

FOR LEASE

Single-Tenant Warehouse For Lease | 16427 CR 384 | Tyler, TX 75708



## INVESTMENT SUMMARY



PROPERTY SIZE  
16,500 SF



PROPERTY SITE  
2.265 ACRES



PRICING  
\$5 PSF + NNN

### INVESTMENT DETAILS:

#### Property Overview:

Located just half a mile from Interstate 20 with direct access from the feeder road, this newly renovated 16,500 SF industrial warehouse is the perfect opportunity for businesses seeking premium space in the Tyler area. Situated on 2.265 acres, the property boasts both functional and modern upgrades, ensuring operational efficiency and comfort. Currently vacant and ready for occupancy.

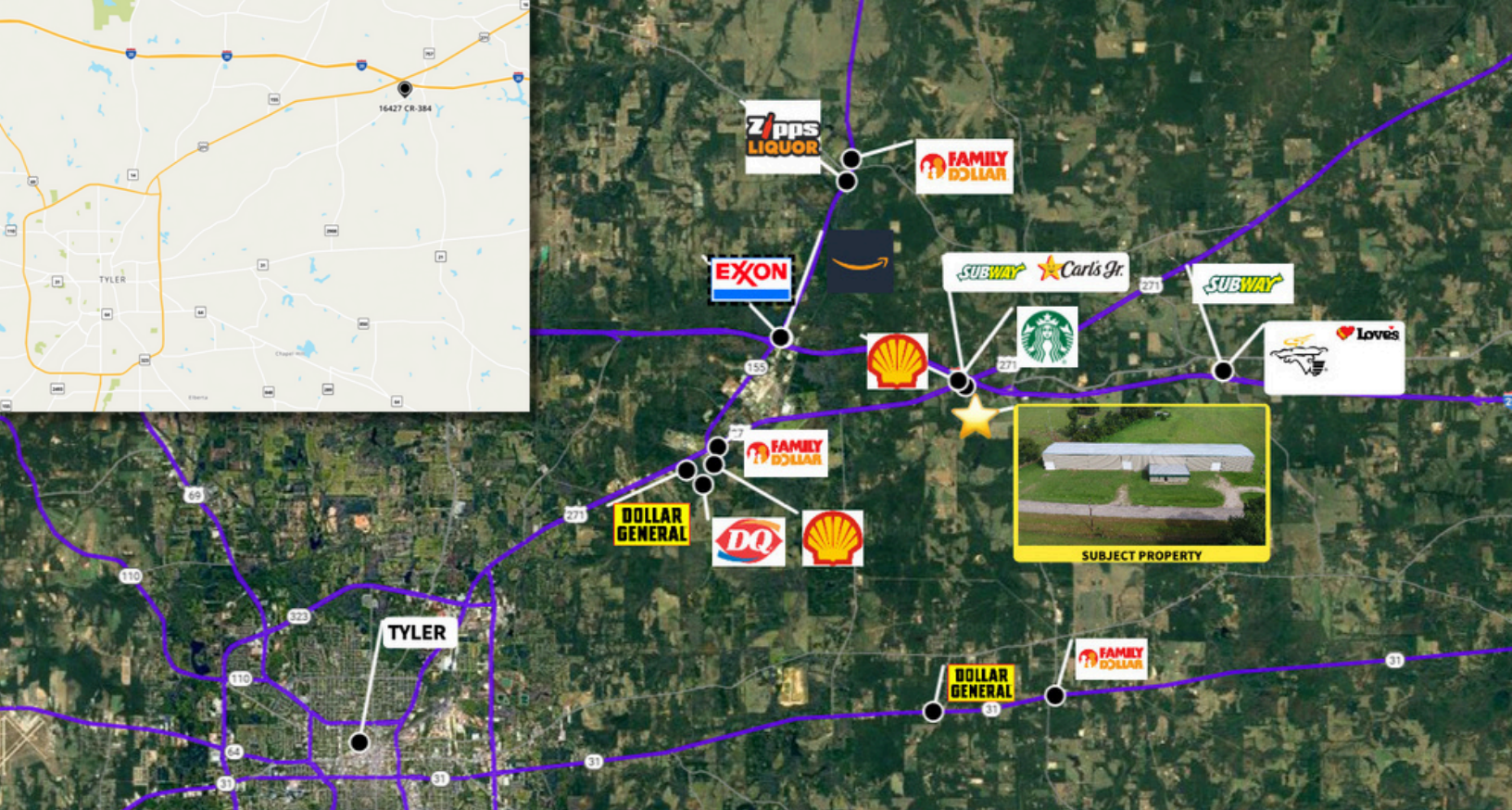
#### Property Features:

- **Total Space:** 16,500 SF, including 14,600 SF warehouse and 1,900 SF office space
- **Ceiling Height:** 20 ft clear height, ideal for various industrial operations
- **Dock/Doors:** Three 14x14 overhead doors, facilitating easy loading and unloading

- **Cranes:** Two 2-ton cranes span the entire length of the building
- **Cooling & Ventilation:** Two gable fans for effective heat removal, supported by electric cooling and gas heating
- **Office Space:** Approximately 1,900 SF of office space with five offices, a conference room, and two bathrooms
- **New Renovations:** The property features a brand-new roof and outside paneling as of 2024
- **Utilities:** Water: MUD, Septic (conventional), and three-phase electric power for heavy machinery
- **Access:** Conveniently located outside the city limits with a frontage of 416 ft along CR 384
- **Zoning:** Not applicable (outside city limits)

#### Pricing:

- **Lease Rate:** \$5 PSF + NNN



### INVESTMENT HIGHLIGHTS:

- 16,500 SF industrial property includes 14,500 SF warehouse / 2,000 SF office
- 20' clear ceiling height
- Three 14' x 14' overhead doors
- Inside loading dock
- Fitted with two 2-ton cranes spanning length of building
- Updated in 2024, including new roof and outside paneling
- All utilities at site, including 3-phase electric power
- Located 0.5 miles from Interstate 20



### INVESTMENT CONTACT:



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 Broker/President  
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## KEY DEMOGRAPHICS:

	<u>5-Mile Radius</u>	<u>10-Mile Radius</u>
<b>Population</b>		
2024 Estimated Population	11,346	119,228
2029 Projected Population	12,310	123,957
2020 Census Population	10,383	114,820
2010 Census Population	9,426	107,079
Projected Annual Growth 2024 to 2029	1.70%	0.79%
Historical Annual Growth 2010 to 2024	1.45%	0.81%
Median Age	33.28	33.61
Population Density (/Square Mile)	144.46	379.52
<b>Households</b>		
2024 Estimated Households	3,922	44,849
2029 Estimated Households	4,310	46,993
2020 Census Households	3,536	42,557
2010 Census Households	3,178	39,343
Projected Annual Growth 2024 to 2029	1.98%	0.96%
Historical Annual Growth 2010 to 2024	1.67%	1.00%
<b>Income</b>		
Average household Income	\$95,672	\$98,352
Median household income	\$77,174	\$69,248
Per capita income	\$33,133	\$37,175
<b>Education (Age 25+)</b>		
Less than 9th Grade	8.79%	6.87%
Some High School	8.61%	7.57%
High School Graduate	33.02%	23.91%
Some College	21.63%	23.63%
Associate Degree	11.36%	10.66%
Bachelor's Degree	9.77%	17.77%
Graduate or Professional Degree	6.81%	9.58%
<b>Business</b>		
Total Establishments	357	6,455
Total Employees	4,853	59,267
Average Employees Per Business	13.61	9.18
Residential Population Per Business	31.82	18.47



# 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.

11-2-2015



## 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.

**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.

**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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Samuel Scarborough	687976	sam@scarboroughcre.com	903.570.7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date