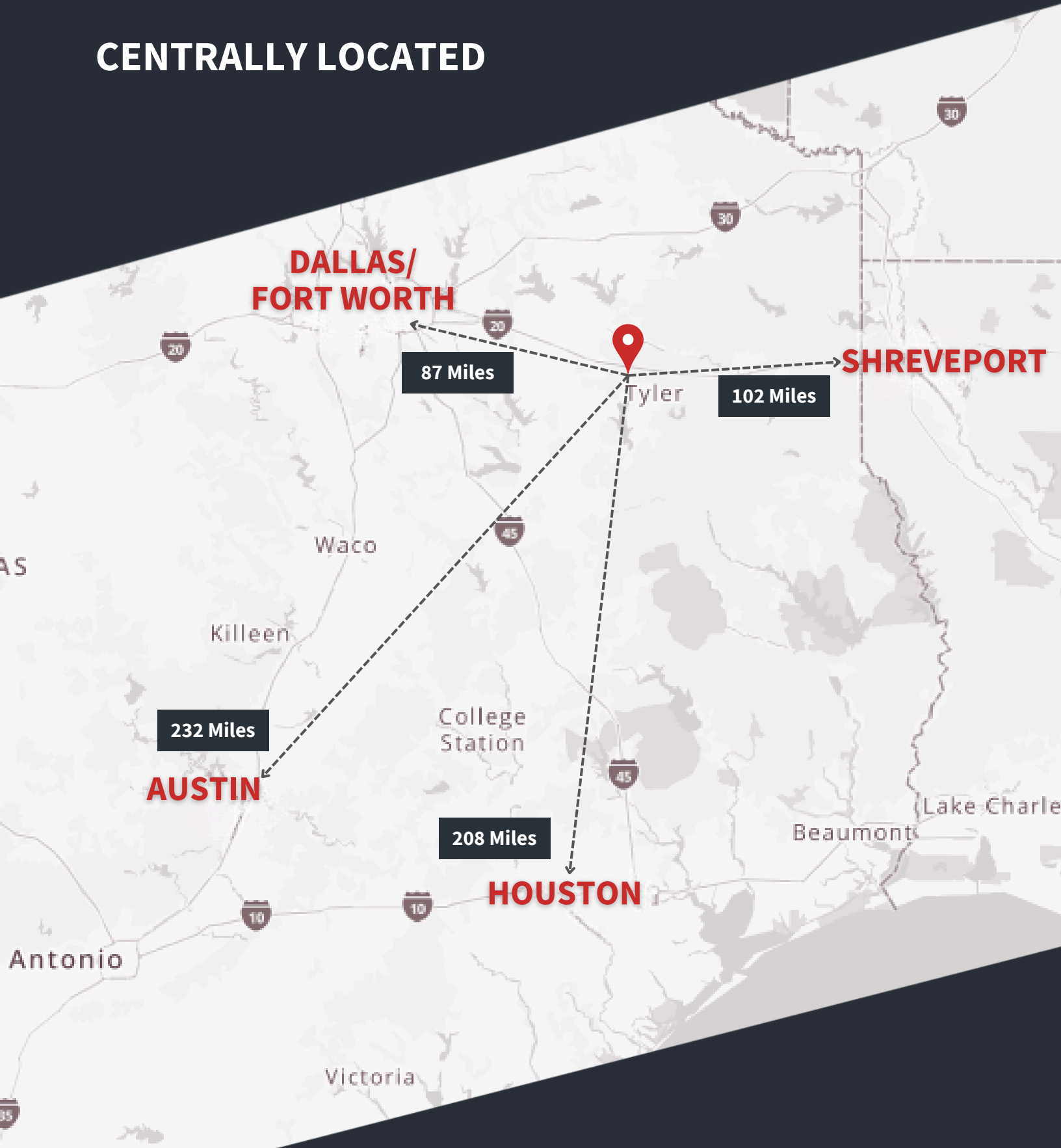




KEY DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
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
HOUSEHOLDS			
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
INCOME			
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
EDUCATION			
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%
BUSINESS			
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

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**

