

FOR LEASE | HIGHLAND VILLAGE

3826 TROUP HWY, TYLER, TX 75703



SLIM CHICKENS



TYLER, TX | FOR LEASE

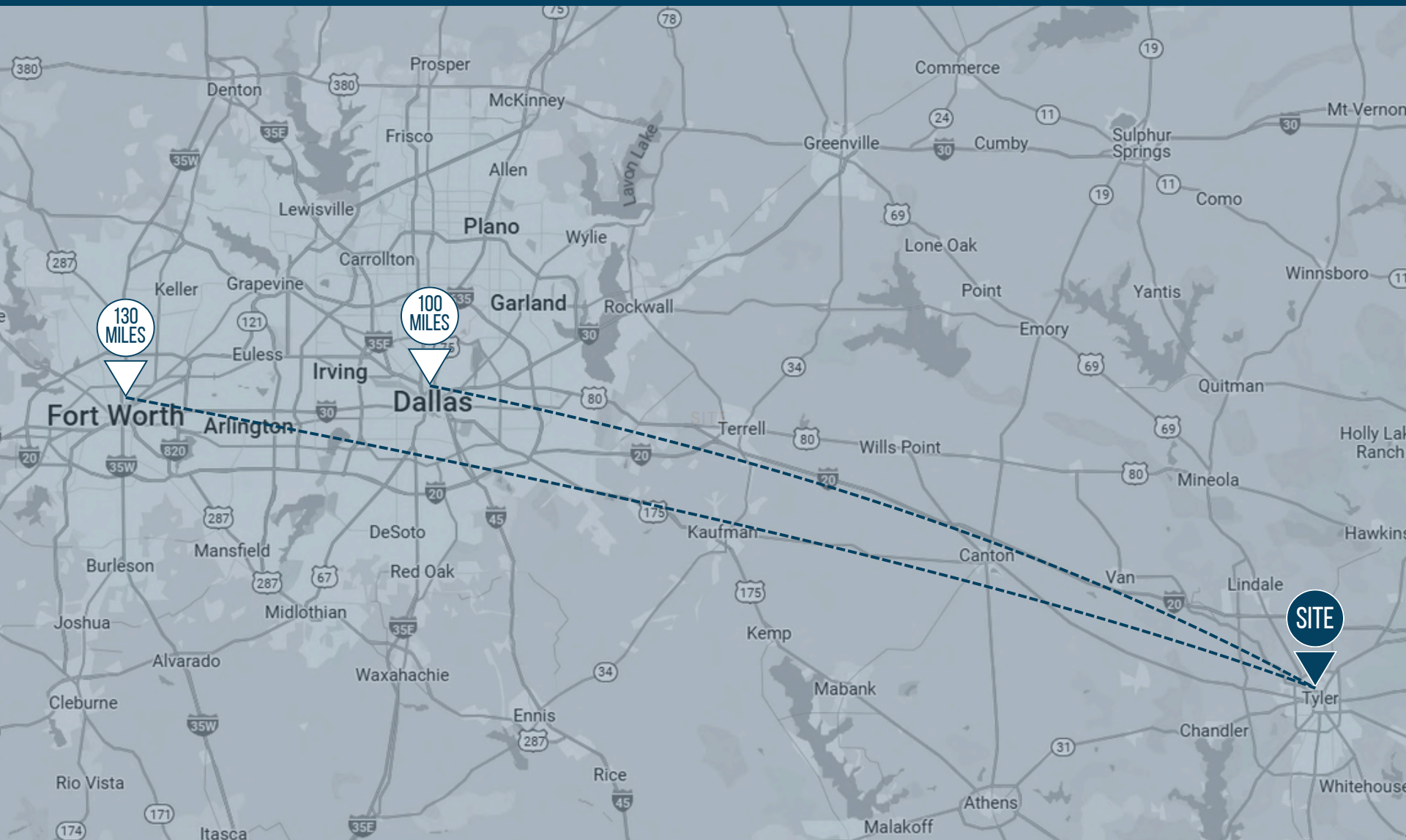
1,491 - 10,639 SF AVAILABLE



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

FOR LEASE | HIGHLAND VILLAGE

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DEREK ANTHONY

(817) 991 - 5072
DEREK@WAYPOINT-RED.COM

2920 ALTA MERE DR
FORT WORTH, TX 76116

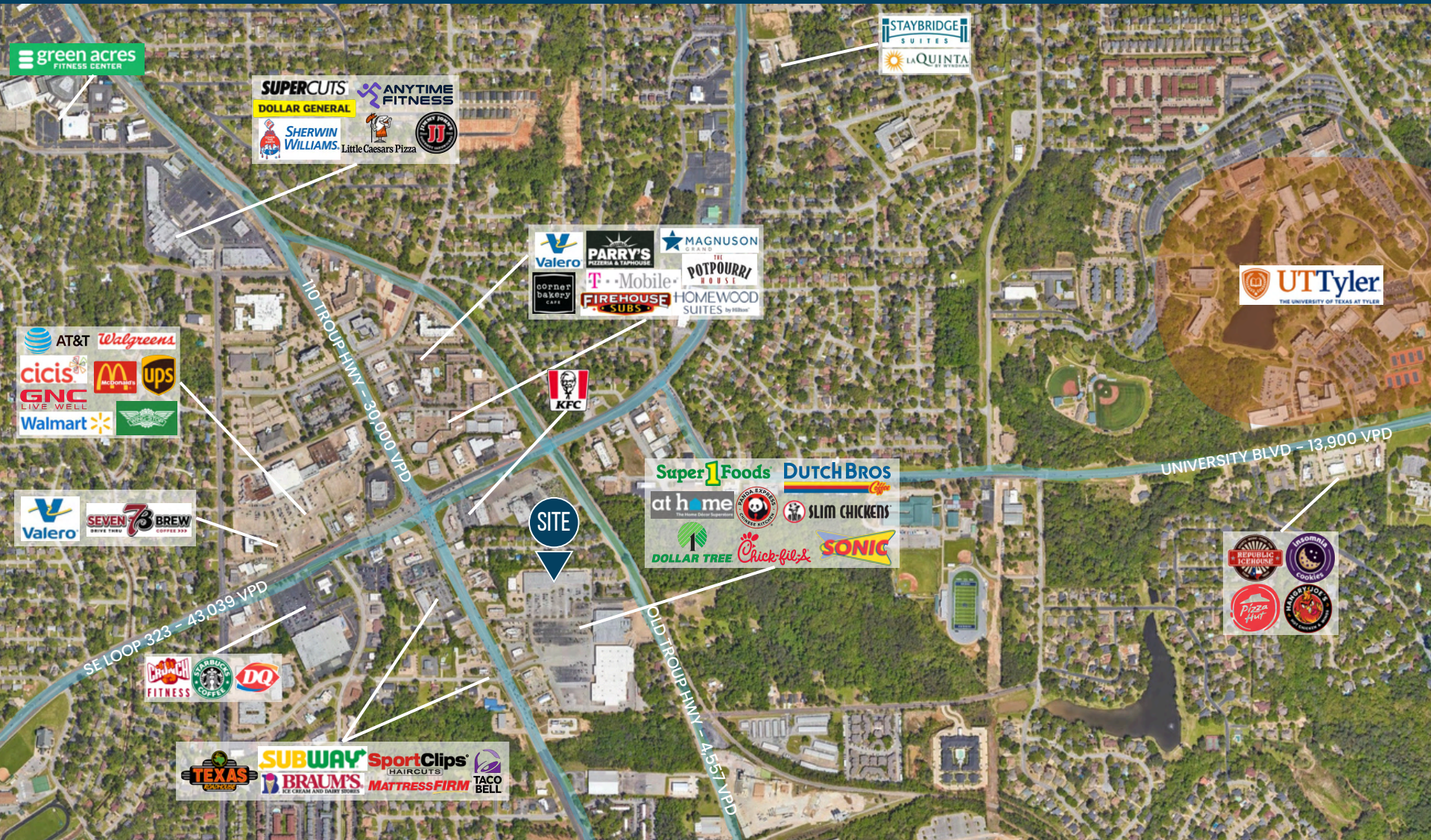
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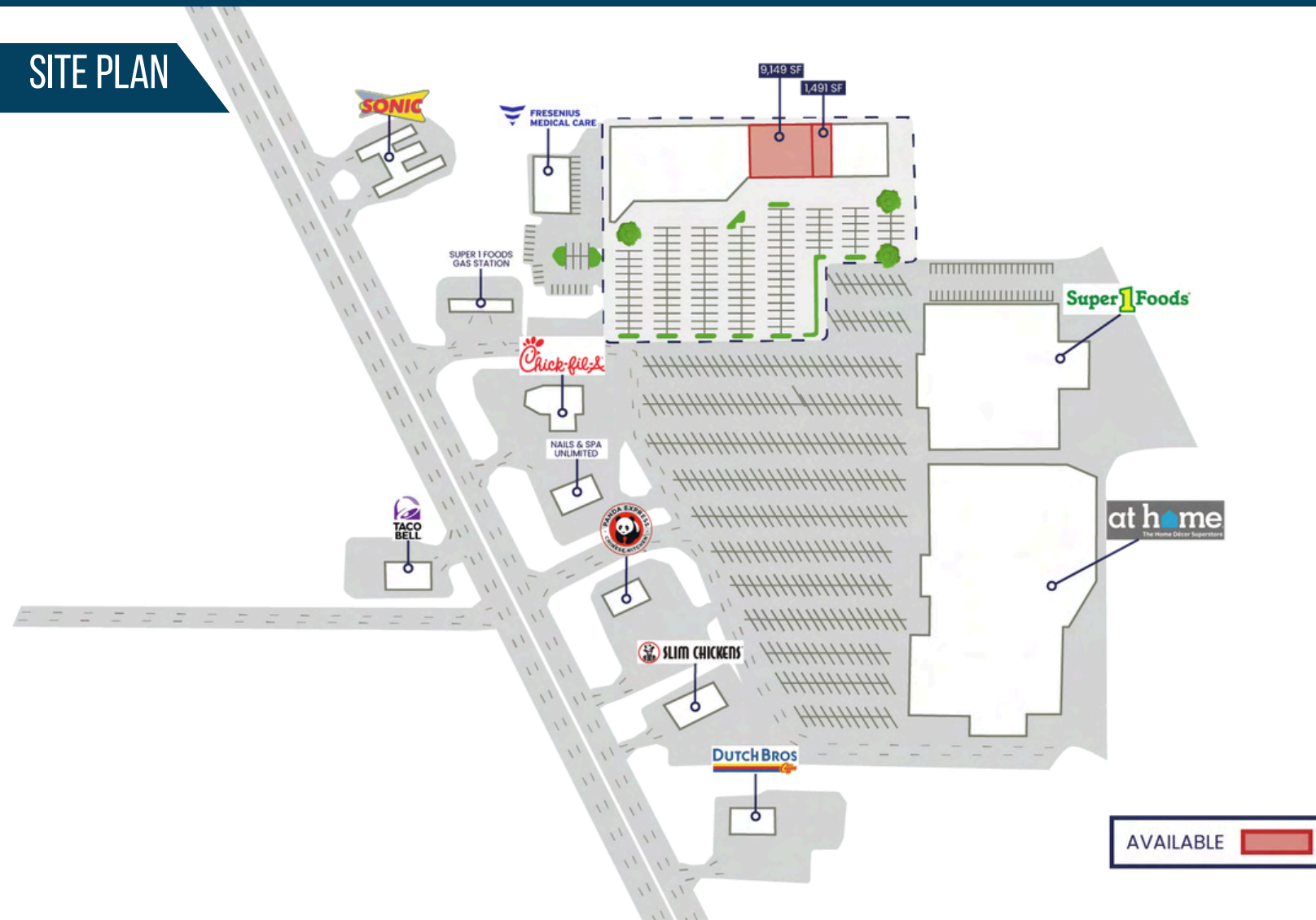
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3826 TROUP HWY, TYLER, TX 75703

SITE PLAN



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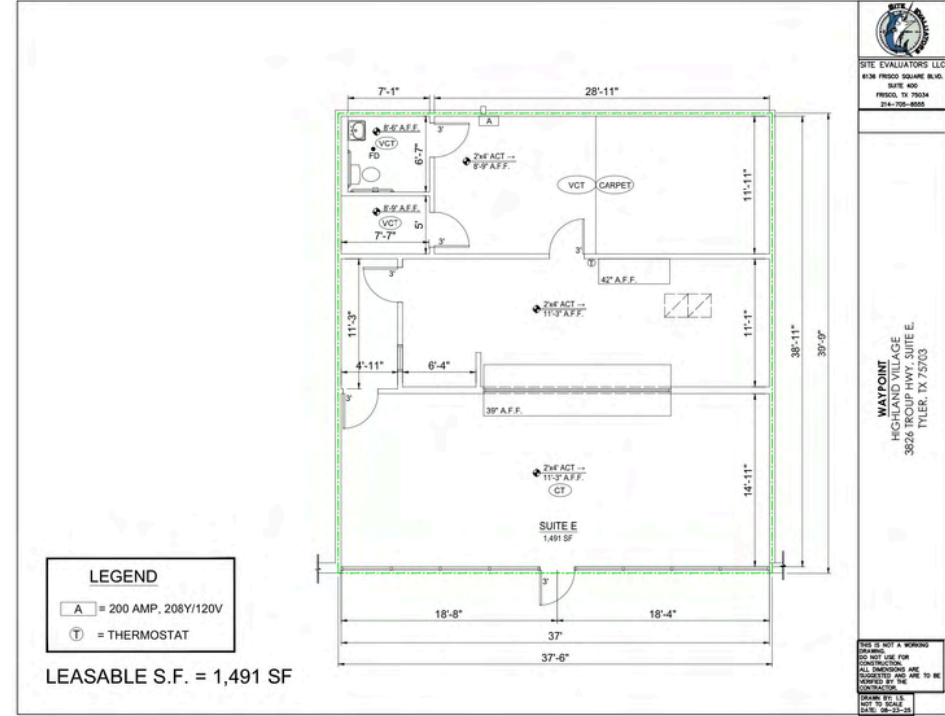
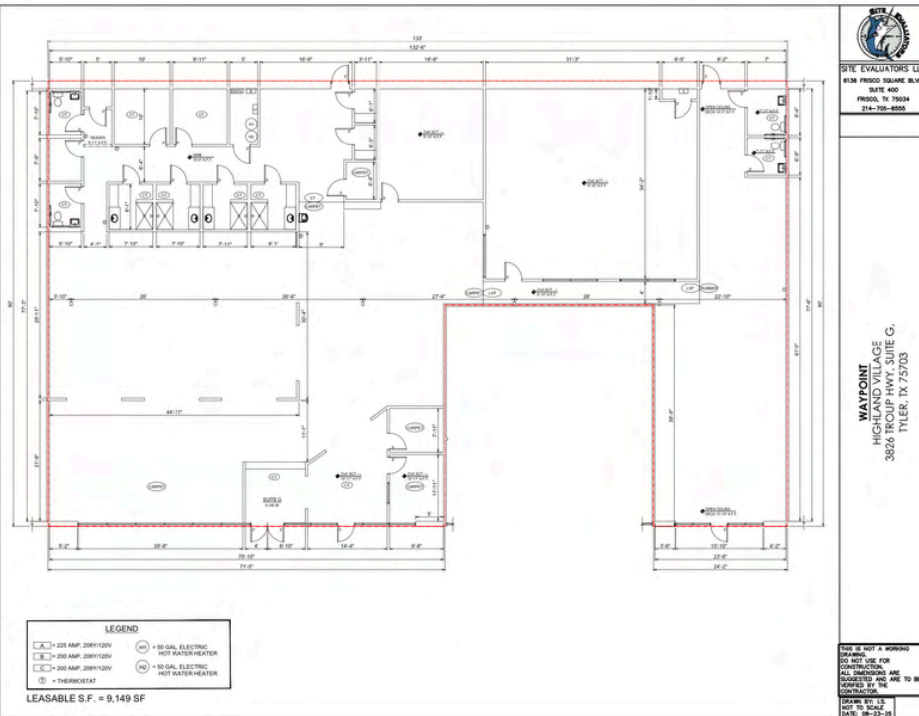
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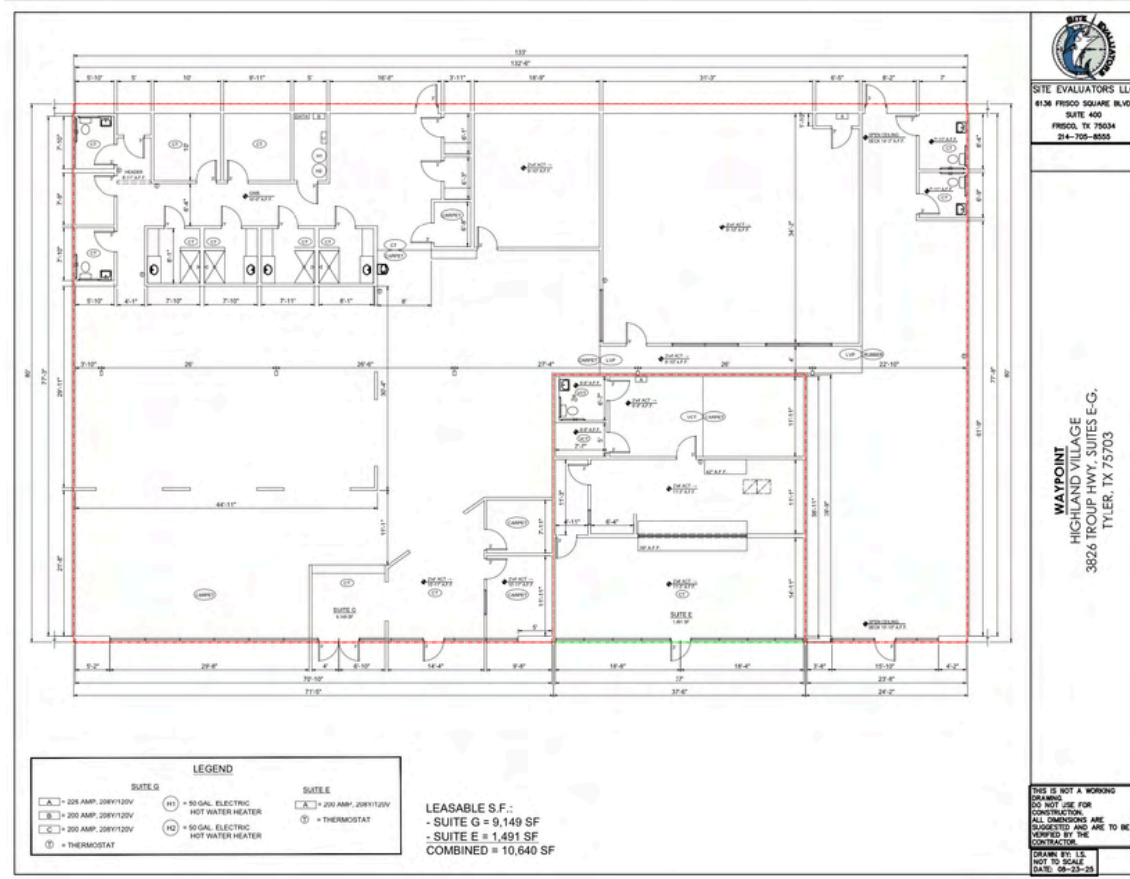
SITE PLAN



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PROPERTY OVERVIEW

- Adjacent frontage QSR chains include: Chick-fil-a, Sonic, Panda Express, Slim Chickens, and Dutch Bros
- 1,491 - 10,640 SF available for lease (2nd gen)
- 60,156 population within 3 miles
- 39,000 VPD on Troup Highway
- 42,000 VPD on SE Loop 323
- Less than 5 miles from downtown Tyler, TX
- Easy ingress and egress from both Troup Highway and SE Loop 323
- Cross-access parking throughout adjacent Shopping Centers
- Parking stalls: 581
- Year built: 2000
- Clear height: 14'
- Sprinkler: Yes








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	# AVERAGE VISITS PER MONTH	TOTAL # VISITS OVER THE LAST YEAR	PERCENTILE RANKING
	53,361	426,890	85th%
	33,134	265,071	73rd%
	27,568	220,543	77th%
	30,569	244,550	80th%
	45,445	272,669	96th%

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**# AVERAGE VISITS
PER MONTH**

**# VISITS OVER THE
LAST YEAR**

**PERCENTILE
RANKING**



39,025

312,201

79th%



33,427

267,412

86th%



52,704

421,631

96th%



32,593

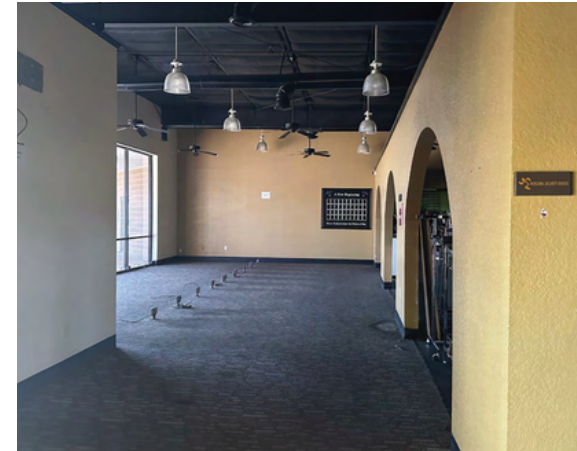
260,746

96th%

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ANYTIME FITNESS SPACE



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TOP EMPLOYERS IN TYLER, TX

Southside Bank HQ
⦿ Finance 400

Target Distribution Center
⦿ Distribution 1,000

The University of Texas at Tyler
⦿ Education 1,200

Tyler Independent School District HQ
⦿ Education 2,550

Tyler Junior College HQ
⦿ Education 1,000

UT Health Science Center
⦿ Healthcare 1,450

Walmart
⦿ Retail 1,500

Tyler Pipe
⦿ Manufacturing 430

Sanderson Farms
⦿ Food-Processing 1,750

Trane Technologies HQ
⦿ Manufacturing 2,500

Baylor Scott & White - Texas Spine & Joint Hospital HQ
⦿ Healthcare 400

UT Health East Texas HQ
⦿ Healthcare 4,500

Brookshire Grocery Company HQ
⦿ Retail 1,450

CHRISTUS Mother Francis Hospital HQ
⦿ Healthcare 5,000

City of Tyler HQ
⦿ Government 850

Delek USA
⦿ Energy 310

Fresenius Medical Care
⦿ Healthcare 350

John Soules Foods HQ
⦿ Food-Processing 1,000

Optimum
⦿ Communications 1,150

Smith County HQ
⦿ Government 850



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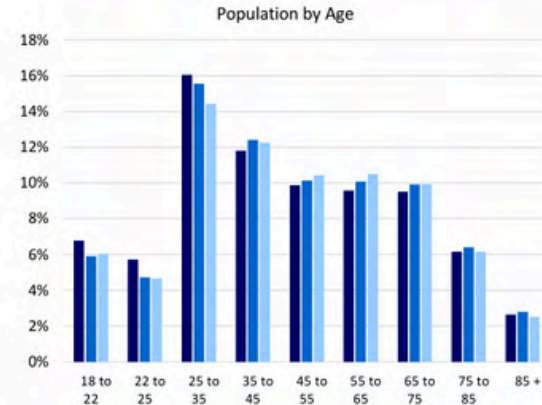
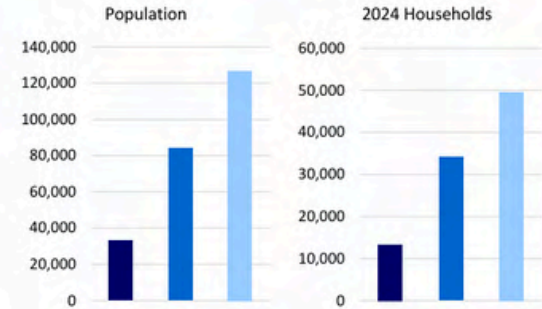
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DEMOGRAPHICS

Consumer Profile Report

STI: PopStats, 2024 Q4

	2 Miles		4 Miles		6 Miles	
Current						
2024 Population	32,747	---	83,886	---	126,753	---
2029 Projected Population	32,518	---	83,330	---	127,228	---
Pop Growth (%)	-0.7%	---	-0.7%	---	0.4%	---
2024 Households	13,277	---	34,028	---	49,520	---
2029 Projected Households	13,168	---	33,787	---	49,696	---
HH Growth (%)	-0.8%	---	-0.7%	---	0.4%	---
Census Year						
2010 Population	29,813	---	75,800	---	111,936	---
2020 Population	32,065	---	81,365	---	121,523	---
Pop Growth (%)	7.6%	---	7.3%	---	8.6%	---
2010 Households	12,481	---	30,924	---	43,366	---
2020 Households	13,010	---	32,995	---	47,455	---
HH Growth (%)	4.2%	---	6.7%	---	9.4%	---
Total Population by Age						
Average Age (2024)	38.7		39.4		39.1	
Children (2024)						
0 - 4 Years	2,182		5,588		8,263	
5 - 9 Years	1,820		4,778		7,767	
10-13 Years	1,384		3,794		6,228	
14-17 Years	1,819		4,426		7,121	
Adults (2024)						
18 to 22	2,216	6.8%	4,950	5.9%	7,622	6.0%
22 to 25	1,869	5.7%	3,956	4.7%	5,906	4.7%
25 to 35	5,251	16.0%	13,048	15.6%	18,294	14.4%
35 to 45	3,863	11.8%	10,406	12.4%	15,526	12.2%
45 to 55	3,230	9.9%	8,493	10.1%	13,201	10.4%
55 to 65	3,133	9.6%	8,439	10.1%	13,287	10.5%
65 to 75	3,114	9.5%	8,312	9.9%	12,572	9.9%
75 to 85	2,008	6.1%	5,362	6.4%	7,802	6.2%
85 +	859	2.6%	2,334	2.8%	3,164	2.5%



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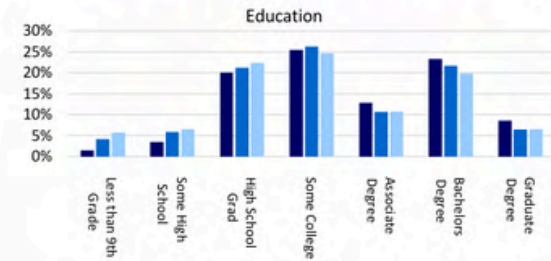
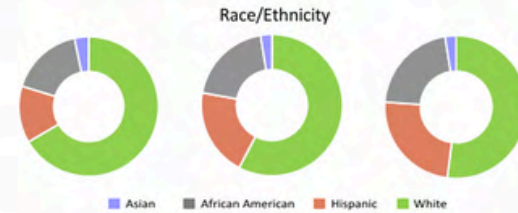
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Population by Race/Ethnicity (2024)						
White, Non-Hispanic	20,901	63.8%	46,391	55.3%	63,438	50.0%
Hispanic	4,145	12.7%	16,158	19.3%	29,426	23.2%
Black	5,340	16.3%	15,762	18.8%	26,092	20.6%
Asian	1,024	3.1%	2,085	2.5%	3,042	2.4%
Language at Home (2024)						
Spanish	2,199	7.2%	10,815	13.8%	21,266	17.9%
Asian Language	255	0.8%	538	0.7%	1,102	0.9%
Ancestry (2024)						
American Indian (ancestry)	78	0.2%	230	0.3%	308	0.2%
Hawaiian (ancestry)	13	0.0%	41	0.0%	46	0.0%
Household Income (2024)						
Per Capita Income	\$40,970	---	\$37,704	---	\$36,631	---
Average HH Income	\$101,049	---	\$92,949	---	\$93,762	---
Median HH Income	\$76,099	---	\$68,797	---	\$69,357	---
Less than \$25,000	1,644	12.4%	5,083	14.9%	7,548	15.2%
\$25,000 - \$34,999	1,210	9.1%	3,059	9.0%	4,117	8.3%
\$35,000 - \$49,999	1,555	11.7%	4,277	12.6%	6,141	12.4%
\$50,000 - \$74,999	2,130	16.0%	5,994	17.6%	8,869	17.9%
\$75,000 - \$99,999	2,108	15.9%	4,729	13.9%	7,133	14.4%
\$100,000 - \$149,999	2,394	18.0%	5,886	17.3%	8,278	16.7%
\$150,000 - \$199,999	1,420	10.7%	3,032	8.9%	4,193	8.5%
\$200,000+	816	6.1%	1,968	5.8%	3,240	6.5%
Education (2024)						
Less than 9th Grade	306	1.4%	2,340	4.1%	4,784	5.7%
Some High School	740	3.4%	3,290	5.8%	5,450	6.5%
High School Grad	4,290	20.0%	11,940	21.2%	18,707	22.3%
Some College	5,451	25.4%	14,806	26.3%	20,656	24.6%
Associate Degree	2,746	12.8%	6,004	10.6%	8,953	10.7%
Bachelors Degree	4,993	23.3%	12,226	21.7%	16,623	19.8%
Graduate Degree	1,836	8.6%	3,638	6.5%	5,458	6.5%



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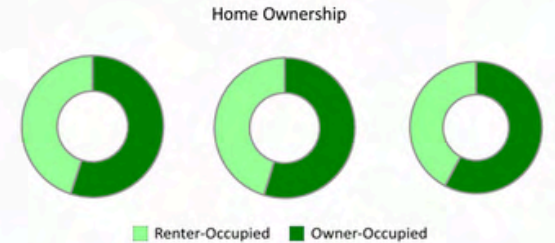
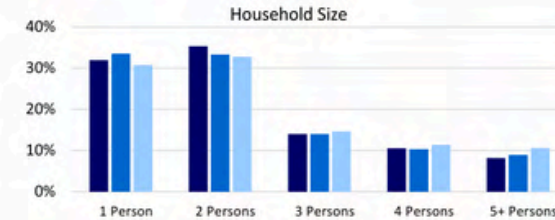
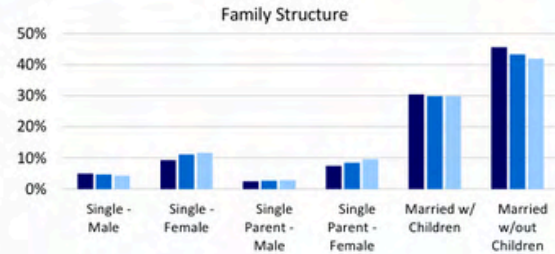
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Family Structure (2024)	7,749		19,966		30,923	
Single - Male	379	4.9%	937	4.7%	1,316	4.3%
Single - Female	717	9.3%	2,215	11.1%	3,599	11.6%
Single Parent - Male	186	2.4%	522	2.6%	873	2.8%
Single Parent - Female	574	7.4%	1,683	8.4%	2,935	9.5%
Married w/ Children	2,360	30.5%	5,959	29.8%	9,237	29.9%
Married w/out Children	3,533	45.6%	8,649	43.3%	12,962	41.9%
Household Size (2024)						
1 Person	4,240	31.9%	11,409	33.5%	15,219	30.7%
2 Persons	4,696	35.4%	11,330	33.3%	16,207	32.7%
3 Persons	1,861	14.0%	4,773	14.0%	7,228	14.6%
4 Persons	1,395	10.5%	3,498	10.3%	5,609	11.3%
5+ Persons	1,085	8.2%	3,018	8.9%	5,259	10.6%
Home Ownership (2024)	13,277		34,028		49,520	
Owners	7,305	55.0%	18,640	54.8%	28,627	57.8%
Renters	5,972	45.0%	15,387	45.2%	20,894	42.2%
Components of Change (2024)						
Births	468	1.4%	1,143	1.4%	1,698	1.3%
Deaths	257	0.8%	671	0.8%	979	0.8%
Migration	-35	-0.1%	381	0.5%	430	0.3%
Unemployment Rate (2024)		4.4%		4.4%		4.3%
Employment, Pop 16+ (2024)	26,473		67,563		100,983	
Armed Services	26	0.1%	26	0.0%	35	0.0%
Civilian	17,602	66.5%	42,476	62.9%	63,312	62.7%
Employed	16,816	63.5%	40,662	60.2%	60,659	60.1%
Unemployed	786	3.0%	1,814	2.7%	2,653	2.6%
Not in Labor Force	8,871	33.5%	25,087	37.1%	37,671	37.3%
Businesses						
Establishments	1,613	---	3,992	---	5,140	---
Employees (FTEs)	26,387	---	61,051	---	77,513	---



WHY DEVELOP & DO BUSINESS IN TYLER, TEXAS?

Tyler, Texas—known as the “Rose Capital of America”—is a thriving commercial center in East Texas with a population of over 115,000 and a regional trade area of more than 250,000. Just 90 miles east of Dallas, Tyler combines strategic location with affordability, making it a prime destination for development and business growth.

The city’s economy is anchored by major sectors including healthcare, education, manufacturing, energy, and retail. Employers like UT Health East Texas, CHRISTUS Trinity Mother Frances, and Brookshire Grocery Company help drive the local economy. Tyler also supports business growth through tax abatements, workforce training programs, and other economic incentives provided by the Tyler Economic Development Council.

Real estate development is strong, driven by population growth and demand for new retail, residential, and industrial space. Tyler offers relatively low land and construction costs compared to major Texas metros, yet continues to see rising consumer activity and long-term investment opportunities. Beyond business, Tyler delivers an excellent quality of life with strong schools, the University of Texas at Tyler, extensive park systems, and a vibrant cultural scene. For developers and business owners seeking a stable, growing, and pro-business market, Tyler stands out as a smart place to invest.

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WAYPOINT CURRENT LISTINGS



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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