



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Warehouse with Retail/Office
Investment Opportunity*

503 E. Oakwood St. | Tyler, TX 75702

INVESTMENT SUMMARY



BUILDING SIZE

5,400 SF



PROPERTY SIZE

0.41 ACRES



PRICING

\$195,000

INVESTMENT DETAILS:

Property Overview:

Strategically located in downtown Tyler, where numerous improvements are underway, this site offers a versatile industrial property currently operating as a food bank facility.

The property features 14-foot clear height, an open floor plan, and a loading door designed to support a variety of warehousing, distribution, and storage operations.

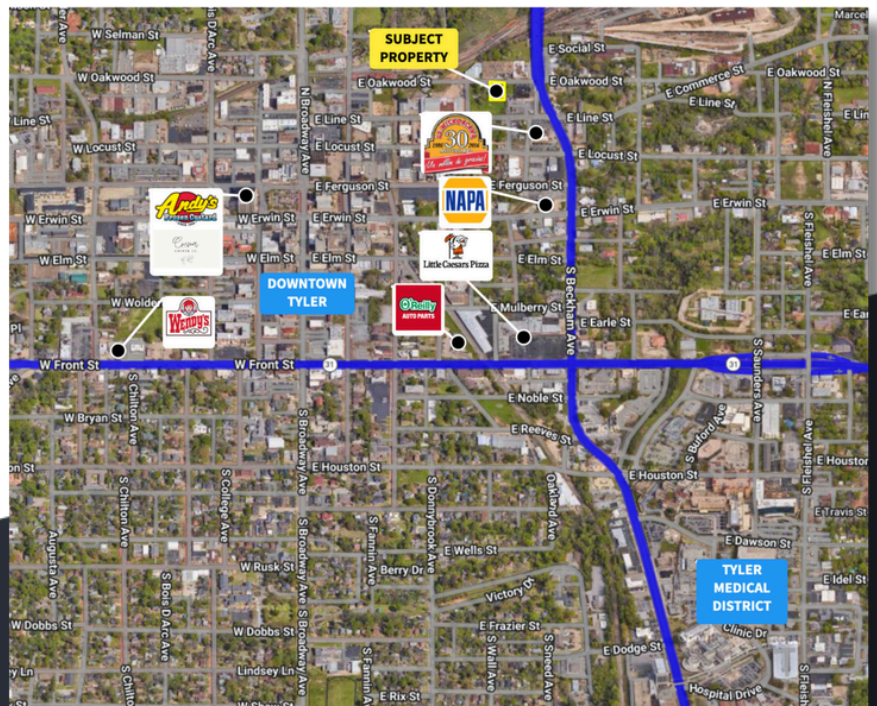
Building Features:

- Two AC systems, one new
- 8'x8' and 10'10' grade level door
- 14' clear height (11' bottom of joist)
- 2,350 SF of retail/office
- 3,050 SF of warehouse
- Two offices
- Break area with three-compartment sink

This asset provides investors the opportunity to acquire a functional industrial building at an attractive basis in a growing East Texas market.

Property Features:

- **Pricing:** \$195,000
- **Building size:** 5,400 SF
- **Total acreage:** 0.41
- **Traffic count:** 525 vpd
- **Frontage:** 55 feet
- **Zoning:** Commercial M1 (light industrial)
- **Ceiling height:** 14 feet
- **Dock doors:** 1





INVESTMENT CONTACT:

Samuel Scarborough, CCIM

Broker/President

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KEY DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--|---------------|----------------|----------------|
| POPULATION | | | |
| 2026 Estimated Population | 10,069 | 53,215 | 102,481 |
| 2031 Projected Population | 10,041 | 51,961 | 102,093 |
| 2020 Census Population | 10,331 | 54,670 | 101,593 |
| 2010 Census Population | 9,933 | 52,729 | 96,476 |
| Historical Annual Growth Percentage 2010 to 2026 | 0.09 | 0.06 | 0.39 |
| Median Age | 30.82 | 31.75 | 32.5 |
| Population Density (/Square Mile) | 3205.08 | 1882.09 | 1304.83 |
| HOUSEHOLD | | | |
| 2026 Estimated Households | 3,231 | 19,082 | 39,901 |
| 2031 Estimated Households | 3,228 | 18,633 | 39,692 |
| 2020 Census Households | 3,077 | 18,907 | 38,609 |
| 2010 Census Households | 3,095 | 18,173 | 36,446 |
| Historical Annual Growth Percentage 2010 to 2026 | 0.28 | 0.31 | 0.59 |
| INCOME | | | |
| Average household income | \$58,137 | \$79,947 | \$89,295 |
| Median household income | \$45,843 | \$59,918 | \$64,817 |
| Per capita income | \$19,075 | \$28,947 | \$34,996 |
| EDUCATION | | | |
| High School Graduate | 30.56% | 28.34% | 25.55% |
| Some College | 21.63% | 23.66% | 24.19% |
| Associate Degree | 8.49% | 9.13% | 9.97% |
| Bachelor's Degree | 9.56% | 12.78% | 16.05% |
| Graduate or Professional Degree | 4.21% | 7.15% | 8.96% |
| BUSINESS | | | |
| Total Establishments | 1,131 | 3,394 | 6,541 |
| Total Employees | 8,890 | 33,684 | 64,415 |
| Average Employees Per Business | 7.86 | 9.93 | 9.85 |
| Residential Population Per Business | 8.91 | 15.68 | 15.67 |

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**

