



Price

Please call for pricing



Traffic Count

43,545 Combined VPD (2023)



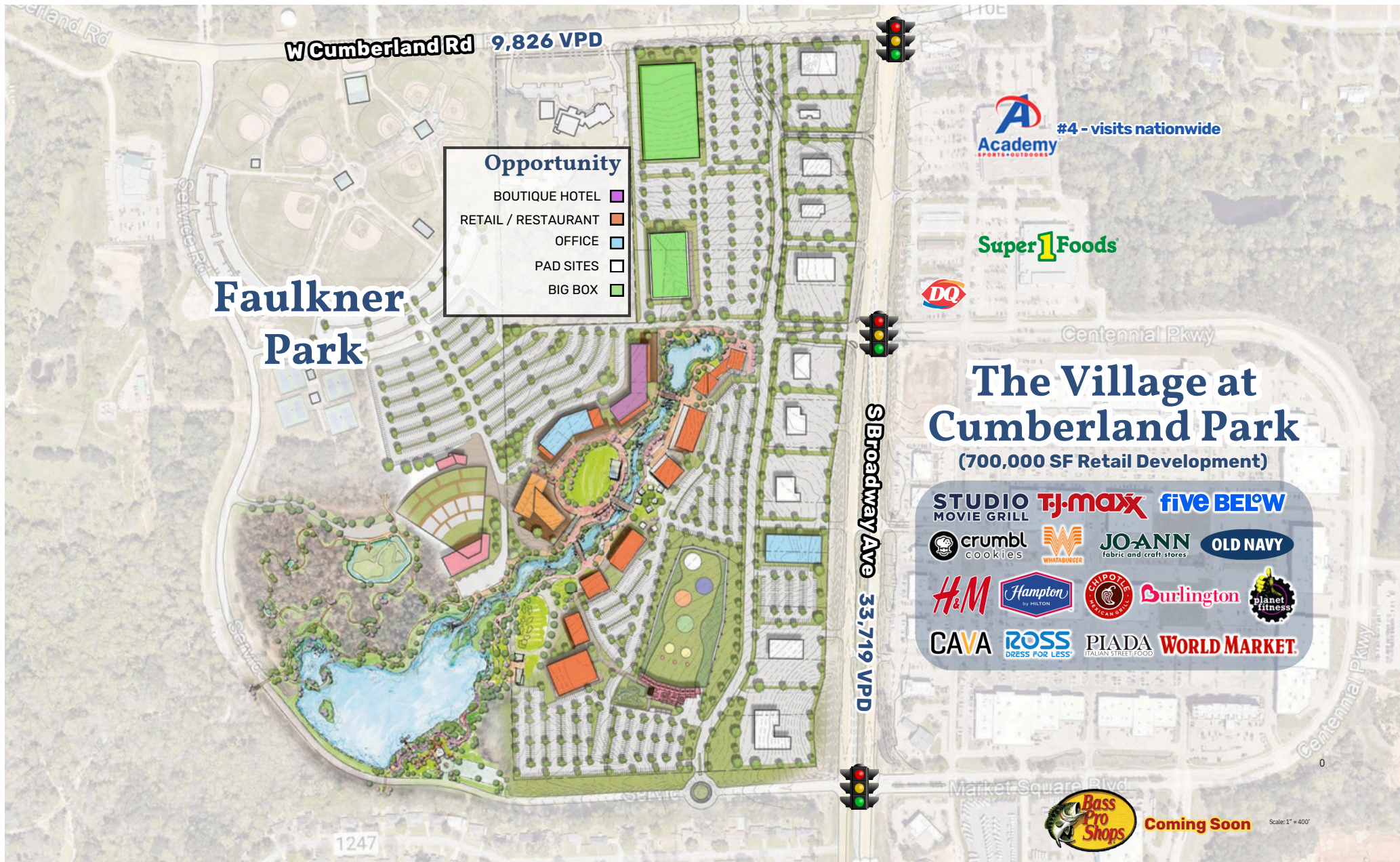
Development Details

New development opportunity on most popular retail corridor in Tyler (neighboring Faulkner Park and existing 700,000 sq ft retail development). Surrounded by several strong national brands. Traditional retail center on the northern half with retail **anchor (averages \$80M in sales / year) under contract**. Lifestyle (indoor/outdoor) center on the southern half to feature entertainment, retail, restaurants, walking trails and green space (with park connectivity). **Southern anchor unavailable**. Pad sites with S Broadway frontage available (delivered pad ready). Inquire for purchase and leasing options.

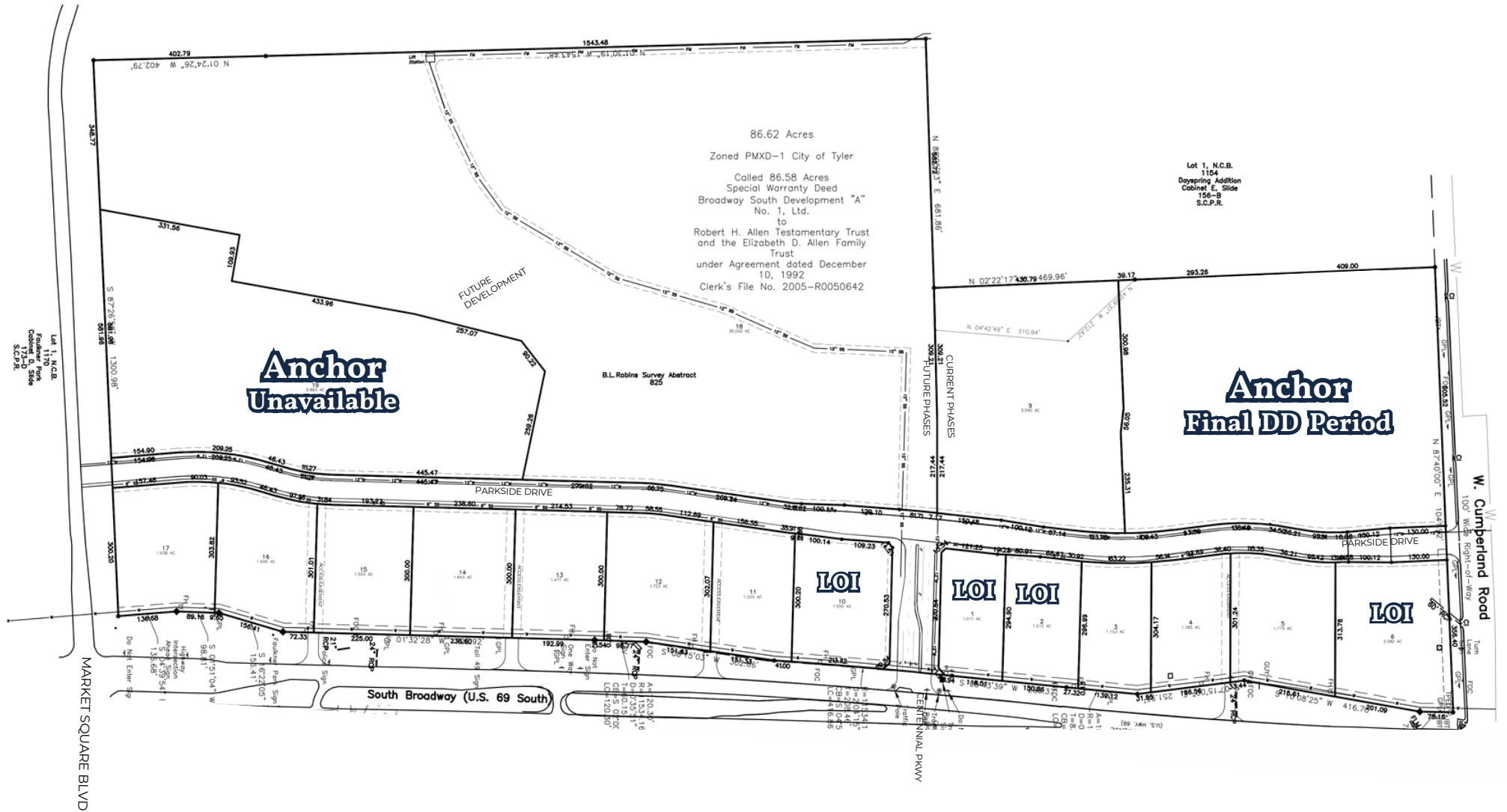
Opportunity

- PAD SITES (1-2 ACRES)
- RETAIL / RESTAURANT (1,000-7,000 SF)
- ENTERTAINMENT (1-4 ACRES)
- OFFICE
- LUXURY / BOUTIQUE HOTEL (2-3 ACRES)

Site Plan & Nearby Retailers



Site Plan



Tyler, TX Overview

700,000

Trade area population

\$114,834/year

Average Household Income (South Tyler)

250,000

Day time population
(swells to 2.5x above census population each day)



**#1 BEST PLACE TO
LIVE IN TEXAS**

"Low unemployment, access to healthcare and the lowest risk of damage from severe weather all hoist Tyler to the top of our list."

USA TODAY

(May 2024)



New Medical School

in University of Texas system expected to have
a \$1 billion+ economic impact in the region



\$289 Million

city bond investments since 2022



Lowest Property Tax

rate in Texas
(towns above 15,000)



Over \$3.2 Billion

annually in retail sales
(www.census.gov)



Over 14,000

healthcare employees, making Tyler a
healthcare hub



50 Miles of trails

and 28 parks in Tyler attracting daily
travelers from surrounding areas





