



SCARBOROUGH
COMMERCIAL REAL ESTATE

MULTIPLE PARCELS ASSEMBLED FOR DEVELOPMENT

2700, 2702, 2704 W Upshur Ave
Gladewater, TX 75647

Positioned at the signalized intersection of U.S. Highway 80 and North Rodeo Drive in Gladewater, Texas, the site offers 314 feet of frontage along Hwy 80 and 255 feet along N. Rodeo Drive, giving it exposure on two thoroughfares carrying a combined 8,700+ vehicles per day.



PRICE

\$295,000

LAND SIZE

1.6 Acres

STATUS

For Sale

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Building Name	2700, 2702, 2704 W Upshur Ave
Property Type	Land
APN	10619
Lot Size	19,440 SF
Number of Buildings	0

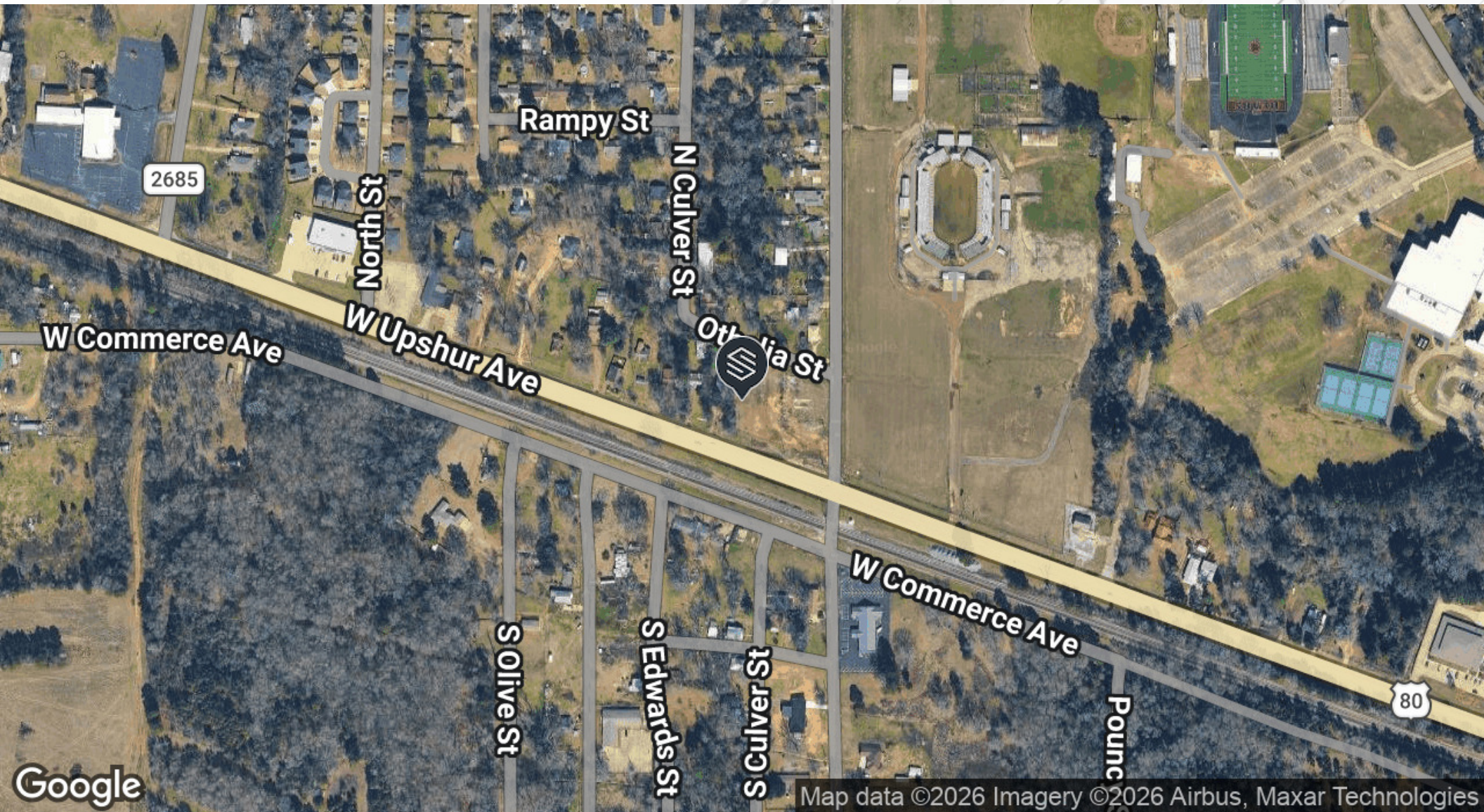
This 1.6 acre offering combines four contiguous parcels (2700, 2702, and 2704 W. Upshur Ave. and 307 N. Rodeo Dr.) under single ownership into one assembled investment opportunity. This assemblage offers a rare opportunity to acquire nearly two acres of corner land in one transaction, eliminating the assembly risk typically associated with multi-parcel development sites. The dual highway/arterial frontage and mixed zoning designation support a range of end uses, from retail and highway commercial to residential development.

The property is located in proximity to the site of the Gladewater Round-Up Rodeo, a Texas tradition since 1938. The multi-day event draws thousands of visitors from across the country and internationally, directly increasing customer volume for local restaurants, gas stations, and shops.



- 1.6 total acres across four platted lots in the Gladeview Addition, offered together as an assemblage
- Dual-frontage corner location at Hwy 80 and N. Rodeo Dr.
- Mixed R1/C1 zoning, offering flexibility for residential, commercial, or mixed-use development within Gladewater city limits
- City water and sewer available to the site
- Inside city limits, with straightforward access to municipal services and permitting
- Located in Upshur County, along the Hwy 80 corridor connecting Gladewater and the greater Tyler/Longview trade area





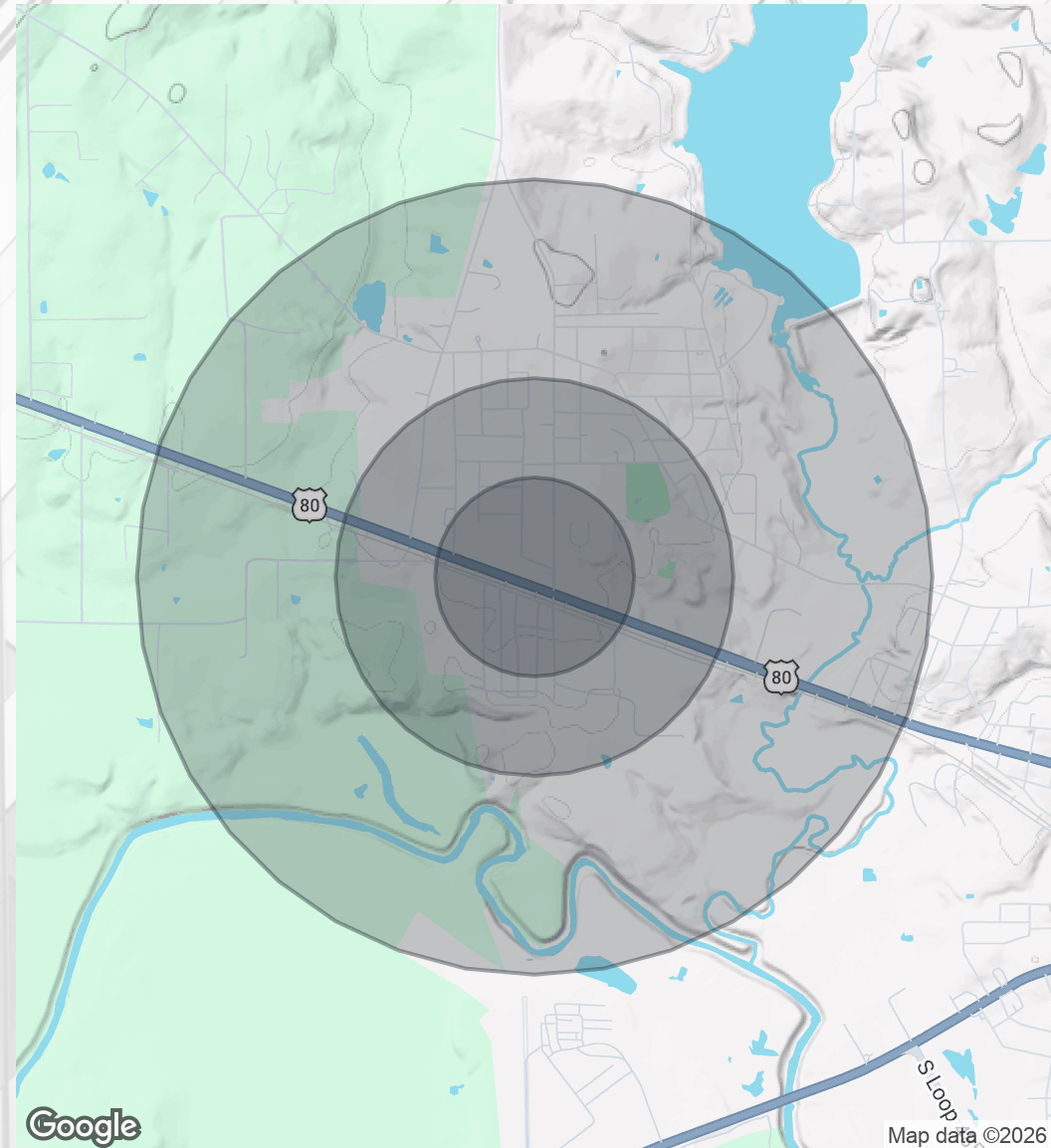
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	68	269	1,055
Average Age	52.8	52.8	44.2
Average Age (Male)	56.5	56.4	46.3
Average Age (Female)	46.7	46.9	39.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	26	105	409
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$54,606	\$54,656	\$60,923
Average House Value	\$0	\$5,978	\$77,611

2023 American Community Survey (ACS)





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PROFESSIONAL BACKGROUND

Samuel Scarborough, CCIM is the founder of Scarborough Commercial Real Estate and an experienced commercial real estate broker based in Tyler, Texas. With extensive knowledge of the East Texas market, Samuel provides strategic guidance to investors, property owners, businesses, and developers throughout the commercial real estate process.

Throughout his career, Samuel has successfully represented clients across a broad range of property types, including office, retail, industrial, land, and multifamily properties. His in-depth market knowledge, analytical approach, and ability to identify opportunities others may overlook have made him a trusted advisor to his clients.

Samuel takes a hands-on, client-focused approach to every assignment. He believes successful real estate decisions begin with understanding each client's objectives and providing clear communication, thoughtful analysis, and practical strategies designed to achieve both immediate and long-term goals.

A graduate of the University of Texas at Arlington, Samuel earned a Bachelor of Business Administration in Management and holds the prestigious CCIM (Certified Commercial Investment Member) designation, recognized throughout the commercial real estate industry for advanced expertise in financial, market, and investment analysis.

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