



SCARBOROUGH  
COMMERCIAL REAL ESTATE



**FOR SALE**

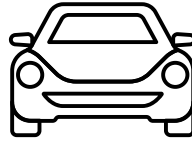
*Acreage with Industrial +  
Residential Properties*

*5131-5133 Troup Hwy | Tyler, TX 75707*

# INVESTMENT SUMMARY



PROPERTY SIZE  
**1.6 ACRES**



TRAFFIC COUNT  
**20,238 VPD**



PRICING  
**\$475,000**

## INVESTMENT DETAILS:

### Property Overview:

This versatile property offers both income potential and future development upside, positioned along one of Tyler's key thoroughfares. Acreage is great potential site for fast food or QSR.

#### 5131 Troup Hwy:

Comprises 0.48 acres of land plus a currently leased rental home (1,152 SF), providing income of \$650/month.

#### 5133 Troup Hwy:

Includes 1.11 acres of land plus a 1,500 SF warehouse / office building with a lease rate of \$1,450/month.

Barn behind shop provides 15' x 30' of storage. Frontage along Troup Highway (Highway 110) provides excellent ingress/egress and exposure.

In total, this presents an attractive opportunity for investors, owner-users, or developers seeking visibility, accessibility, and flexibility in a growing East Texas market.

### Property Features:

- **Pricing:** \$475,000
- **Total square footage:**
  - Warehouse: 1,500 SF
  - Single family residential: 1,152 SF
- **Total acreage:** 1.6
- **Traffic count:** 20,238 vpd
- **Frontage:** 116 ft on Troup Hwy
- **Utilities:** All to Site
- **Location:** Inside City Limits
- **Zoning:** C-1 Light Commercial



## INVESTMENT HIGHLIGHTS:

- **Strategic Location:** Surrounded by established residential neighborhoods and national retailers, the location supports strong consumer traffic and long-term growth potential.
- **Income-Producing:** The property features two buildings which will generate cash flow while planning for future development or expansion on the remaining acreage.
- **Zoning Flexibility:** C-1 zoning provides a wide range of potential uses, from commercial development and office/warehouse operations to mixed-use concepts, giving investors multiple pathways to maximize value.



## INVESTMENT CONTACT:

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# KEY DEMOGRAPHICS

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
2025 Estimated Population	7,847	43,788	94,670
2030 Projected Population	7,501	42,682	94,691
2020 Census Population	7,500	42,952	91,348
2010 Census Population	6,649	39,257	83,216
Projected Annual Growth Percentage 2025 to 2030	-0.88	-0.5	0
Historical Annual Growth Percentage 2010 to 2025	1.2	0.77	0.92
Median Age	32.73	34.51	35.04
Population Density (/Square Mile)	2497.66	1548.68	1205.38
2025 Estimated Households	3,258	18,532	38,512
2030 Estimated Households	3,222	18,433	39,077
2020 Census Households	3,161	18,528	37,382
2010 Census Households	2,780	16,942	33,891
Projected Annual Growth Percentage 2025 to 2030	-0.22	-0.11	0.29
Historical Annual Growth Percentage 2010 to 2025	1.15	0.63	0.91
Average household income	\$110,033	\$111,795	\$105,007
Median household income	\$68,995	\$77,264	\$70,664
Per capita income	\$45,749	\$47,491	\$42,950
High School Graduate	21.93%	19.87%	21.46%
Some College	26.44%	24.03%	24.13%
Associate Degree	9.70%	12.05%	11.07%
Bachelor's Degree	21.68%	24.78%	22.57%
Graduate or Professional Degree	13.21%	13.41%	11.83%
Total Establishments	283	3,162	6,855
Total Employees	1,836	26,039	56,294
Average Employees Per Business	6.49	8.24	8.21
Residential Population Per Business	27.73	13.85	13.81

# 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**

