

3500 US-287
CORSICANA, TX 75109

84,000 SQ FT
INDUSTRIAL

LEASE RATE

\$3.25 PSF

Offering Memorandum Presented By:
Samuel Scarborough

www.scarboroughcre.com
sam@scarboroughcre.com
(903) 570-7366
220 W. Erwin
Tyler, TX 75702



SCARBOROUGH
COMMERCIAL REAL ESTATE

OVERVIEW

84,000 SQ FT INDUSTRIAL FOR LEASE

3500 US 287 CORSICANA, TX 75109

BUILDING SIZE

84,000 Sq Ft

NO. OF BUILDINGS

One

PROPERTY TYPE

Industrial

PROPERTY SIZE

15.01 Acres

TERMS

Available for Purchase or Lease



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DETAILS

84,000 SQ FT INDUSTRIAL FOR LEASE

3500 US 287 CORSICANA, TX 75109

- 84,000 Sq Ft Warehouse Space
- 2,100 Sq Ft Office Space
- 25' Clear Height
- 6 (8'x10') Dock High Doors
- 100% Sprinkled (Dry)
- 15.01 Acres
- .5 miles from I-45 & 2 miles from Hwy 31



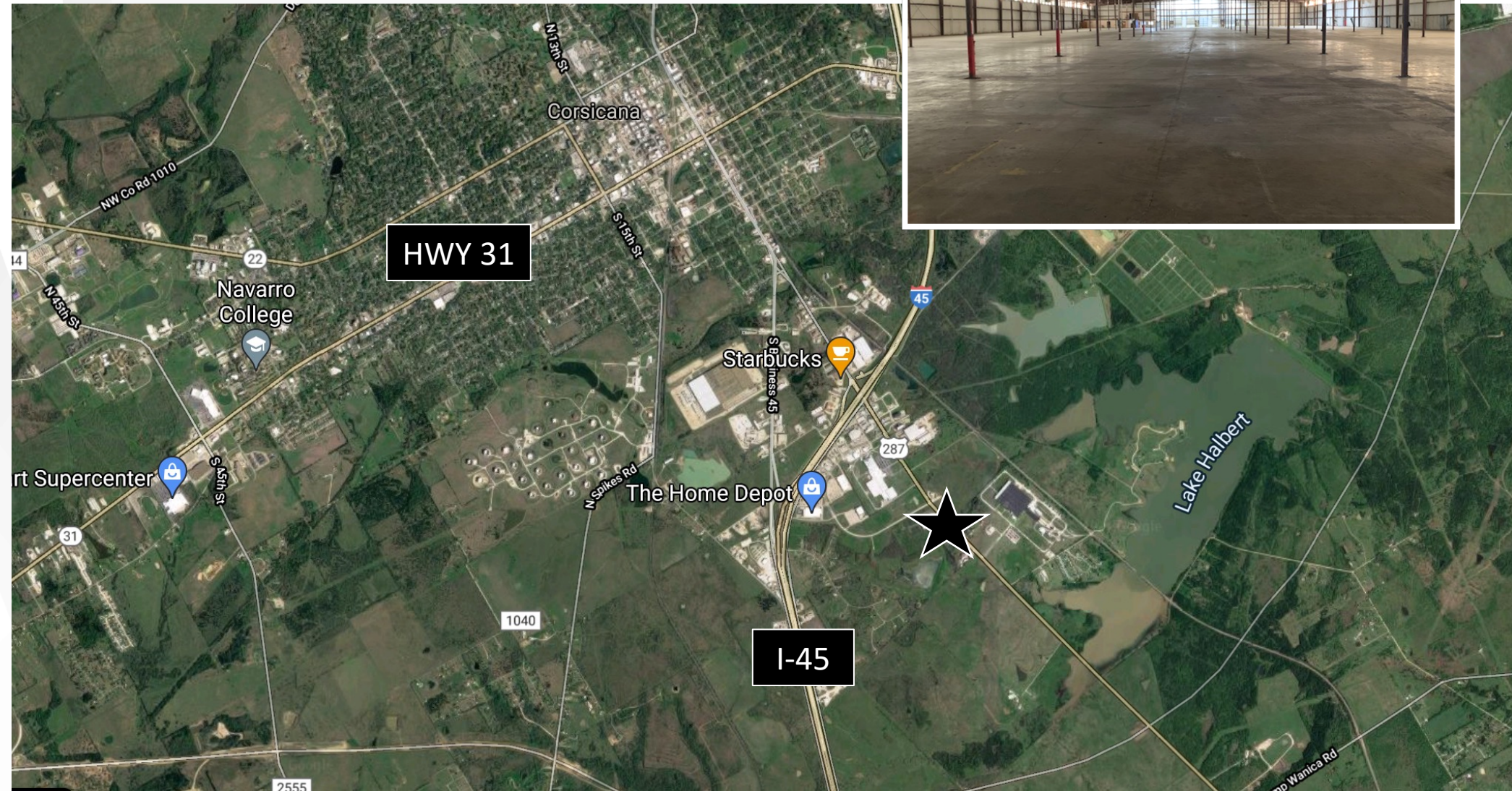
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AERIAL VIEW / RETAILER MAP



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MAP & REPORT

DEMOGRAPHICS



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DEMOGRAPHICS

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CORSICANA, TX

CENSUS PLACE

+ ADD COMPARISON

POPULATION

23,736

0.173% 1-YEAR GROWTH

US SENATOR



John
Cornyn

REPUBLICAN PARTY

US SENATOR



Ted
Cruz

REPUBLICAN PARTY

MEDIAN AGE

34.5

POVERTY RATE

19.8%

MEDIAN HOUSEHOLD INCOME

\$41,914

10% 1-YEAR GROWTH

MEDIAN PROPERTY VALUE

\$85,900

NUMBER OF EMPLOYEES

10,432

4.36% 1-YEAR GROWTH



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PHOTO

GALLERY



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PROPERTY DETAILS

IMPORTANT DOCUMENTS



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COMMERCIAL REAL ESTATE

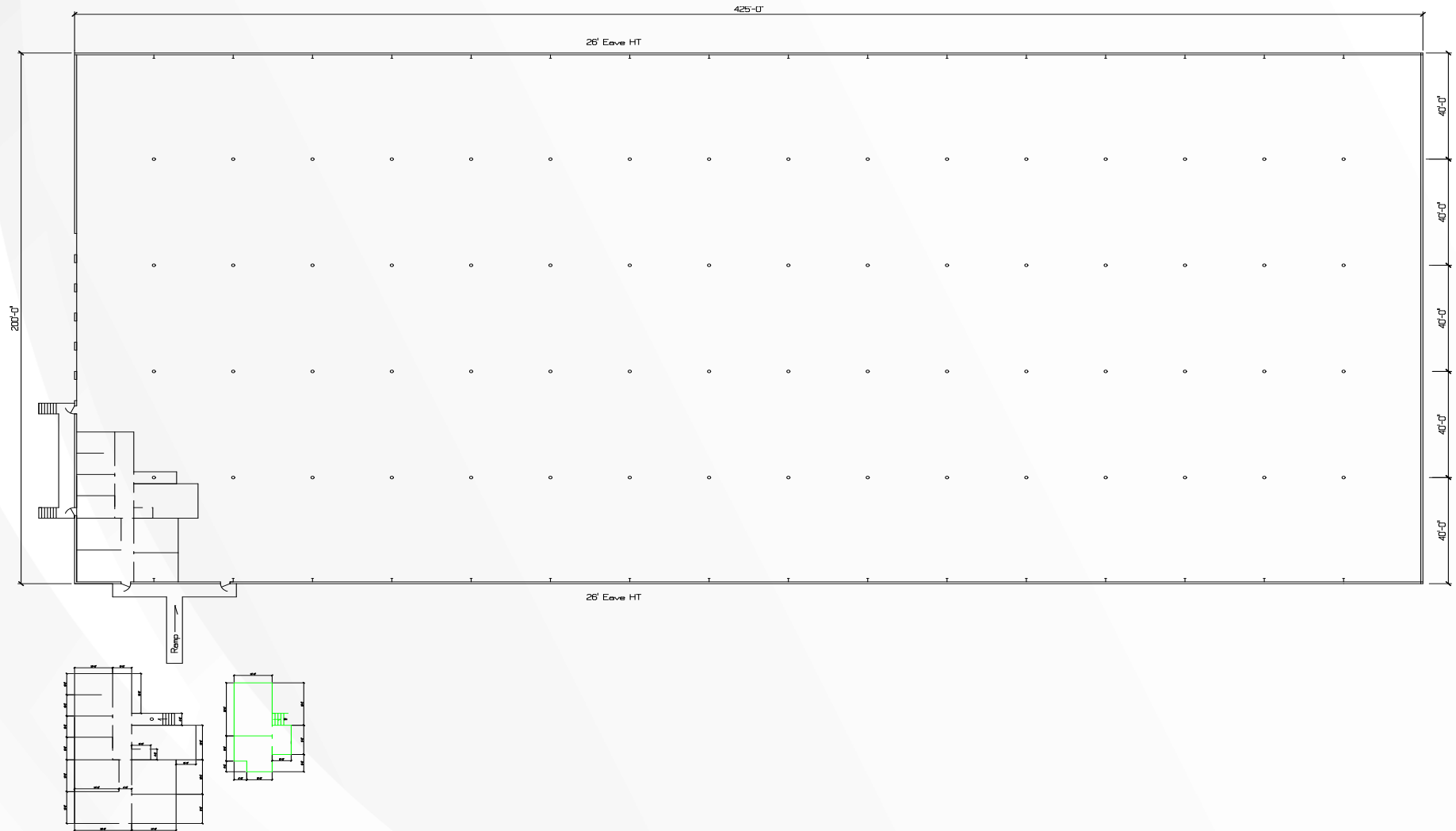
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FLOOR PLAN



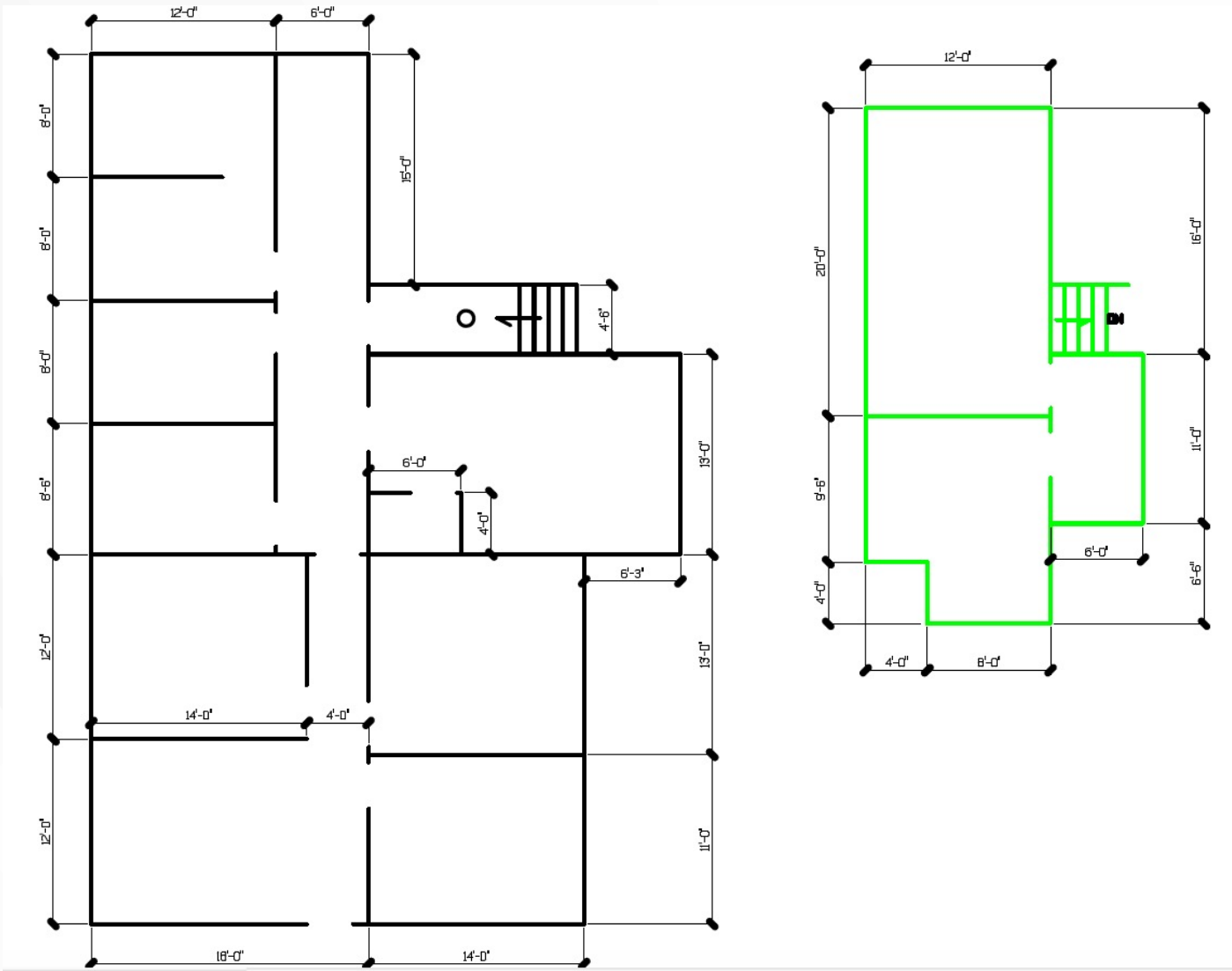
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OFFICE 1ST & 2ND FLOOR



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MEET YOUR ADVISOR

ADVISOR BIO



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YOUR ADVISOR

SAMUEL SCARBOROUGH

Broker/President

Since 2016, Samuel Scarborough has been operating as a licensed real estate agent and land developer. Having grown up in East Texas in a family that develops and manages commercial real estate, he has the experience needed to help his clients succeed.

In the years since he began brokering commercial real estate, the commercial real estate market in Tyler has expanded rapidly.

Scarborough Commercial Real Estate is proud to have contributed directly to that growth. We've brokered tens of millions of dollars in real estate transactions.

Bringing new businesses to the Tyler area is our passion. We love our community, and we want to see it thrive.



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INFORMATION ABOUT BROKERAGE SERVICES



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.



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Scarborough Commercial Real Estate, LLC	9010976	sam@scarboroughcre.com	903.707.8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



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