

3900 Troup Hwy
TYLER, TX 75703

4,455 SF Retail
Space – At Home
End Cap

LEASE RATE

\$15 PSF NNN

Offering Memorandum Presented By:
Samuel Scarborough

www.scarboroughcre.com
sam@scarboroughcre.com
(903) 707.8560
410 W. Erwin
Tyler, TX 75702



SCARBOROUGH
COMMERCIAL REAL ESTATE

OVERVIEW

4,455 SF Retail Space – At Home End Cap
3900 TROUP HWY TYLER, TX 75703

SQUARE FOOTAGE

4,465

NO. OF BUILDINGS

1

PROPERTY TYPE

C-2 – COMMERCIAL

SPACE CONDITION

WARM SHELL

TERMS

MINIMUM 3 YEAR LEASE



Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

DETAILS

4,455 SF Retail Space – At Home End Cap
3900 TROUP HWY TYLER, TX 75703

- Heavy Traffic From At Home, Super 1, Chick Fil A, Panda Express
- \$150,000 Tenant Improvement Allowance
- Shell Space with Roof HVAC unit, Fire suppression system, Lighting
- Large Parking Area
- High Fenced Area for Security



Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

DETAILS

4,455 SF Retail Space – At Home End Cap **3900 TROUP HWY TYLER, TX 75703**

4,565 square feet of retail space located next to At Home and other major retailers. The space is in warm shell condition with new roof, HVAC unit, fire suppression system, ceiling grid and lighting in place. The landlord is offering \$150K in tenant improvement allowance. Clear height in building is 20 ft with high fenced area for secure area use. See slide 10 for more information on dimensions. Large parking lot for ample parking for any use.



Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

AERIAL VIEW / RETAILER MAP



Offering Memorandum Presented By:
Samuel Scarborough

sam@scarboroughcre.com
(903) 570-7366

MAP & REPORT

DEMOGRAPHICS



Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

DEMOGRAPHICS

4,455 SF Retail Space – At Home End Cap
3900 Troup Hwy Tyler, TX 75703

Households	Income	
	2 mile	5 mile
2010 Households	12,110	36,934
2022 Households	13,219	40,928
2027 Household Projection	14,174	43,974
Annual Growth 2010-2022	0.2%	0.4%
Annual Growth 2022-2027	1.4%	1.5%
Owner Occupied Households	7,477	23,236
Renter Occupied Households	6,697	20,739
Avg Household Size	2.3	2.4
Avg Household Vehicles	2	2
Total Specified Consumer Spending (\$)	\$378.1M	\$1.1B

Income	Households	
	2 mile	5 mile
Avg Household Income	\$77,179	\$74,387
Median Household Income	\$60,550	\$54,879
< \$25,000	2,577	9,094
\$25,000 - 50,000	2,875	9,726
\$50,000 - 75,000	2,616	7,678
\$75,000 - 100,000	1,943	5,082
\$100,000 - 125,000	1,327	3,486
\$125,000 - 150,000	593	1,953
\$150,000 - 200,000	638	1,847
\$200,000+	650	2,062



Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

PHOTO

GALLERY



Offering Memorandum Presented By:
Samuel Scarborough

sam@scarboroughcre.com
(903) 570-7366

PROPERTY DETAILS

IMPORTANT DOCUMENTS



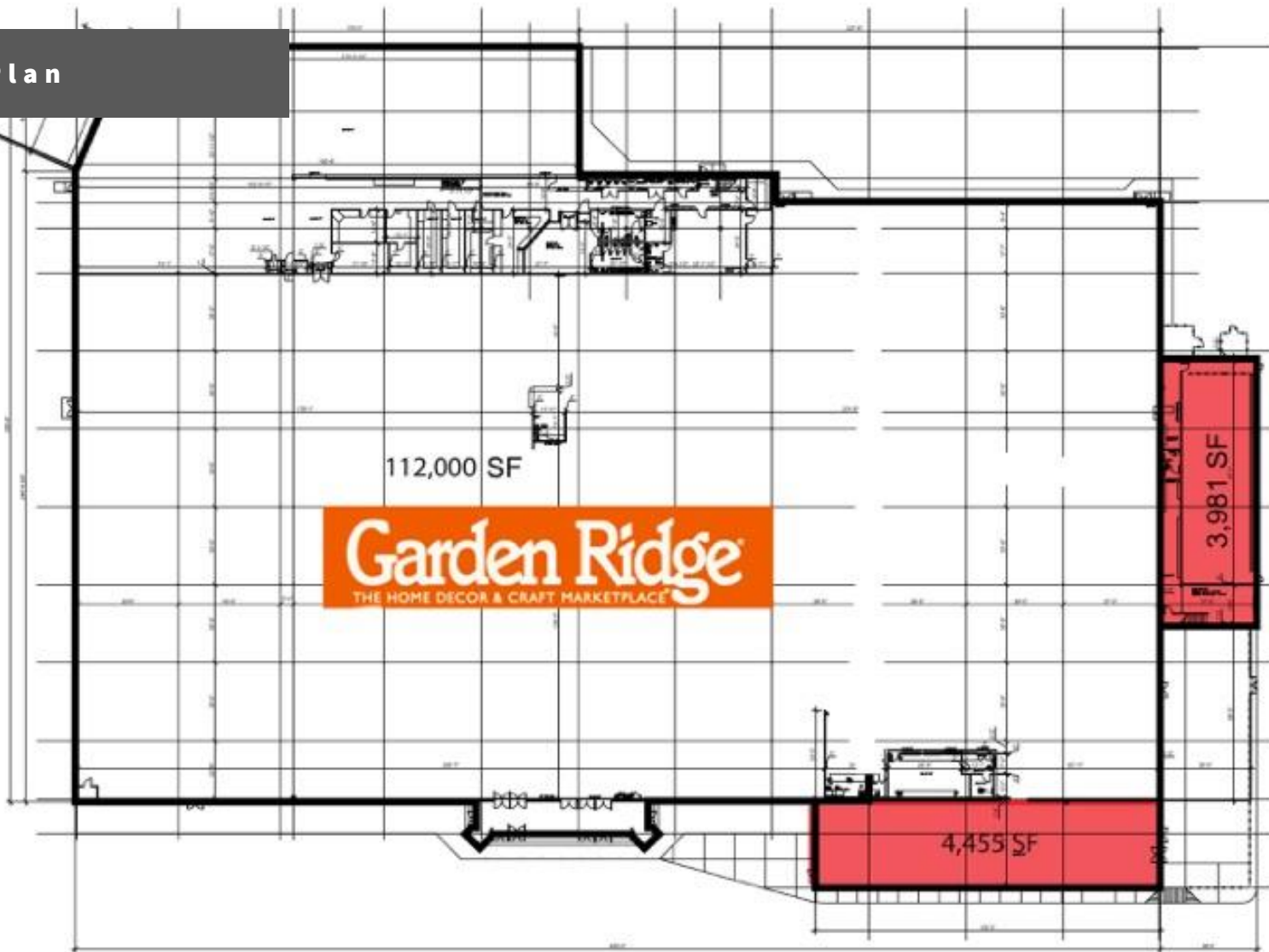
Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

Floor Plan



■ AVAILABLE

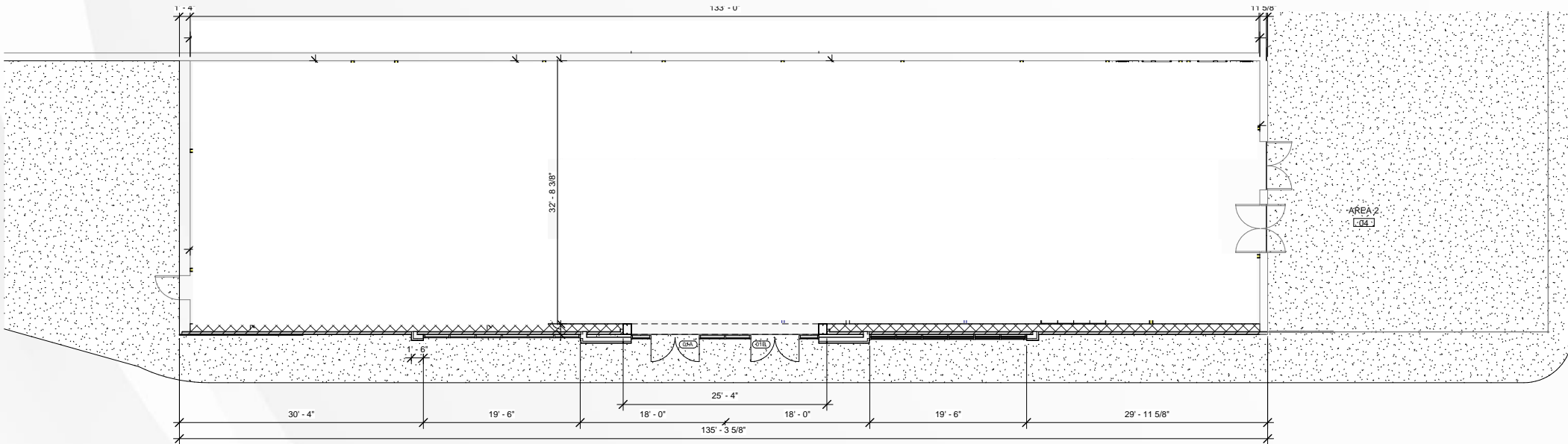
1 FLOOR PLAN
112,000 SF
112,000 SF
112,000 SF
112,000 SF



Offering Memorandum Presented By:
Samuel Scarborough

sam@scarboroughcre.com
(903) 570-7366

POTENTIAL SPACE LAYOUT



Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

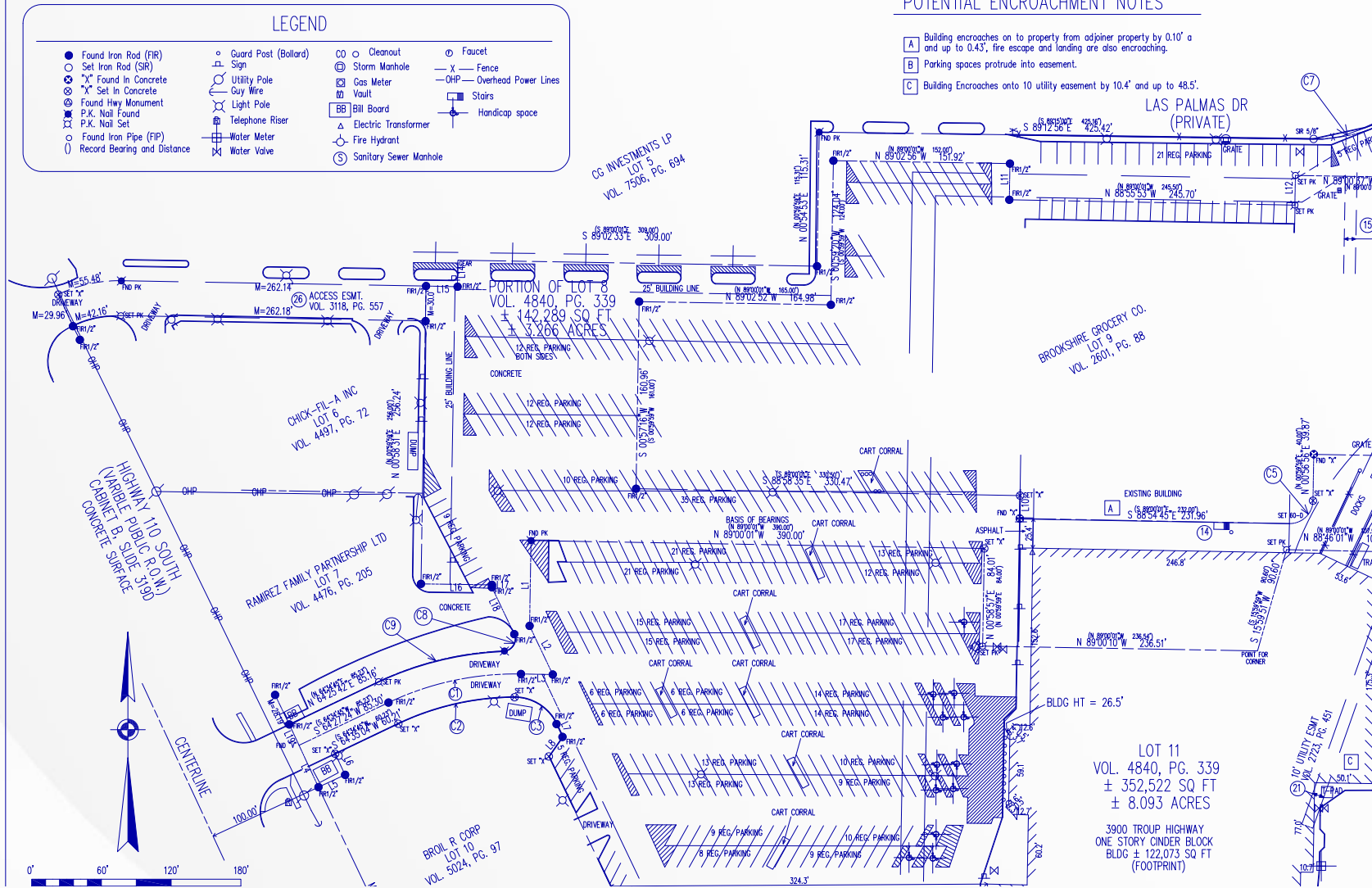
SURVEY

LEGEND

● Found Iron Rod (FIR)	○ Guard Post (Bollard)	○ Cleanout	○ Faucet
○ Set Iron Rod (SIR)	⊙ Sign	⊙ Storm Manhole	— X — Fence
⊗ "X" Found In Concrete	⊙ Utility Pole	⊗ Gas Meter	— OHP — Overhead Power Lines
⊗ "X" Set In Concrete	⊙ Guy Wire	⊗ Vault	□ Stairs
⊗ Found Hwy Monument	⊙ Light Pole	⊗ Bill Board	□ Handicap space
⊗ P.K. Nail Found	⊙ Telephone Riser	⊗ Electric Transformer	○ Fire Hydrant
⊗ P.K. Nail Set	⊙ Water Meter	⊗ Fire Hydrant	○ Sanitary Sewer Manhole
○ Found Iron Pipe (FIP)	⊙ Water Valve		
○ Record Bearing and Distance			

POTENTIAL ENCROACHMENT NOTES

- A Building encroaches on to property from adjoining property by 0.10' and up to 0.43', fire escape and landing are also encroaching.
- B Parking spaces protrude into easement.
- C Building Encroaches onto 10' utility easement by 10.4' and up to 48.5'.



MEET YOUR ADVISOR

ADVISOR BIO



Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

YOUR ADVISOR

SAMUEL SCARBOROUGH LICENSED REAL ESTATE AGENT & LAND DEVELOPER

Since 2016, Samuel Scarborough has been operating as a licensed real estate agent and land developer. Having grown up in East Texas in a family that develops and manages commercial real estate, he has the experience needed to help his clients succeed.

In the years since he began brokering commercial real estate, the commercial real estate market in Tyler has expanded rapidly.

UC Commercial - Scarborough CRE is proud to have contributed directly to that growth. We've brokered tens of millions of dollars in real estate transactions.

Bringing new businesses to the Tyler area is our passion. We love our community, and we want to see it thrive.



Offering Memorandum Presented By:

Samuel Scarborough

sam@scarboroughcre.com

(903) 570-7366

INFORMATION ABOUT BROKERAGE SERVICES



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.

11-2-2015



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.

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.

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.

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
Samuel 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
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

IABS 1-0



Offering Memorandum Presented By:

sam@scarboroughcre.com

Samuel Scarborough

(903) 570-7366