



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

**1,444 SF –
1,650 SF**



PRICING

**~\$3,307–
\$3,779/MO**

INVESTMENT DETAILS:

Property Overview:

Currently under construction and move-in ready on or before April 1, 2026, 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 1,444 to 1,650 square feet, each thoughtfully designed. Tenants will have the opportunity to secure space in a brand-new development and customize layouts as needed 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:** ~\$3,307–\$3,779/month NNN
- **Building size:** 4,916 SF
 - Suite 100: 1,622 SF
 - Suite 200: 1,650 SF
 - Suite 300: 1,444 SF
- **Total acreage:** 1.787
- **Zoning:** C-1

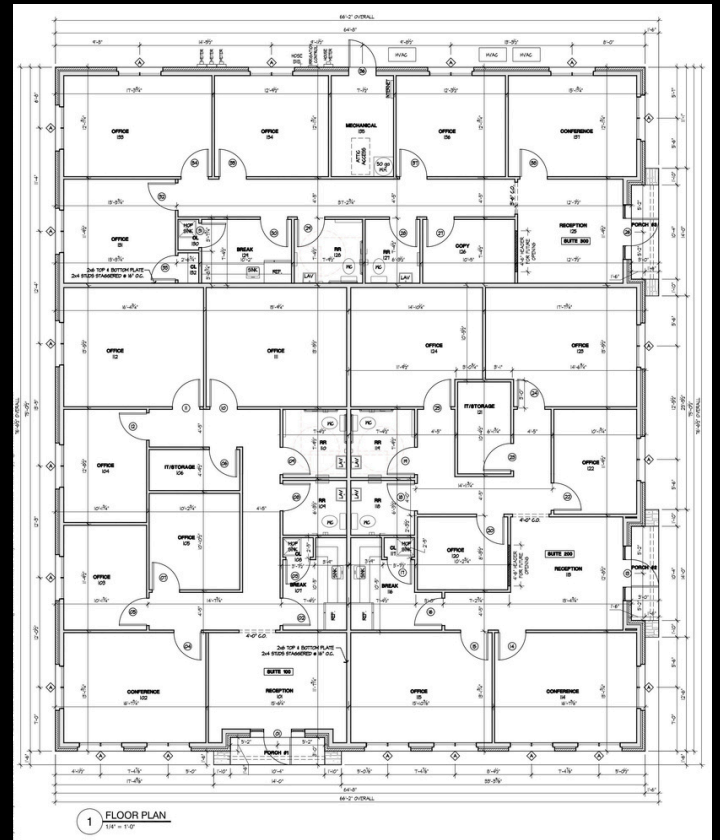




LEASE CONTACT:

Samuel Scarborough, CCIM
Broker/President
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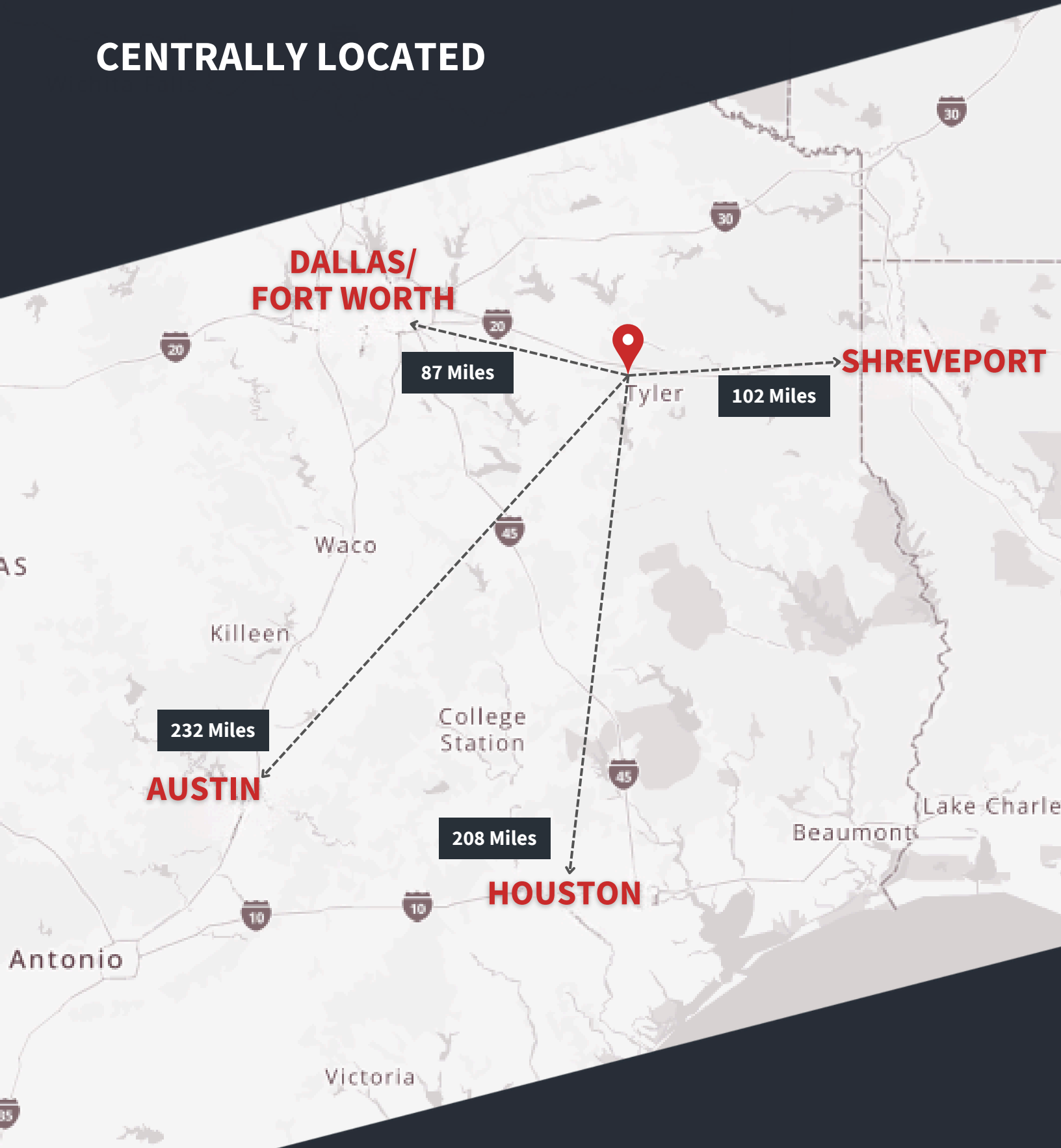


Floor Plan >

KEY DEMOGRAPHICS

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

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.

2-10-2025



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.

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. **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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date