



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR LEASE**

*New Class A Office Space  
Available – South Tyler*

*7196 Crosswater Ave. | Tyler, TX 75703*

# LEASE SUMMARY



BUILDING SIZE

**4,916 SF**



SUITE SIZE

**1,622 SF –  
1,650 SF**



PRICING

**~\$2,839–  
\$2,888/MO**

## INVESTMENT DETAILS:

### Property Overview:

This Class A, multi-tenant office building is located in one of the most sought-after office / retail areas in Tyler.

Situated just two blocks from Old Jacksonville Highway, the property benefits from excellent visibility and convenient access to surrounding retail, residential, and business amenities.

Available suites range from 1,622 to 1,650 square feet, each thoughtfully designed. Tenants will have the opportunity to secure space in a brand-new development in a professionally managed setting suitable for long-term occupancy.

- **Suite 100 | 1,622 SF**
  - Reception area, conference room, five offices, two restrooms, breakroom, and storage
- **Suite 200 | 1,650 SF**
  - Reception area, conference room, five offices, two restrooms, breakroom, and storage
- **Suite 300 | 1,444 SF**
  - Reception area, conference room, four offices, two restrooms, breakroom, copy room, and mechanical room

### Property Features:

- **Lease rate:** ~\$2,839–\$2,888/month
- **Building size:** 4,916 SF
  - Suite 100: 1,622 SF
  - Suite 200: 1,650 SF
- **Total acreage:** 1.787
- **Zoning:** C-1





**LEASE CONTACT:**

**Samuel Scarborough, CCIM**

Broker/President

(903) 570-7366

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





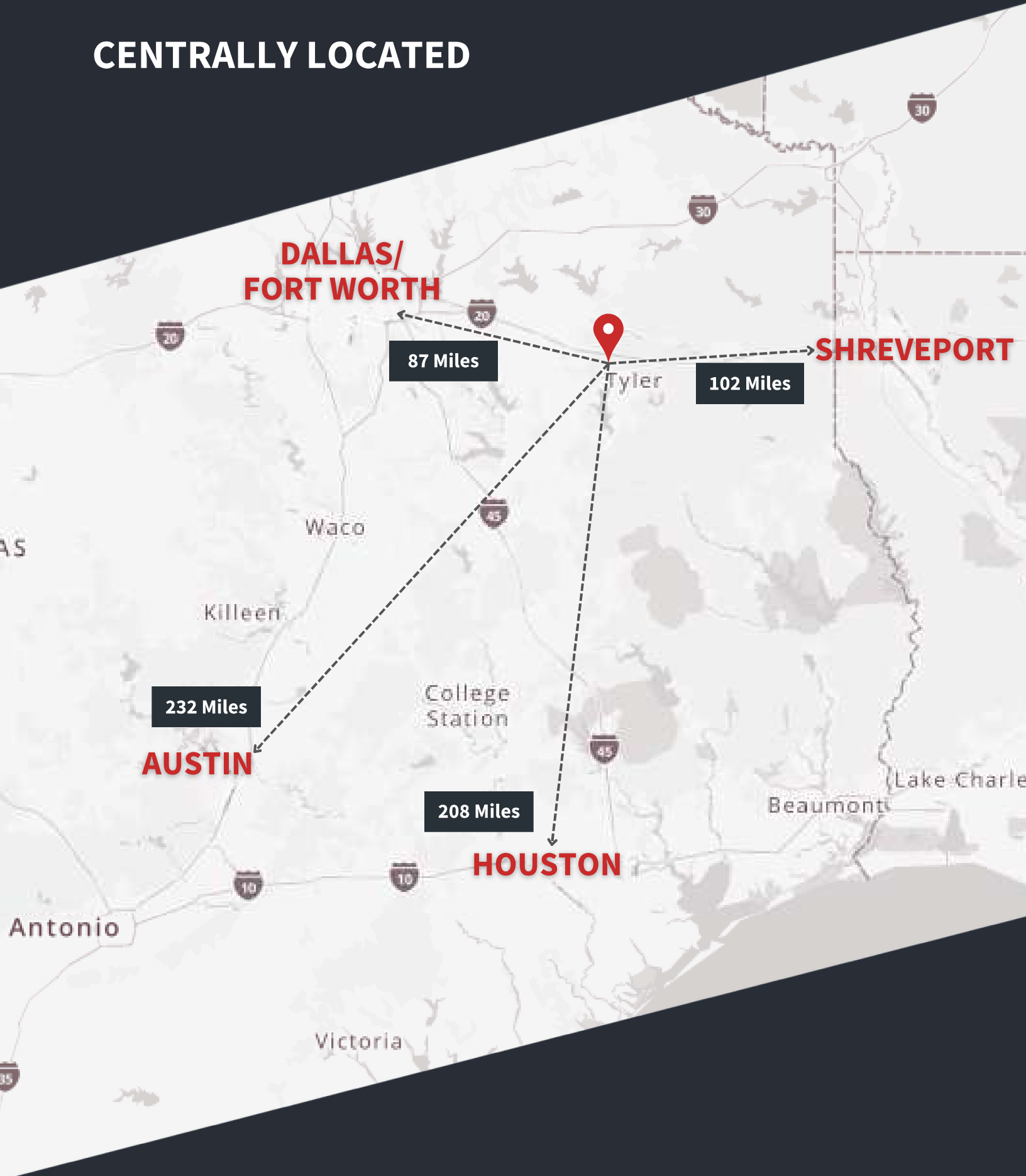




# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>POPULATION</b>			
2025 Estimated Population	4,713	30,499	74,381
2030 Projected Population	5,444	31,854	75,954
2020 Census Population	4,075	27,938	68,663
2010 Census Population	2,266	23,820	60,779
Projected Annual Growth Percentage 2025 to 2030	3.1	0.89	0.42
Historical Annual Growth Percentage 2010 to 2025	7.2	1.87	1.49
Median Age	41.41	37.82	36.79
Population Density (/Square Mile)	1500.09	1078.7	947.05
<b>HOUSEHOLDS</b>			
2025 Estimated Households	1,904	13,389	31,182
2030 Estimated Households	2,274	14,127	32,379
2020 Census Households	1,488	12,337	29,137
2010 Census Households	859	10,646	25,686
Projected Annual Growth Percentage 2025 to 2030	3.89	1.1	0.77
Historical Annual Growth Percentage 2010 to 2025	8.1	1.72	1.43
<b>INCOME</b>			
Average household Income	\$140,507	\$119,373	\$116,976
Median household income	\$81,058	\$79,355	\$76,562
Per capita income	\$56,971	\$52,534	\$49,126
<b>EDUCATION</b>			
High School Graduate	18.09%	18.27%	19.27%
Some College	21.73%	23.39%	23.54%
Associate Degree	7.68%	10.67%	10.78%
Bachelor's Degree	27.25%	28.28%	25.34%
Graduate or Professional Degree	21.14%	14.97%	14.56%
<b>BUSINESS</b>			
Total Establishments	287	2,331	4,970
Total Employees	1,513	17,081	37,322
Average Employees Per Business	5.28	7.33	7.51
Residential Population Per Business	16.45	13.08	14.97

# 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.

<u>Scarborough Commercial Real Estate LLC</u>	<u>9010976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Samuel Scarborough</u>	<u>687976</u>	<u>sam@scarboroughcre.com</u>	<u>(903)707-8560</u>
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

IABS 1-2  
TXR 2501