



SCARBOROUGH
COMMERCIAL REAL ESTATE

FOR SALE: 39-UNIT MULTIFAMILY PROPERTY

1224 South High Street
Longview, TX 75602

Multifamily investment opportunity in Longview, TX featuring a 48,787 SF, 39-unit building in a strategic location and value-added upside.



PRICE

\$1,200,000

SIZE

48,787 SF

STATUS

For Sale

BUILDING CLASS

Property Type	Multifamily
Property Subtype	Mid-Rise
APN	20458
Building Size	48,787 SF
Lot Size	1.12 Acres
Year Built	1955
Number of Floors	2

This 48,787 SF multifamily property comprises 39 units and represents a value-add investment opportunity in East Texas. The asset has yet to reach its income potential, currently generating nearly \$15,000 in monthly income. Its below-market occupancy provides a defined path for targeted lease-up and subsequent increased revenue.

The property benefits from a Longview location with convenient access to retail, dining, recreation, and higher education, factors that support resident demand for multifamily housing in the immediate area. Strategically located on High Street, more than 10,000 vehicles per day pass through this highly-visible and accessible area.



- **Nearby Lakeport offers recreational activities for all ages**
- **Retail and dining options can be found at Longview Towne Crossing and Longview Mall**
- **The location's close proximity to major employers and educational institutions, such as East Texas Baptist University and LeTourneau University, makes it a desirable area for potential residents**
- **Value-add upside for multi-family investors**
- **New management as of June 1, 2026**

PROPERTY SNAPSHOT

Units	39
Net Rentable Area (SF)	29,199
Occupied units (rent roll 7/13/26)	18
Occupancy %	46.20%
In-place collected gross monthly rent :	\$14,921

HISTORICAL P&L (Mar 2025 – Feb 2026)

	Total	Per Unit
Effective Gross Income (EGI)	\$282,615	\$7,247
Total Operating Expenses	(\$203,583)	(\$5,220)
Net Operating Income (as booked)	\$79,033	\$2,026
Expense ratio (% of EGI)	72.00%	

Contact agent for more information on financials

RENT ROLL

Unit	BD/BA	SF	Status	Rent	Market Rent	Lease From	Lease To
101R	2/1.50	857	Current	\$950.00	\$900.00	01/01/2025	12/31/2025
102R	1/1.00	665	Current	\$800.00	\$800.00	12/01/2025	12/01/2026
103R	2/1.50	857	Vacant		\$900.00		
104	2/1.50	857	Current	\$898.00	\$900.00	08/01/2025	07/31/2026
105R	2/1.50	857	Vacant		\$900.00		
106R	1/1.00	665	Current	\$0.00	\$800.00	11/27/2024	10/31/2025
107R	1/1.00	665	Vacant		\$800.00		
108	1/1.00	665	Current	\$815.00	\$800.00	01/01/2026	12/31/2026
109	1/1.00	665	Current	\$800.00	\$800.00	03/01/2026	02/25/2027
110R	2/1.50	857	Current	\$900.00	\$900.00	07/01/2025	06/30/2026
111R	1/1.00	665	Vacant		\$800.00		
112R	2/1.00	857	Vacant		\$900.00		
113R	2/1.50	857	Current	\$900.00	\$900.00	08/01/2025	07/31/2026
114R	1/1.00	857	Vacant		\$900.00		
115R	1/1.00	665	Vacant		\$800.00		
116	1/1.00	665	Current	\$755.00	\$800.00	08/01/2025	07/31/2026
117	1/1.00	665	Current	\$800.00	\$800.00	08/01/2025	07/31/2026
118R	2/1.50	857	Vacant		\$900.00		
119	1/1.00	665	Current	\$820.00	\$800.00	03/01/2026	02/28/2027
201R	2/1.50	857	Vacant		\$900.00		
202	1/1.00	665	Vacant		\$800.00		
203R	2/1.50	857	Vacant		\$900.00		
204R	2/1.50	857	Vacant		\$900.00		
205	2/1.50	857	Vacant		\$900.00		
206R	1/1.00	665	Vacant		\$800.00		
207R	1/1.00	665	Current	\$800.00	\$800.00	03/01/2026	02/28/2027
208R	1/1.00	665	Vacant		\$800.00		
209	1/1.00	665	Current	\$1,500.00	\$800.00	08/01/2025	07/31/2026
210R	2/1.50	857	Current	\$925.00	\$900.00	09/01/2025	08/31/2026
211R	1/1.00	665	Current	\$808.00	\$800.00	03/02/2026	03/01/2027
212R	2/1.50	857	Vacant		\$900.00		
213R	2/1.50	857	Vacant		\$900.00		
214R	2/1.50	857	Vacant		\$900.00		
215	1/1.00	665	Vacant		\$800.00		
216R	1/1.00	665	Current	\$800.00	\$800.00	12/01/2025	11/30/2026
217	1/1.00	665	Current	\$850.00	\$800.00	07/01/2025	06/30/2026
218	1/1.00	665	Current	\$800.00	\$800.00	03/01/2026	02/28/2027
219R	1/1.00	665	Vacant		\$800.00		
220	1/1.00	665	Vacant		\$800.00		
Total 39 Units							
				29,199	46.2% Occupied	\$14,921.00	\$32,900.00

SAMUEL SCARBOROUGH, CCIM

903.570.7366

sam@scarboroughcre.com

SCARBOROUGH COMMERCIAL REAL ESTATE

410 West Erwin Street, Tyler, TX 75702

903.707.8560

scarboroughcre.com



SAMUEL SCARBOROUGH, CCIM

903.570.7366

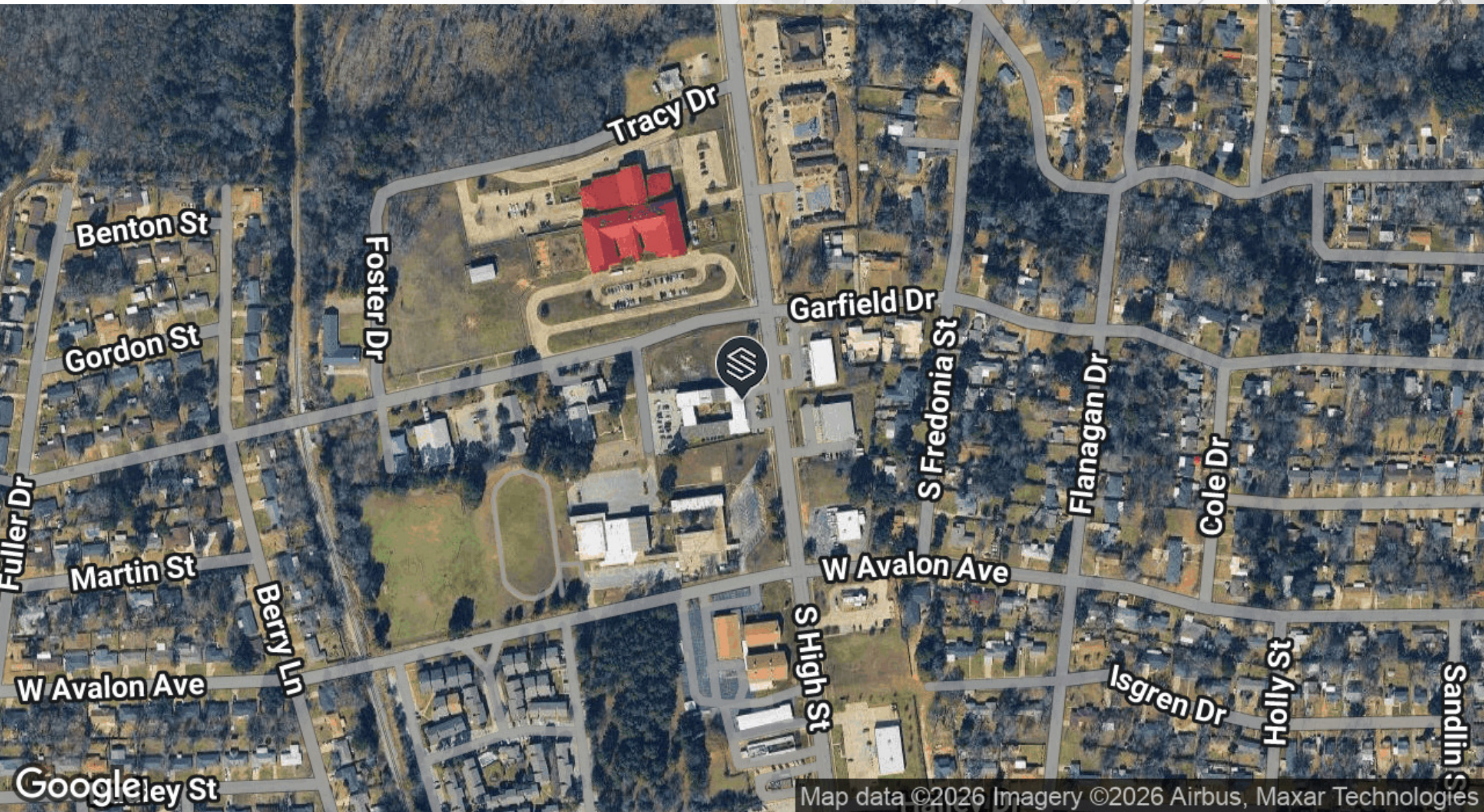
sam@scarboroughcre.com

SCARBOROUGH COMMERCIAL REAL ESTATE

410 West Erwin Street, Tyler, TX 75702

903.707.8560

scarboroughcre.com



SAMUEL SCARBOROUGH, CCIM

903.570.7366

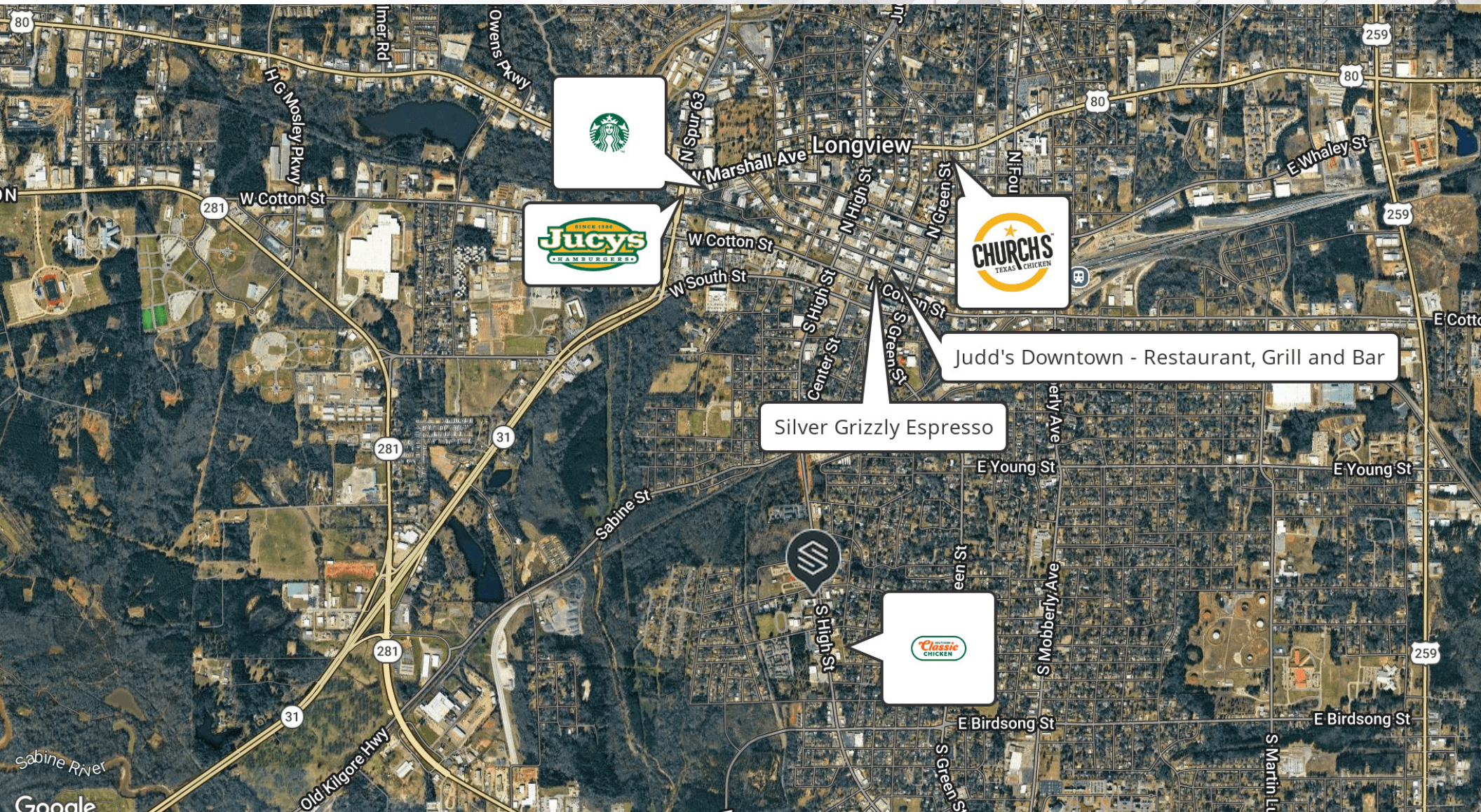
sam@scarboroughcre.com

SCARBOROUGH COMMERCIAL REAL ESTATE

410 West Erwin Street, Tyler, TX 75702

903.707.8560

scarboroughcre.com



SAMUEL SCARBOROUGH, CCIM

903.570.7366

sam@scarboroughcre.com

SCARBOROUGH COMMERCIAL REAL ESTATE

410 West Erwin Street, Tyler, TX 75702

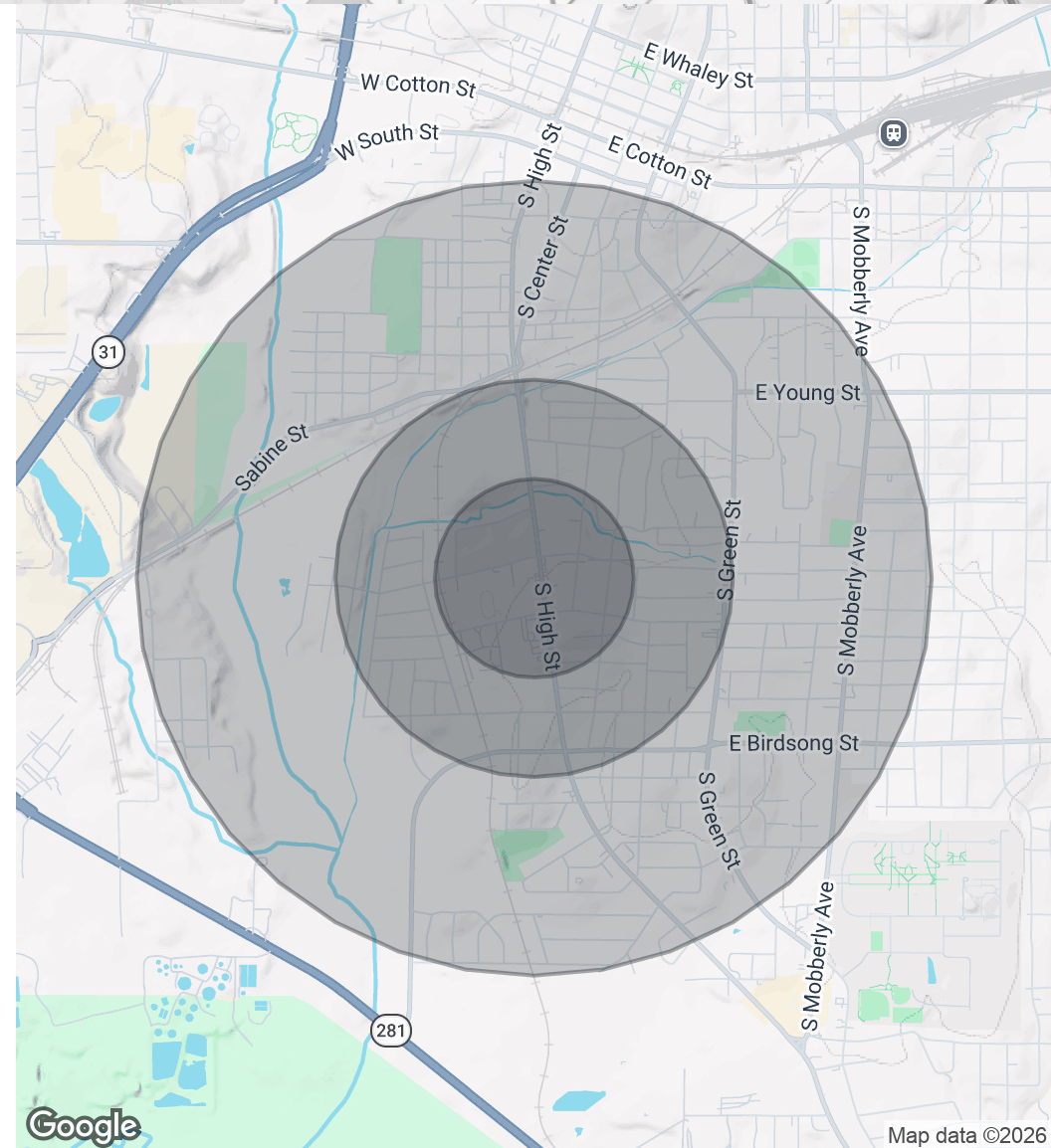
903.707.8560

scarboroughcre.com

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	497	1,721	6,201
Average Age	31.9	33.3	33.1
Average Age (Male)	29.7	32.1	32.3
Average Age (Female)	29.3	29.7	33.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	190	612	1,982
# of Persons per HH	2.6	2.8	3.1
Average HH Income	\$65,951	\$69,114	\$66,521
Average House Value	\$127,561	\$121,601	\$103,776

2023 American Community Survey (ACS)



**SAMUEL SCARBOROUGH, CCIM**

sam@scarboroughcre.com

Direct: **903.570.7366**

TX #687976

PROFESSIONAL BACKGROUND

Samuel Scarborough, CCIM, founded Scarborough Commercial Real Estate and is a highly experienced and accomplished commercial real estate broker based in Tyler, Texas. Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, land and multi-family properties. He has a deep understanding of the regional market, and he is known for his ability to identify opportunities that others may overlook.

Samuel is dedicated to helping his clients achieve their goals, and he takes a hands-on approach to every transaction. He believes that communication is key, and he works closely with his clients throughout the entire process to ensure that he meets their needs and exceeds their expectations.

Samuel earned his Bachelor's degree in Business Administration and Management from the University of Texas at Arlington. He also earned the CCIM designation from the CCIM (Certified Commercial Investment Member) Institute.

SAMUEL SCARBOROUGH, CCIM

903.570.7366

sam@scarboroughcre.com

SCARBOROUGH COMMERCIAL REAL ESTATE

410 West Erwin Street, Tyler, TX 75702

903.707.8560

scarboroughcre.com