

# RETAIL / OFFICE SPACE FOR SALE

WEST VILLAGE: 5647 KPE WAY TYLER, TX 75703



\$225/SF





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## DELIVERY

SPRING 2026

SHELL CONDITION



## BUILDINGS

3



## ZONING

C-1



## YEAR BUILT

2026



## PARKING

99 TOTAL



## TRAFFIC

34,726 VPD

(TXDOT '24)



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## BUILDING A

OPTION 1 (FULL BUILDING) 3,480 SF

**\$783,000**

OPTION 2 (HALF BUILDING) 1,740 SF

**\$391,000**

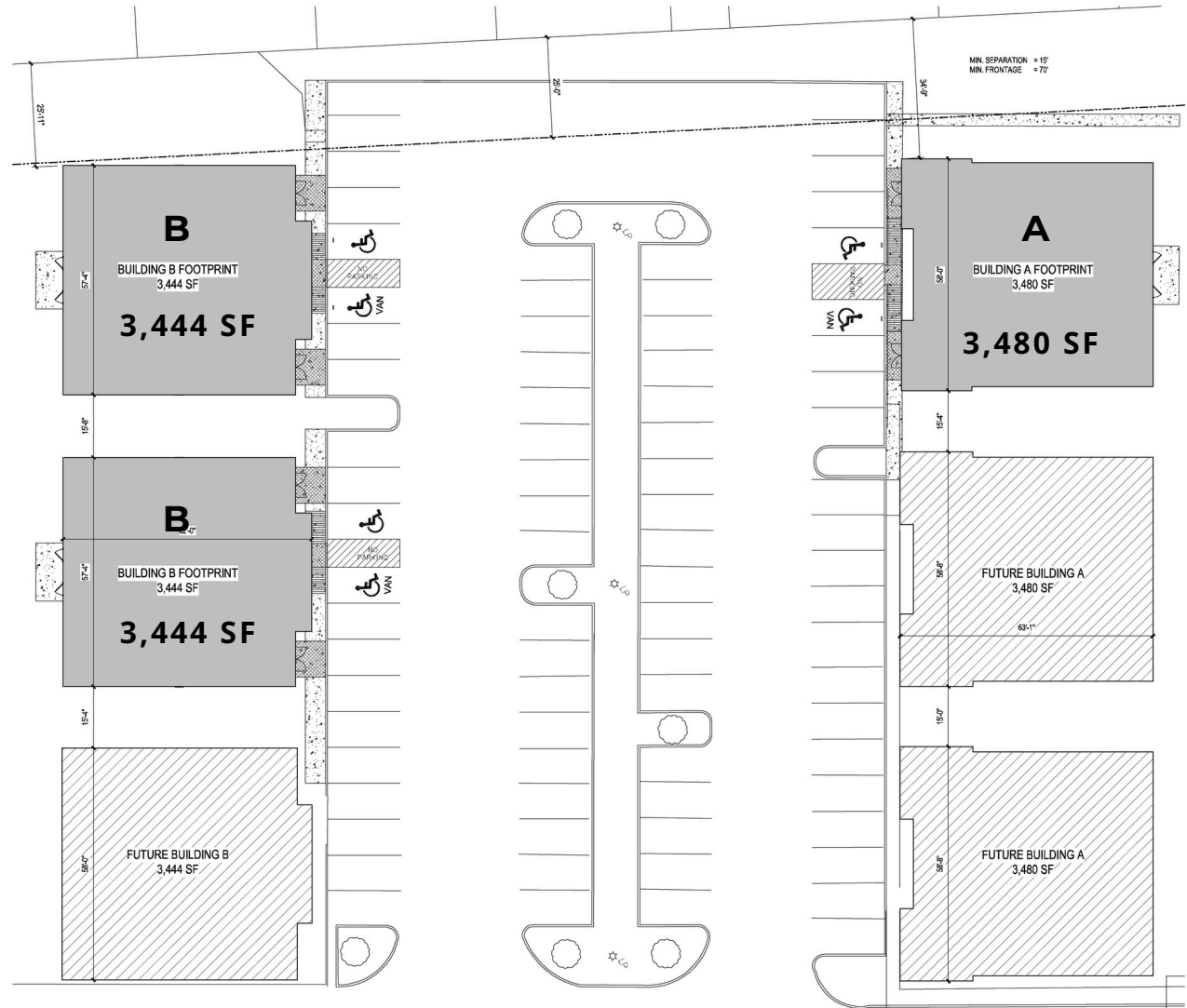
## BUILDING B

OPTION 1 (FULL BUILDING) 3,444 SF

**\$774,000**

OPTION 2 (HALF BUILDING) 1,722 SF

**\$387,450**



1 SITE PLAN  
SCALE: 1/16" = 1'-0"



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FOR MORE INFO



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