

3 Property Package | FOR SALE

2001 SOUTH BECKHAM • 2011 SOUTH BECKHAM • 2103 SOUTH FLEISHEL

PRICE: \$865,000



**PATTERSON
COMMERCIAL**
Property Group

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SOUTH BECKHAM PROPERTIES

2001 & 2011 S Beckham, 2103 S Fleishel
Tyler, TX

2001 SOUTH BECKHAM



2011 SOUTH BECKHAM



2103 SOUTH FLEISHEL



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Rare real estate investment opportunity in Midtown Tyler, Texas! Three contiguous tracts comprised of +/- 1.09 acres with a considerable +/- 439' of frontage along South Beckham Avenue. There are three updated homes, built between 1933-1940, that have been leased to an office user and a hair salon, as well as short-term rental being operated by the seller. With the current zoning of Adaptive Reuse (AR) and Restricted Professional Office (RPO), there is potential to redevelop the site into medical or professional office use.

Property information	
Building Address	2001 South Beckham
Size	1,578 sf, 3 bed, 2 bath, with sunroom
Year Built	1937
Zone	AR, Adaptive Reuse
Rate	\$1,550 per month, tenant pays increases in taxes and insurance over 2020 rates
Term	Current tenant lease expires December 2025
Building Address	2011 South Beckham
Size	1,778 sf, 3 bed, 2 bath
Year Built	1933
Zone	RPO, Restricted Professional Office
Rate	\$1,850 per month, tenant pays increases in taxes and insurance over 2022 rates
Term	Current tenant lease expires December 2025
Building Address	2103 South Fleishel
Size	1,537 sf, 3 bed, 1 bath, with sunroom
Year Built	1940
Zone	RPO, Restricted Professional Office
Rate	Seller is currently operating the property as a short-term rental

SOUTH BECKHAM PROPERTIES

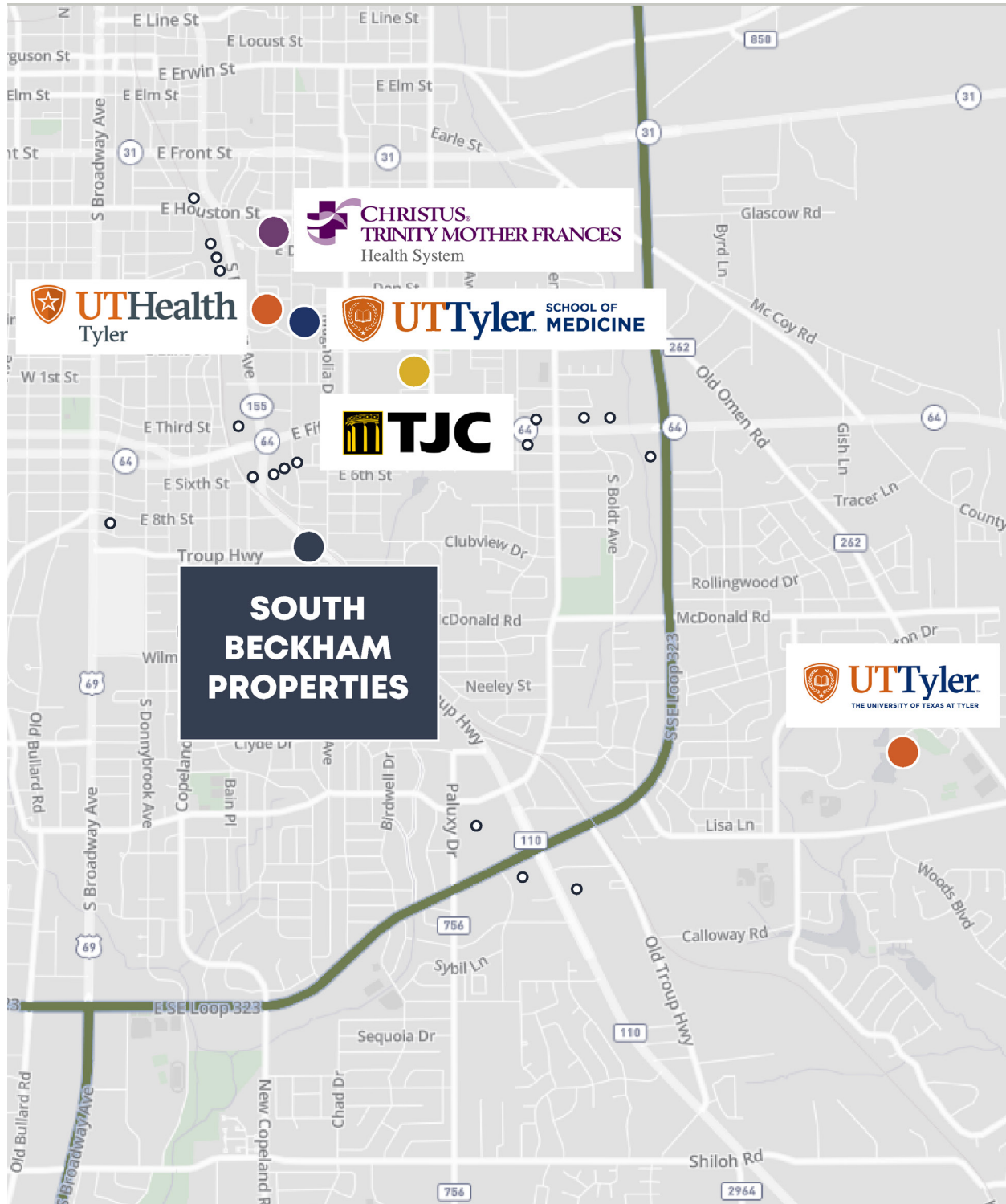
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DRIVE TIMES

- **3 minutes**
UT HEALTH
- **3 minutes**
UT TYLER
MEDICAL SCHOOL
- **3 minutes**
TJC
- **5 minutes**
CHRISTUS
- **7 minutes**
UT TYLER

RESTAURANTS

- STANLEY'S FAMOUS
PIT BBQ
- THE CATCH
- MAMA'S
- FIRST WATCH
- HAPPY'S FISH HOUSE
- JUCYS HAMBURGERS
- POSADOS CAFE
- JERSEY MIKE'S SUBS
- MANNY'S TEX-MEX
- DOMINO'S PIZZA
- SUBWAY
- PAPA JOHNS PIZZA
- SCHLOTSKY'S
- WHATABURGER
- TEXAS ROADHOUSE
- COUNTRY KITCHEN
- CHICK-FIL-A



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Redevelopment Opportunity

- Zoned AR & RPO
- Fit for medical office
- 1.09 Acres



Premier Location

- About a mile from the Medical District



Highly Trafficked

- +25,000 average annual daily traffic count per TxDOT

