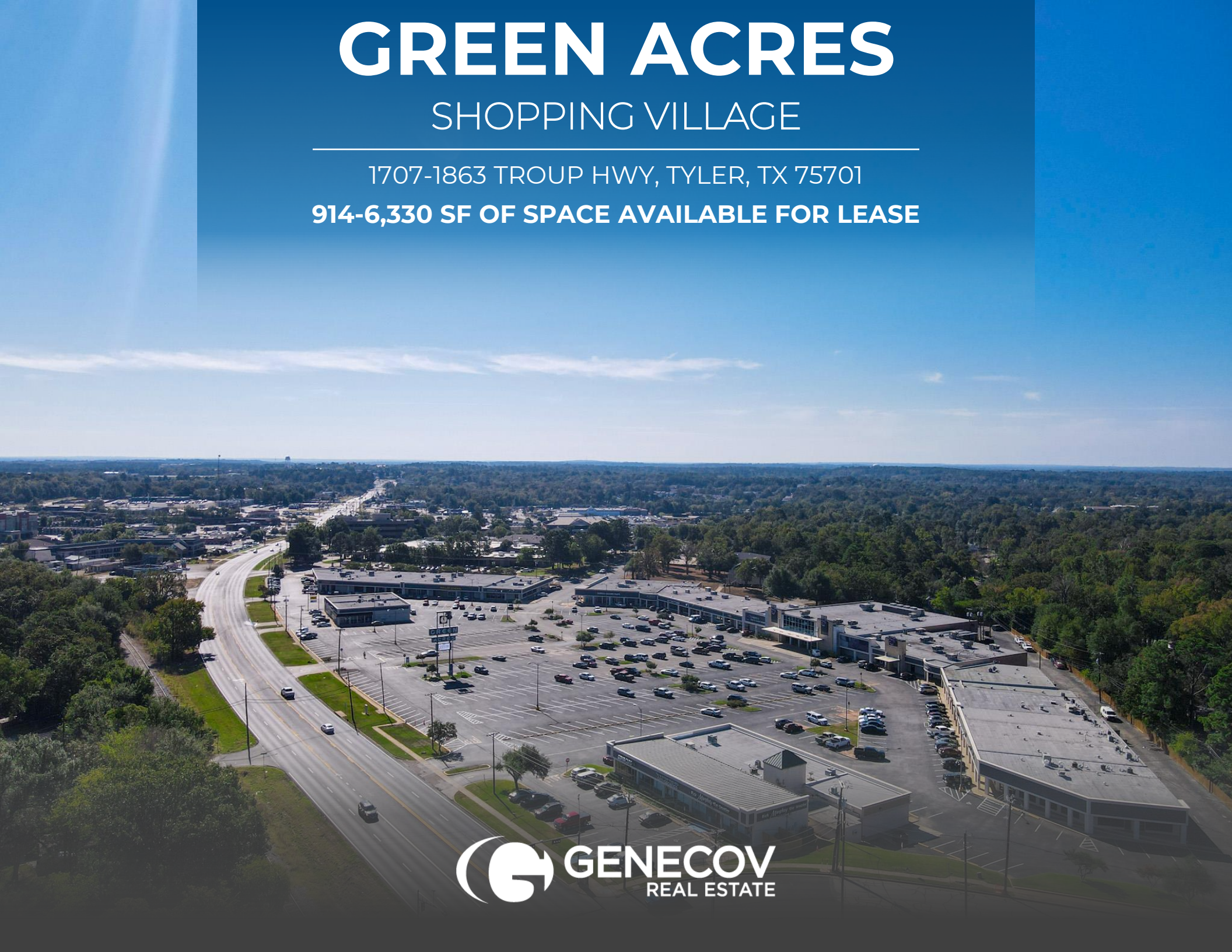


# GREEN ACRES

## SHOPPING VILLAGE

1707-1863 TROUP HWY, TYLER, TX 75701

**914-6,330 SF OF SPACE AVAILABLE FOR LEASE**



# EXECUTIVE SUMMARY

## OVERVIEW

|                   |  |
|-------------------|--|
| ADDRESS:          | <a href="#">GOOGLE MAPS</a> 1707-1863 TROUP HWY<br>TYLER, TX 75701 |
| AVAILABILITY:     | 914 – 6,330 SQUARE FEET  |
| PROPERTY TYPE:    | NEIGHBORHOOD CENTER  |
| PROPERTY NAME:    | GREEN ACRES SHOPPING VILLAGE                                       |
| NEARBY RETAILERS: | SMOOTHIE KING, ANYTIME<br>FITNESS, PARRY'S PIZZA, AND<br>MANY MORE |
| AS-IS BASE RENT:  | \$8.00 - \$12.00   |
| RENT TYPE:        | NNN LEASE (TENANT COVERS<br>CAM, INSURANCE, TAXES)                 |
| NNN RATE          | \$2.72 PER SF  |

## DEMOGRAPHIC SNAPSHOT

|                    | <u>1 mile</u> | <u>3 mile</u> | <u>5 mile</u> |
|--------------------|---------------|---------------|---------------|
| TOTAL POPULATION   | 10,613        | 66,506        | 109,651       |
| DAYTIME POPULATION | 13,502        | 112,676       | 152,964       |
| MEDIAN HH INCOME   | \$73,034      | \$64,825      | \$64,271      |
| AVERAGE HH INCOME  | \$88,622      | \$91,142      | \$87,653      |



VEHICLES PER DAY  
**29,253**



AVERAGE  
HOUSEHOLD INCOME  
**\$91,142 (3-MILE)**



TYLER, TX RETAIL  
SALES  
**\$3.2 BILLION +**



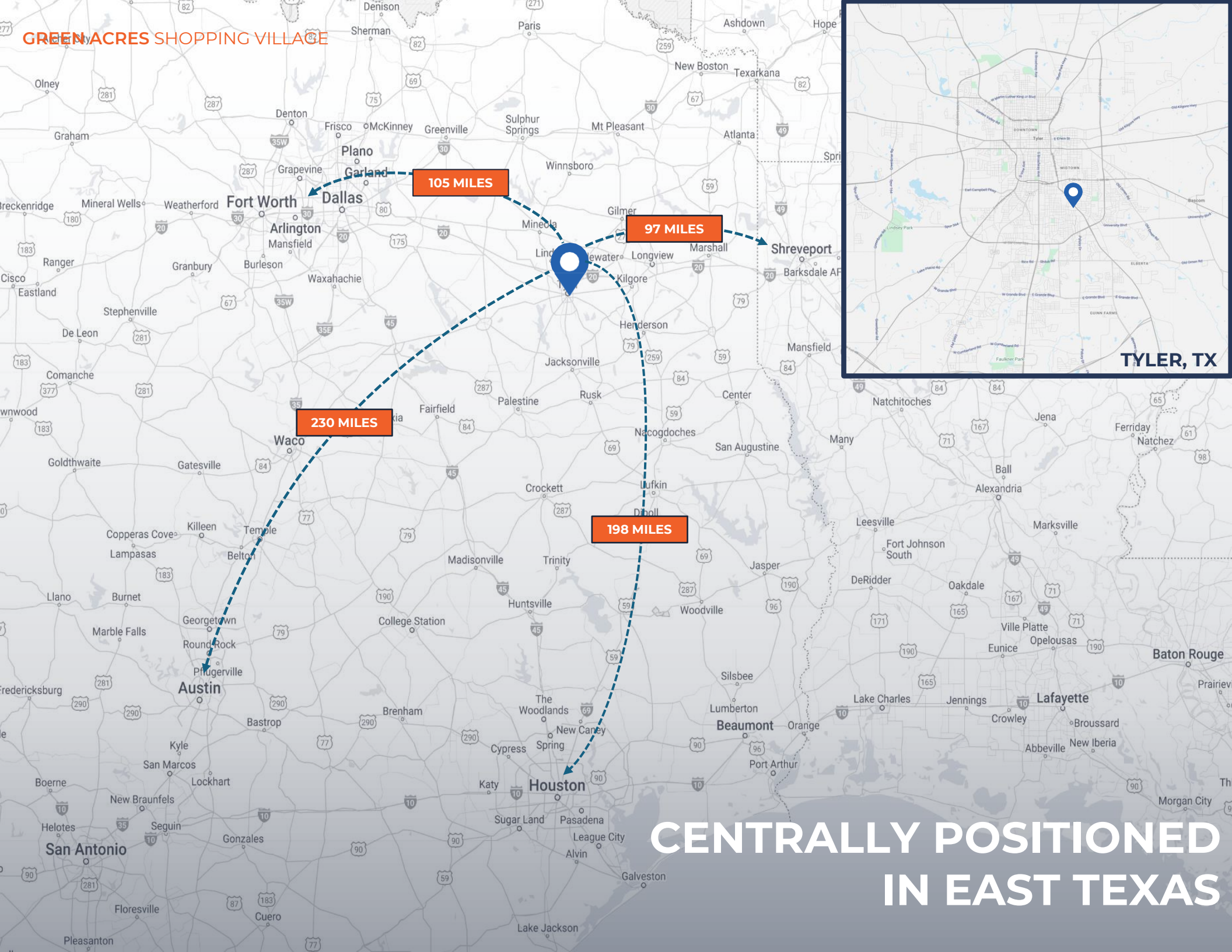
GREEN ACRES SHOPPING VILLAGE



OLD TROUP HIGHWAY 24,638 VPD



GREEN ACRES SHOPPING VILLAGE



TYLER, TX

CENTRALLY POSITIONED  
IN EAST TEXAS



# GREATER TYLER METROPOLITAN AREA

## TYLER, TEXAS: A STRATEGIC DESTINATION FOR BUSINESS GROWTH

Tyler, Texas offers a compelling environment for businesses seeking expansion or relocation. Strategically located about 100 miles east of Dallas along major highways like Interstate 20 and U.S. Highways 69 and 271, Tyler provides easy access to key markets, enhancing logistical efficiency. The city's pro-business climate features low taxes, minimal regulations, and no state income tax, significantly reducing operating costs.

In addition to economic advantages, Tyler boasts a skilled workforce supplied by institutions like the University of Texas at Tyler and Tyler Junior College, ensuring a steady stream of qualified professionals in fields such as healthcare, engineering, and technology. The city's diverse economy spans sectors like healthcare, manufacturing, technology, education, and retail, offering stability and opportunities for collaboration. Quality of life is a significant draw, with affordable housing, low crime rates, excellent schools, and abundant cultural and recreational amenities. This attractive environment helps businesses recruit and retain top talent, making Tyler an ideal destination for companies aiming for sustained growth and success.

## NO. 1 BEST CITY FOR RETIREES

USA TODAY, 2024

## NO. 1 BEST CITY TO MOVE TO IN TEXAS

USA TODAY, 2024

**245,209**

ESTIMATED  
POPULATION

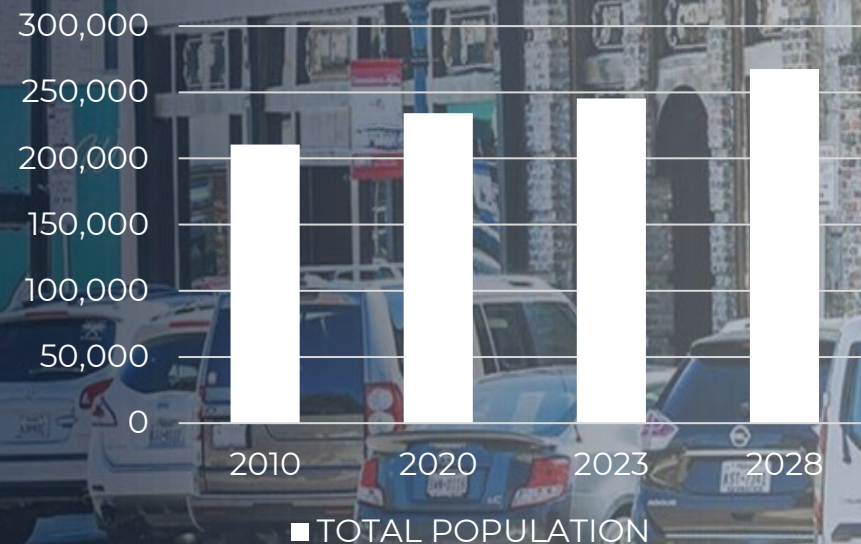
**\$72,313**

MEDIAN  
HOUSEHOLD  
INCOME

**416,662**

DAYTIME  
POPULATION

### TYLER MSA POPULATION SNAPSHOT





# EDUCATION

Tyler, Texas is an educational hub in East Texas, home to notable institutions like the University of Texas at Tyler, Tyler Junior College, and Texas College. These schools offer a wide range of programs from vocational training to advanced degrees, contributing to a skilled and educated workforce. The Tyler Independent School District, along with various private and charter schools, provides quality K-12 education, emphasizing academic excellence and diverse learning opportunities.

**1<sup>ST</sup> SCHOOL OF MEDICINE IN EAST TEXAS**

**OVER 24,000 STUDENTS ENROLLED BETWEEN UT TYLER, TJC AND TEXAS COLLEGE IN 2023-2024**

# ENTERTAINMENT

As the "Rose Capital of America," Tyler offers rich entertainment options centered around its rose heritage, including the expansive Tyler Rose Garden and the annual Texas Rose Festival. Cultural attractions abound with the Tyler Museum of Art, live performances at the Cowan Center, and historic venues like Liberty Hall. Outdoor enthusiasts can enjoy Tyler State Park, the Caldwell Zoo, and numerous parks and trails, offering activities like hiking, fishing, and family recreation.

# ECONOMY

Tyler boasts a robust and diverse economy anchored by sectors such as healthcare, manufacturing, retail, and agriculture. Major employers like UT Health East Texas and Trane Technologies fuel a dynamic job market. The city's strategic location along major highways enhances its role as a regional commercial hub. A pro-business climate with low taxes and supportive local governance fosters economic growth and attracts new businesses to the area



# EXCLUSIVELY LISTED BY

---

## **MARIO MARTINEZ**

COMMERCIAL ASSOCIATE

(903) 343-8811

[MARIO@GENECOV.COM](mailto:MARIO@GENECOV.COM)

## **CREAGER DAVIS**

COMMERCIAL ASSOCIATE

(903) 352-5110

[CREAGER@GENECOV.COM](mailto:CREAGER@GENECOV.COM)

## **LUKE CUMMINGS**

COMMERCIAL TRANSACTIONS MANAGER

(903) 920-1646

[LUKE@GENECOV.COM](mailto:LUKE@GENECOV.COM)

## **THE GENECOV GROUP**

1350 DOMINION PLAZA

TYLER, TX 75703

(903) 509-8844 EXT. 3

[WWW.GENECOV.COM](http://WWW.GENECOV.COM)

