



OFFICE BUILDING FOR SALE | \$1,250,000

LEASED NEW CONSTRUCTION INVESTMENT OPPORTUNITY

5647 KPE Way, Bldg A1, Tyler, TX 75703

Matthew Marshall, CCIM
FOUNDING PARTNER
903.581.3737 | matthew@draketexas.com

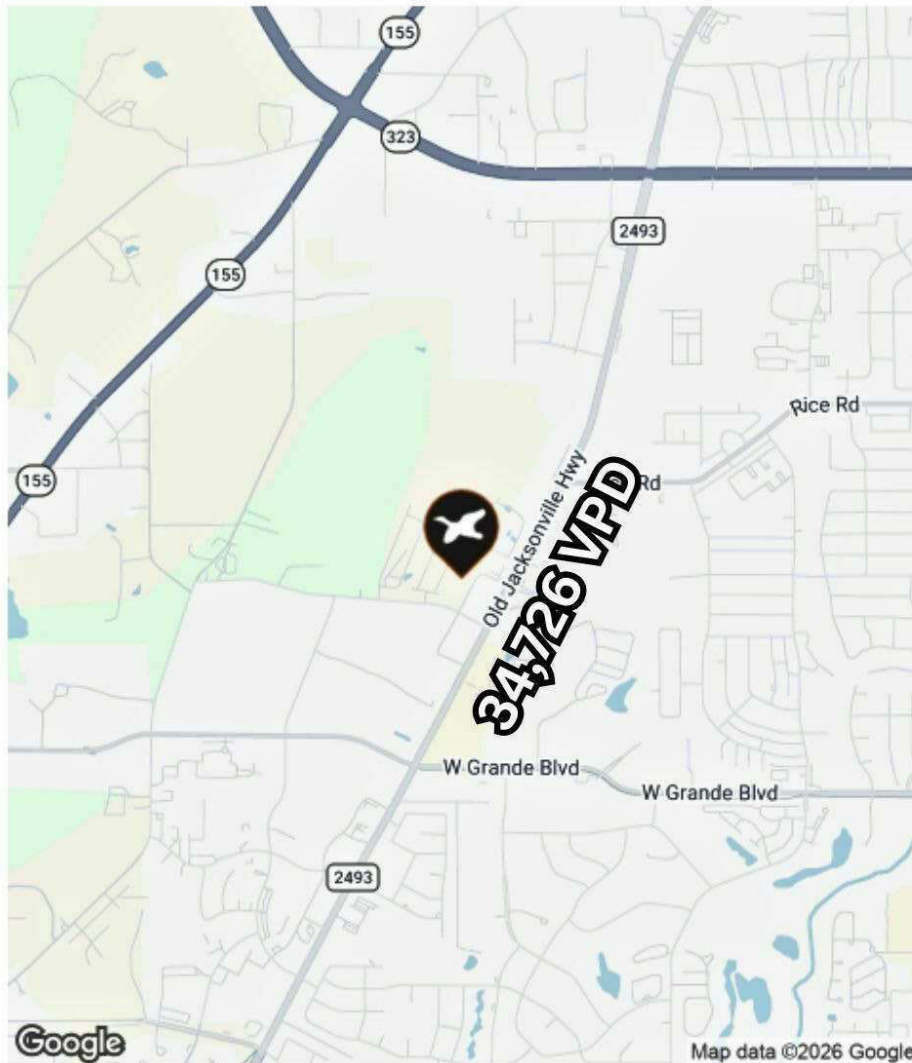
Casey Hymer
FOUNDING PARTNER
903.245.5950 | casey@draketexas.com



Drake Real Estate & Investments
903.581.3737 [DRAKETEXAS.COM](https://www.draketexas.com)

PROPERTY SUMMARY

Leased New Construction Investment Opportunity | Tyler, TX 75703



SALE PRICE

\$1,250,000

LOCATION

5647 KPE Way, Tyler, TX 75703

LEASE COMMENCEMENT

September 2026

YEAR BUILT

2026

DELIVERY CONDITION

Turn Key Office/Tenant's Plans and Specs

PARKING

99 Total (Shared)

USE

Office

ZONING

C-1 General Commercial (allows for Office/Retail/Medical)

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PROPERTY RENDERING

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FINANCIALS

Leased New Construction Investment Opportunity | Tyler, TX 75703

TENANT:	CMG Mortgage, Inc.		
BUILDING:	3,480 SF		
LEASE TERM:	3 Years		
LEASE COMMENCEMENT:	September 1, 2026		
LEASE TYPE:	NNN		
RENT INCREASES:	3.00% Annually		
CAP RATE:	7.25%		
REMAINING LEASE TERM:	3 Years		
RENT SCHEDULE:	9/1/26 - 8/31/27	\$90,480.00	
	9/1/27 - 8/31/28	\$93,194.40	3.00%
	9/1/28 - 8/31/29	\$95,990.28	3.00%



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CMG Mortgage, Inc. (dba **CMG Financial / CMG Home Loans**, NMLS #1820) is a **privately held** mortgage banking firm founded in 1993 and wholly owned by Christopher M. George (Founder & CEO).

Headquartered in San Ramon, CA, it is a top-tier national independent lender originating **\$20B+** annually in residential purchase and refinance loans.

The company operates nationwide through **retail, wholesale, and correspondent channels** across all 50 states and U.S. territories.



DRAKE REAL ESTATE & INVESTMENTS
11621 CR 166, TYLER, TX 75703

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