

PALUXY SQUARE

OFFICE PARK

3800 PALUXY DR., TYLER, TX 75703

200 – 1,341 SQUARE FEET OF SPACE AVAILABLE FOR LEASE



EXECUTIVE SUMMARY

OVERVIEW

ADDRESS:	GOOGLE MAPS	3800 PALUXY DR TYLER, TX 75703
AVAILABILITY:		214 – 1,341 SQUARE FEET
PROPERTY TYPE:		5 BUILDING CLASS B OFFICE PARK
PROPERTY NAME:		PALUXY SQUARE
AS-IS BASE RENT:		\$16.00
RENT TYPE:		BASE YEAR
FULL-SERVICE FEATURES		CLEANING, MAINTENANCE, UTILITIES, TAXES, INSURANCE, COMMON AREA MAINTENANCE

DEMOGRAPHIC SNAPSHOT

	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
TOTAL POPULATION	8,820	65,144	105,570
DAYTIME POPULATION	16,960	101,631	155,320
MEDIAN HH INCOME	\$69,758	\$68,780	\$65,953
AVERAGE HH INCOME	\$87,537	\$94,560	\$91,720



VEHICLES PER DAY
16,524

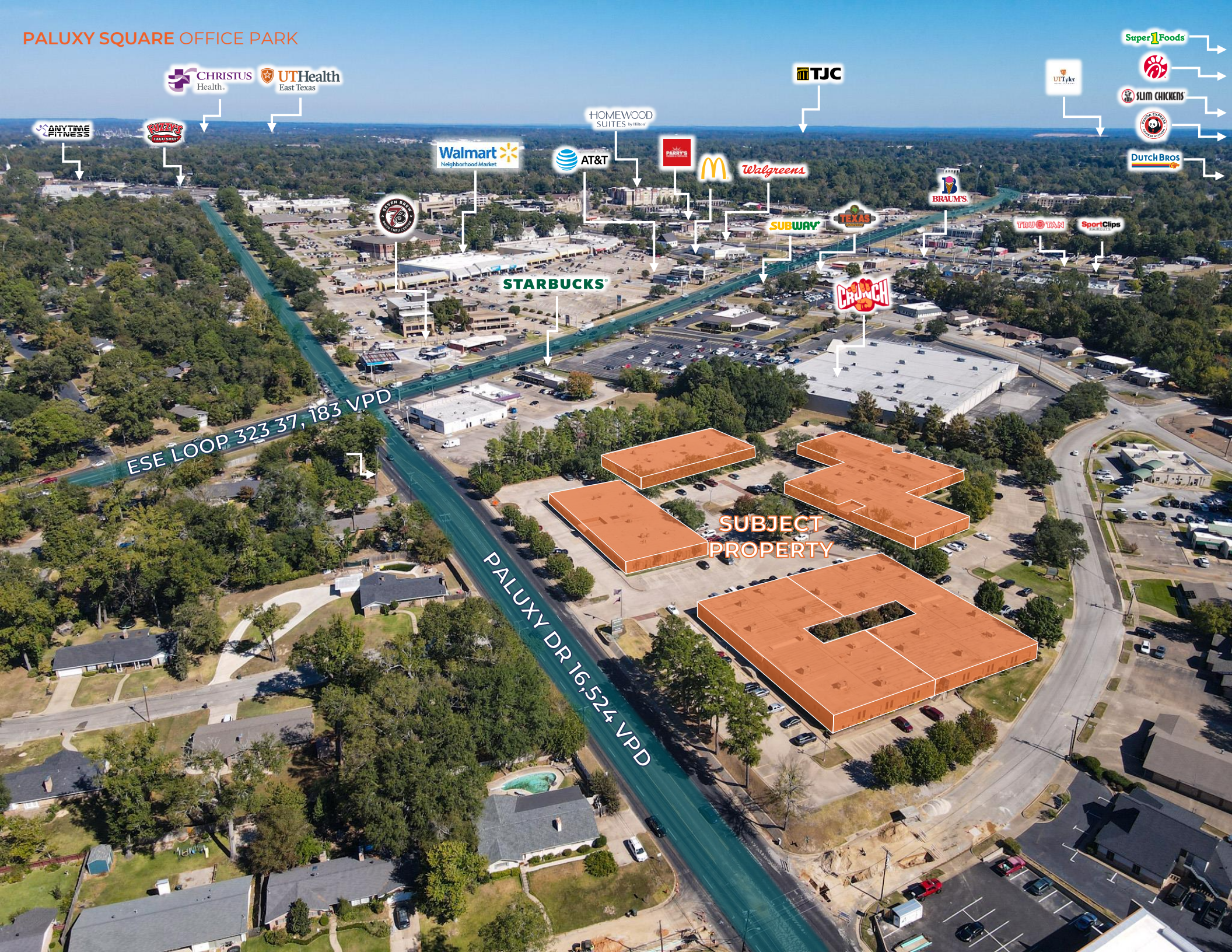


AVERAGE
HOUSEHOLD INCOME
\$94,560 (3-MILE)



TYLER, TX RETAIL
SALES
\$3.2 BILLION +

PALUXY SQUARE OFFICE PARK



CHRISTUS Health

UTHealth East Texas

TJC

UT Tyler

Super 1 Foods



SLIM CHICKENS



DUTCH BROS

ANYTIME FITNESS

PIZZA HUT

Walmart Neighborhood Market

AT&T

HOMESWOOD SUITES by Hilton

PARKY'S



Walgreens

SUBWAY

TEXAS

BRAUMS

TRU TAN

Sport Clips

STARBUCKS

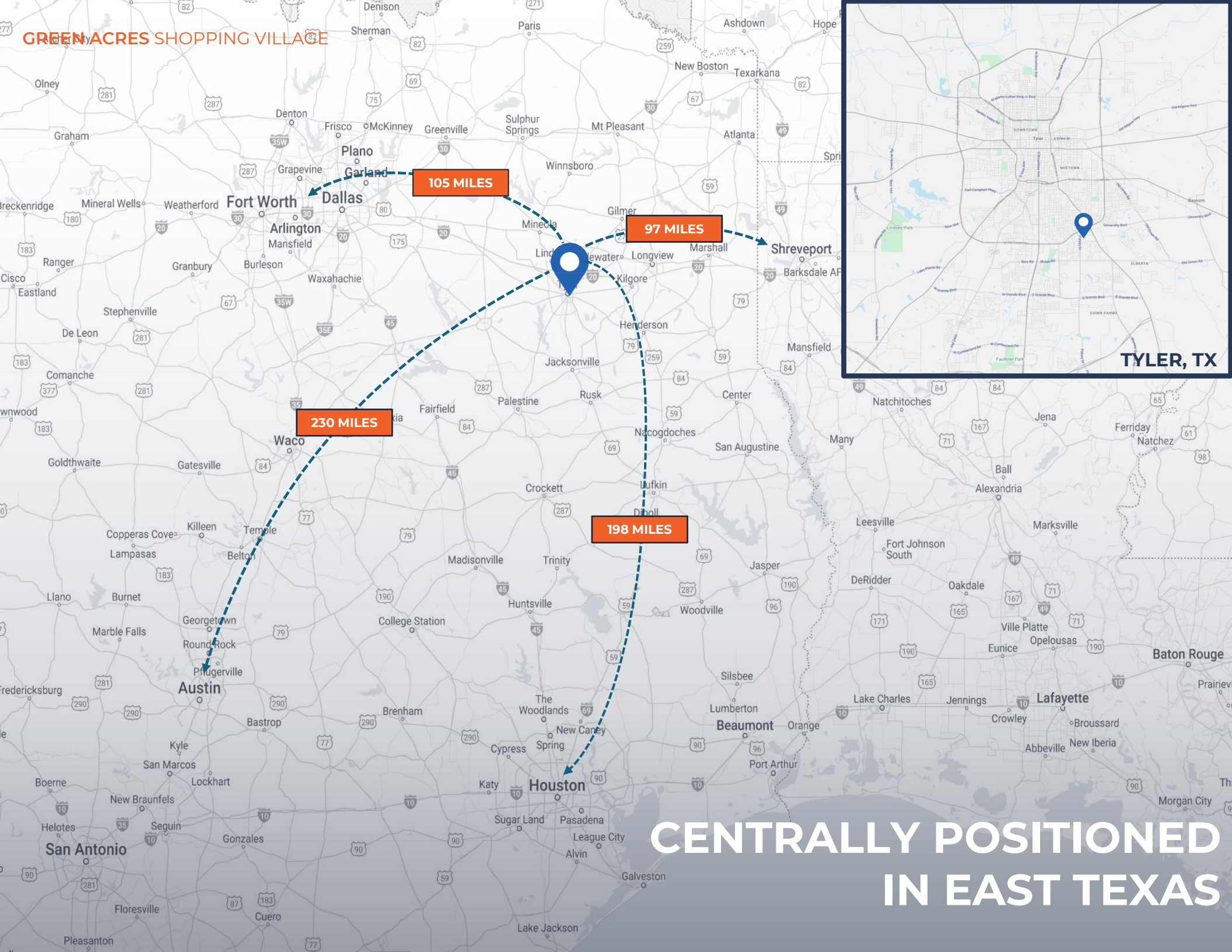
CRUNCH

SUBJECT PROPERTY

ESE LOOP 323 37, 183 VPD

PALUXY DR 16,524 VPD

GREEN ACRES SHOPPING VILLAGE



**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

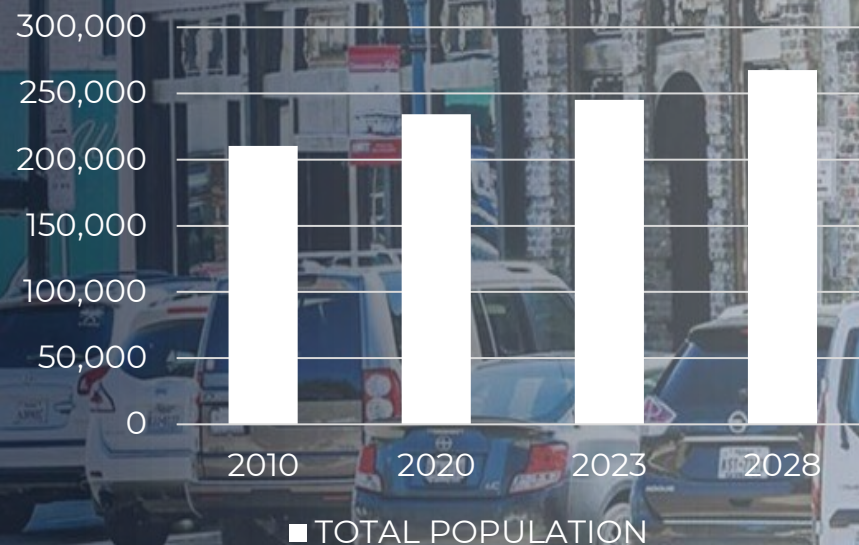
\$72,313

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.

1ST 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



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