

Downtown Office Space

704 E Front St, Tyler TX 75702

OFFERING MEMORANDUM

Offering Price \$275,000



Prepared By:

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SCARBOROUGH
COMMERCIAL REAL ESTATE

Downtown Office Space

CONTENTS

01 **Executive Summary**
Investment Summary

02 **Property Description**
Property Images

03 **Demographics**
Demographics

04 **Company Profile**
Advisor Profile

Exclusively Marketed by:



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS **704 E Front St
Tyler TX 75702**

COUNTY **Smith**

FINANCIAL SUMMARY

OFFERING PRICE **\$275,000**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Population	10,589	58,227	106,032
2022 Median HH Income	\$47,481	\$50,848	\$53,821
2022 Average HH Income	\$65,042	\$68,909	\$75,310

Prime opportunity in the hospital district in Tyler!

- This vacant office space, offering 1,800 square feet, is a strategic location poised to become the ideal hub for your business or investment opportunity. Its location ensures that you'll be at the center of the action, surrounded by a bustling business community, near healthcare centers, and local amenities. The property has 5 offices, a reception area, 2 bathrooms, central HVAC, sprinkler system. The property is easily divisible to host two tenants for an investor.

This property is available for lease at \$14 PSF NNN





02

Property Description

Property Images

DOWNTOWN OFFICE SPACE







03

Demographics

Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,460	54,752	87,726
2010 Population	10,417	57,179	99,521
2022 Population	10,589	58,227	106,032
2027 Population	10,627	58,383	106,608
2022 African American	2,163	16,166	25,574
2022 American Indian	108	501	797
2022 Asian	88	589	2,281
2022 Hispanic	4,158	20,096	30,825
2022 Other Race	2,333	10,765	15,649
2022 White	4,728	23,205	49,497
2022 Multiracial	1,159	6,977	12,172
2022-2027: Population: Growth Rate	0.35 %	0.25 %	0.55 %
2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	426	2,591	4,104
\$15,000-\$24,999	528	2,864	5,014
\$25,000-\$34,999	399	2,025	3,573
\$35,000-\$49,999	394	2,720	6,022
\$50,000-\$74,999	647	4,240	8,655
\$75,000-\$99,999	399	2,677	5,197
\$100,000-\$149,999	345	2,306	5,209
\$150,000-\$199,999	193	803	1,856
\$200,000 or greater	59	618	1,594
Median HH Income	\$47,481	\$50,848	\$53,821
Average HH Income	\$65,042	\$68,909	\$75,310

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,712	21,724	36,648
2010 Total Households	3,343	20,220	38,097
2022 Total Households	3,391	20,845	41,223
2027 Total Households	3,425	20,968	41,535
2022 Average Household Size	2.59	2.63	2.46
2000 Owner Occupied Housing	1,448	12,003	19,416
2000 Renter Occupied Housing	1,881	7,945	14,262
2022 Owner Occupied Housing	1,507	11,839	21,772
2022 Renter Occupied Housing	1,884	9,006	19,451
2022 Vacant Housing	489	2,591	4,804
2022 Total Housing	3,880	23,436	46,027
2027 Owner Occupied Housing	1,530	12,087	22,286
2027 Renter Occupied Housing	1,895	8,881	19,249
2027 Vacant Housing	519	2,789	5,151
2027 Total Housing	3,944	23,757	46,686
2022-2027: Households: Growth Rate	1.00 %	0.60 %	0.75 %

Source: esri



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2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	859	4,337	8,468
2022 Population Age 35-39	764	3,764	6,849
2022 Population Age 40-44	638	3,235	5,687
2022 Population Age 45-49	633	2,935	5,190
2022 Population Age 50-54	541	2,848	5,165
2022 Population Age 55-59	480	2,951	5,303
2022 Population Age 60-64	433	2,877	5,385
2022 Population Age 65-69	365	2,612	5,022
2022 Population Age 70-74	257	2,116	4,257
2022 Population Age 75-79	203	1,701	3,403
2022 Population Age 80-84	128	1,177	2,420
2022 Population Age 85+	169	1,320	2,837
2022 Population Age 18+	8,210	43,739	81,245
2022 Median Age	31	33	34

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,820	\$53,554	\$54,660
Average Household Income 25-34	\$66,892	\$67,823	\$71,533
Median Household Income 35-44	\$52,859	\$56,116	\$60,214
Average Household Income 35-44	\$68,884	\$74,616	\$83,966
Median Household Income 45-54	\$53,849	\$56,899	\$61,747
Average Household Income 45-54	\$72,351	\$77,599	\$88,315
Median Household Income 55-64	\$50,758	\$55,180	\$60,344
Average Household Income 55-64	\$67,876	\$77,168	\$86,020
Median Household Income 65-74	\$37,732	\$45,287	\$52,108
Average Household Income 65-74	\$62,762	\$67,113	\$74,865
Average Household Income 75+	\$52,180	\$57,039	\$60,540

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	802	3,994	7,556
2027 Population Age 35-39	759	4,129	7,768
2027 Population Age 40-44	706	3,586	6,492
2027 Population Age 45-49	617	3,176	5,538
2027 Population Age 50-54	560	2,761	4,956
2027 Population Age 55-59	475	2,721	4,969
2027 Population Age 60-64	390	2,682	4,925
2027 Population Age 65-69	388	2,638	5,068
2027 Population Age 70-74	294	2,319	4,567
2027 Population Age 75-79	219	1,815	3,834
2027 Population Age 80-84	153	1,347	2,777
2027 Population Age 85+	172	1,325	2,932
2027 Population Age 18+	8,247	43,743	81,549
2027 Median Age	31	34	35

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,509	\$58,497	\$59,630
Average Household Income 25-34	\$74,291	\$75,800	\$79,284
Median Household Income 35-44	\$57,959	\$62,003	\$67,670
Average Household Income 35-44	\$77,553	\$83,759	\$95,296
Median Household Income 45-54	\$58,320	\$62,340	\$68,003
Average Household Income 45-54	\$80,830	\$87,388	\$98,562
Median Household Income 55-64	\$55,846	\$61,252	\$67,390
Average Household Income 55-64	\$76,315	\$86,860	\$96,580
Median Household Income 65-74	\$45,008	\$52,768	\$58,654
Average Household Income 65-74	\$71,698	\$77,851	\$86,257
Average Household Income 75+	\$62,060	\$66,350	\$71,172



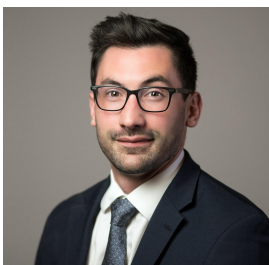
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DOWNTOWN OFFICE SPACE

04 **Company Profile**

Advisor Profile





Samuel Scarborough

President/Broker

Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.