GREEN ACRES SHOPPING VILLAGE

End-Cap Retail Space

2,066 SF AVAILABLE FOR LEASE

1847 Troup Hwy, Tyler, TX 75701



GENECOV
COMMERCIAL PROPERTIES

EXECUTIVE SUMMARY

OVERVIEW

ADDRESS: 1847 Troup Hwy, Tyler, TX 75701

GOOGLE MAPS

AVAILABILITY: 2,066 SF

SUITE DESCRIPTION: Former Jimmy John's – Retail/Restaurant Opportunity

PROPERTY TYPE: Retail Center

PROPERTY NAME: Green Acres Shopping Village

NEARBY RETAILERS: Smoothie King, Great Harvest Bakery, Anytime Fitness, Torchy's Tacos, Parry's Pizza, Christus Clinic and More

RENT TYPE: NNN (Tenant Covers Cam, Insurance, Taxes)

NNN RATE: Call for pricing

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	10,613	67,206	109,651
DAYTIME POPULATION:	13,502	114,603	152,964
MEDIAN HH INCOME:	$73,034	$68,095	$64,271
AVERAGE HH INCOME:	$88,622	$92,405	$87,653

VEHICLES PER DAY

27,930

AVERAGE HH INCOME

$92,405

(3 MILE)

TYLER, TX RETAIL SALES

$3.2 BILLION+

DATA PROVIDED BY Placer.ai

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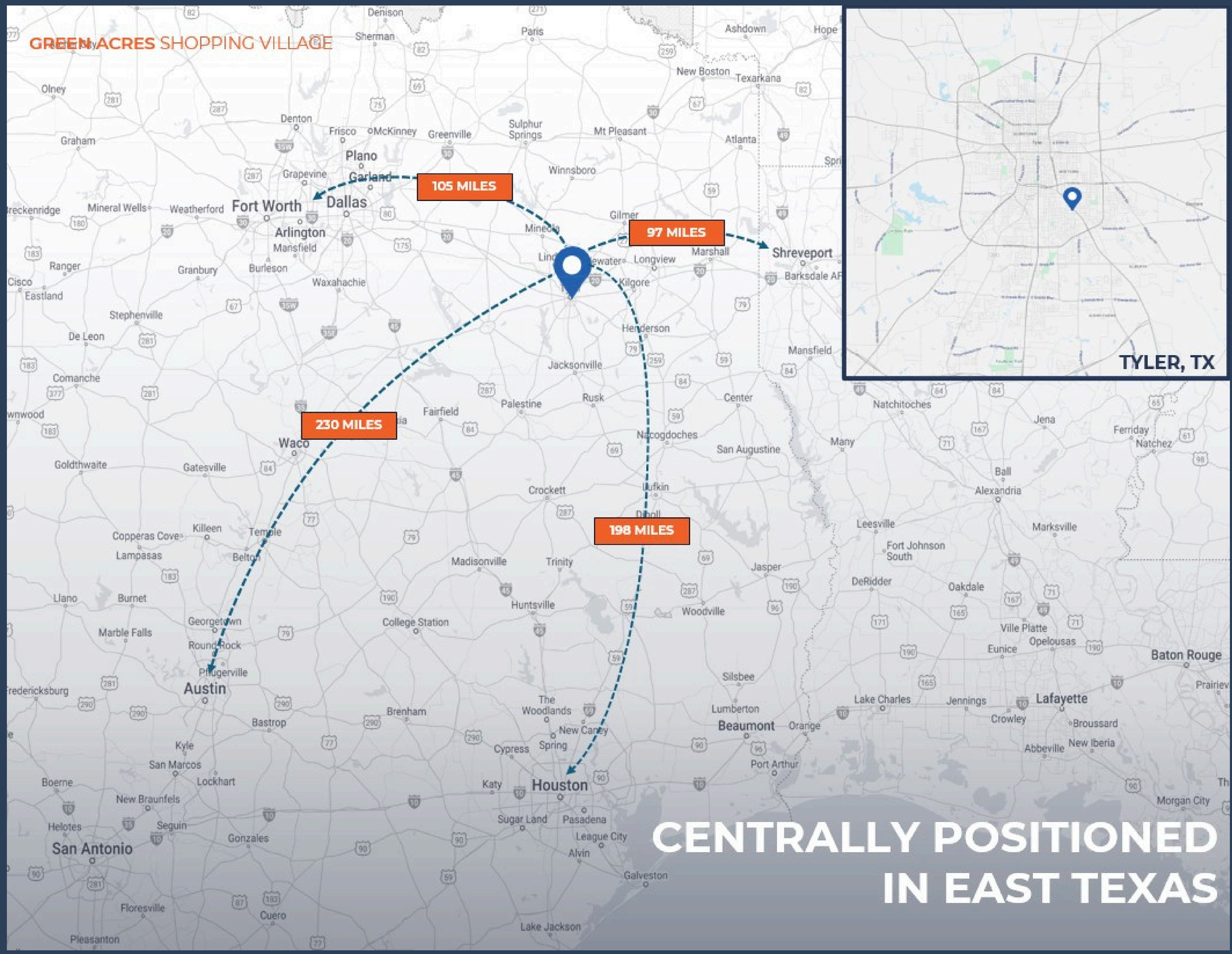


GREATER TYLER METROPOLITAN AREA

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

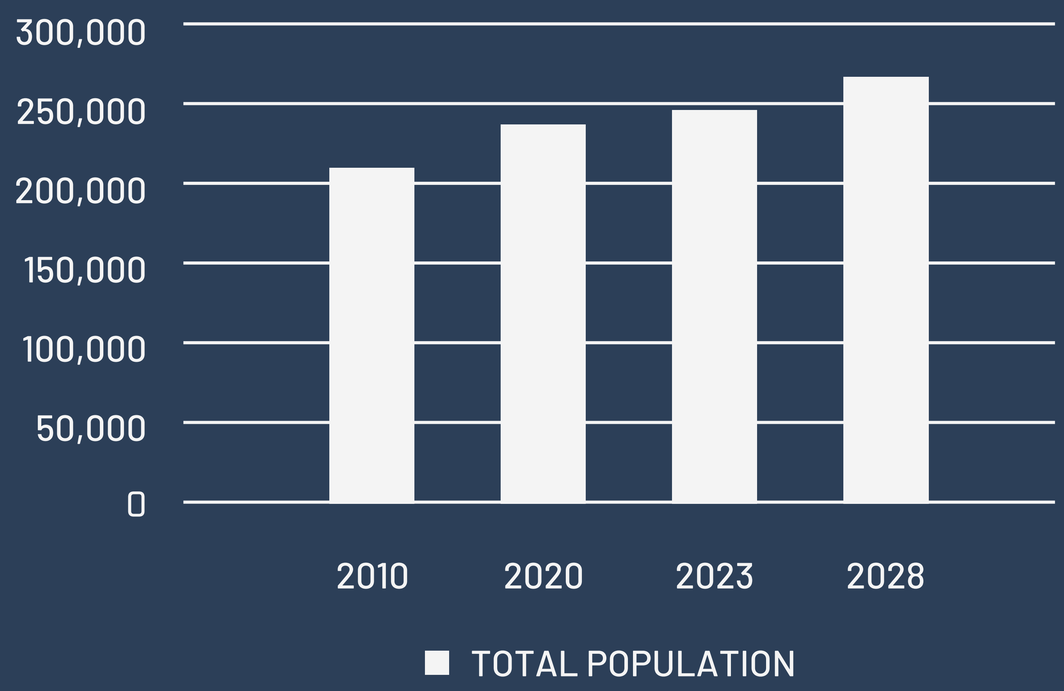
USA TODAY, 2024

NO. 1 BEST CITY TO MOVE TO IN TEXAS

USA TODAY, 2024

245,209	$72,313	416,662
ESTIMATED POPULATION	MEDIAN HH INCOME	DAYTIME POPULATION

TYLER MSA
POPULATION SNAPSHOT



DATA PROVIDED BY TYLER Economic Development Council

EXECUTIVE SUMMARY

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.



EXCLUSIVELY LISTED BY

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