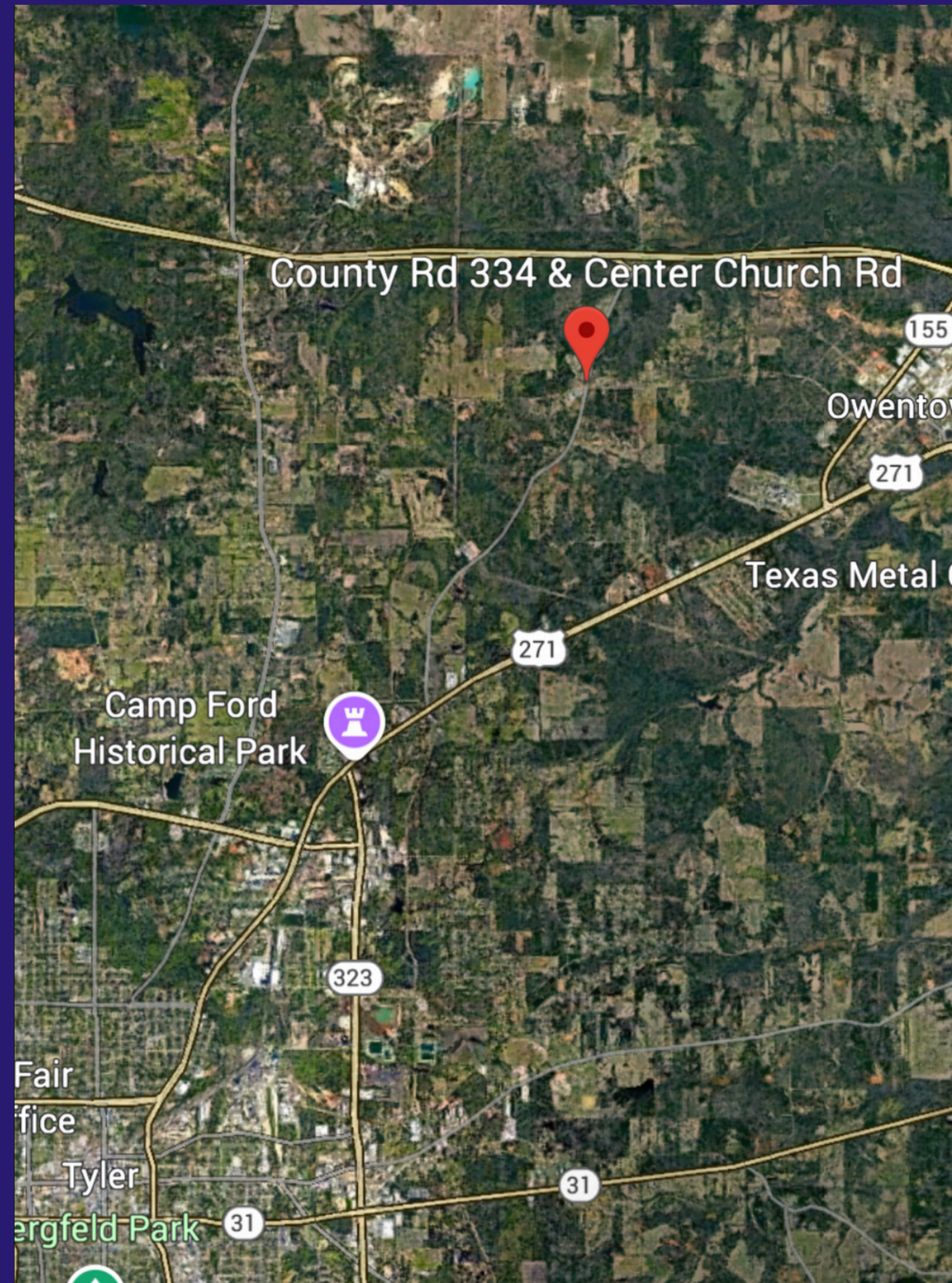
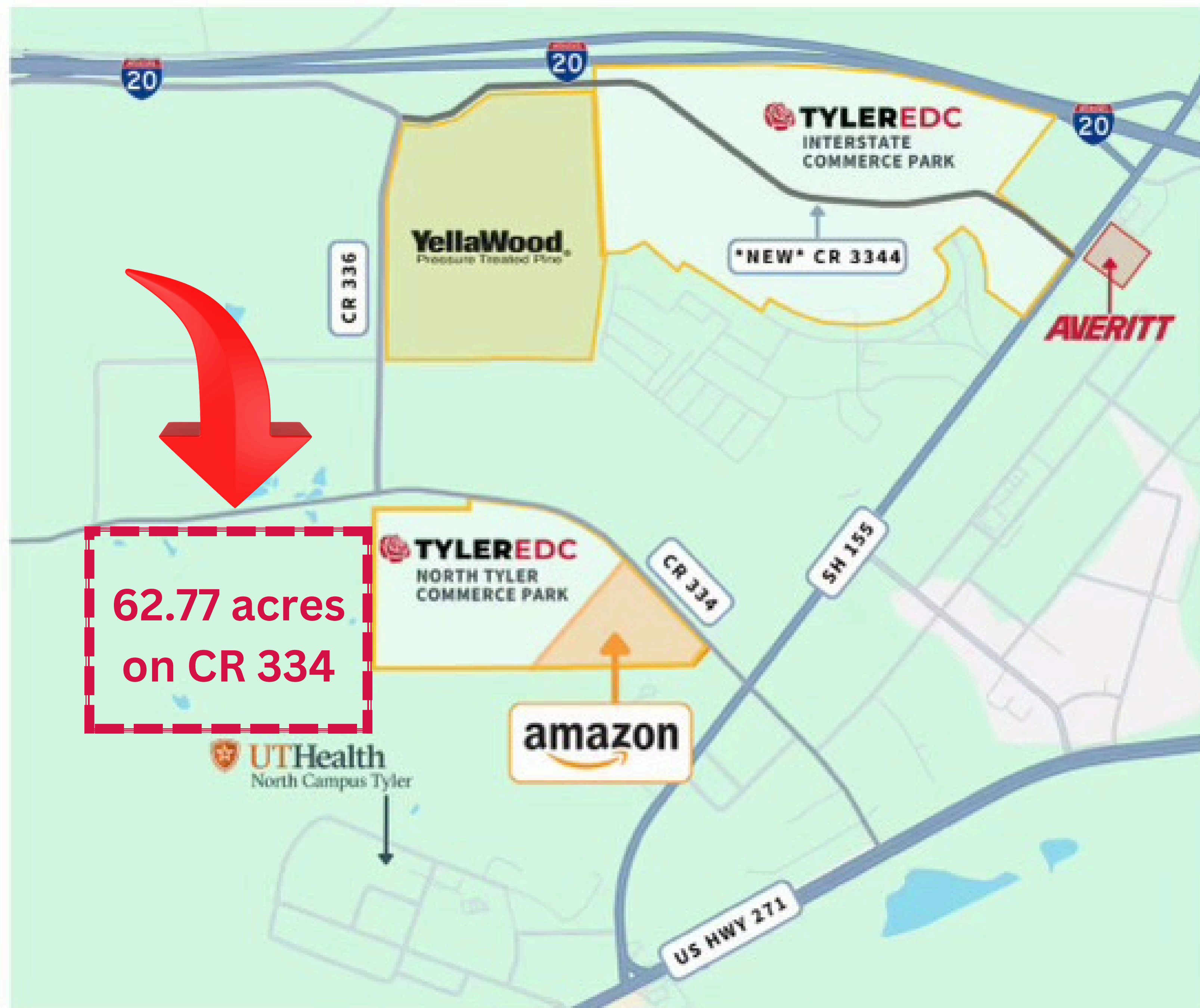


BLUE STAR SOLUTIONS, LLC



TBD CR 334 & CR 336 Center Church Road
Tyler, TX 75708



Map showing the future location of Amazon's new facility and other TEDC projects. (TEDC)

Prime 62.77-Acre Commercial Land –

Next to Amazon's New 300,000 SF Facility | Ideal for Amazon Suppliers & Logistics

📍 Address: TBD CR 334 (Center Church Rd), Tyler, TX

📍 Directly Adjacent to Amazon's New 300,000 SF Warehouse | Immediate Access to I-20 | Prime Industrial & Logistics Hub

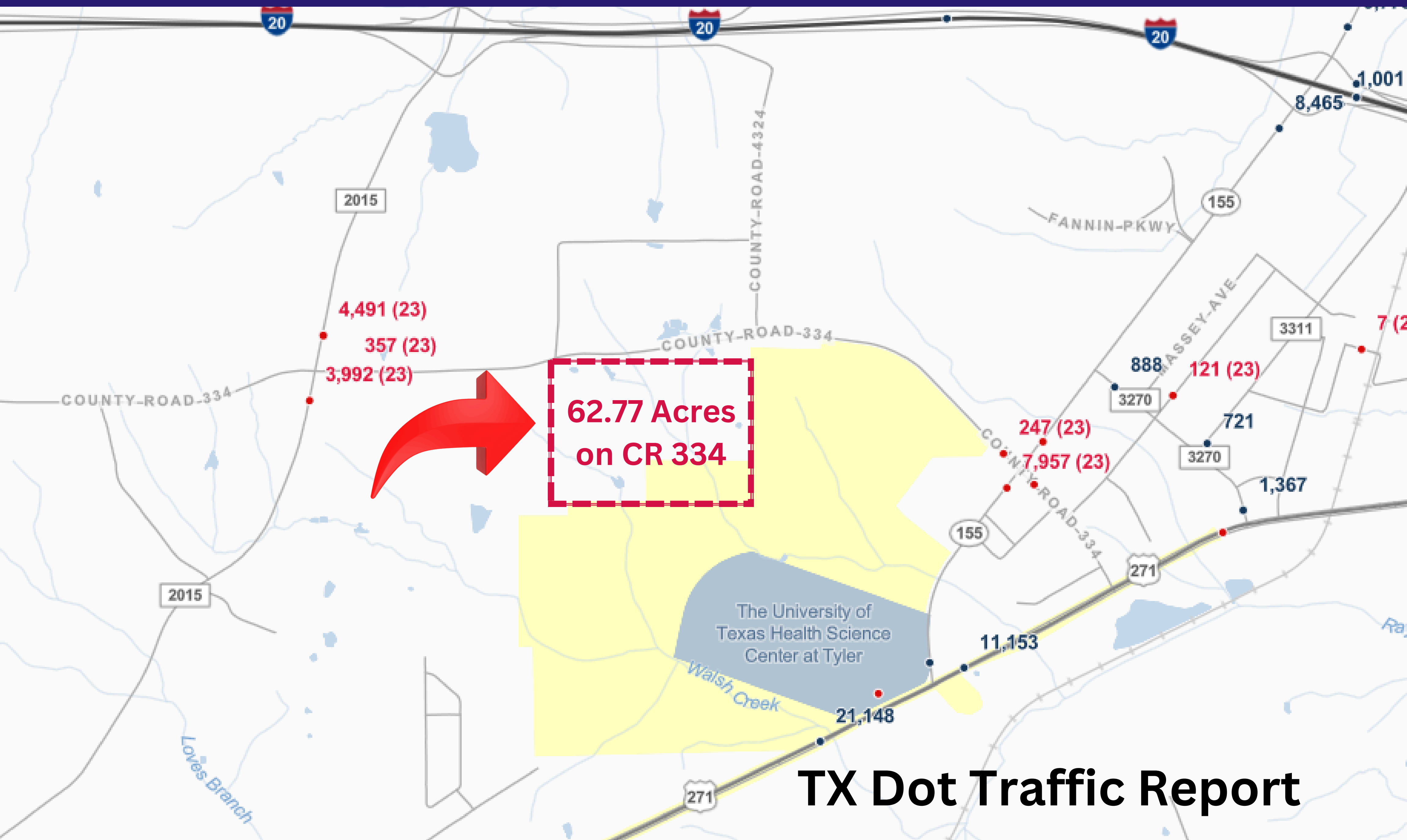
Property Overview:

This exceptional 62.77-acre commercial land opportunity is situated directly next to Amazon's newest 300,000 SF warehouse facility in Tyler, Texas—one of Amazon's largest warehouse locations in Texas. Located just 0.5 miles south of Interstate 20, at the intersection of CR 334 & CR 336. This property is positioned exactly midway between Dallas and Shreveport (90 miles from both), making it a prime location for businesses supporting Amazon, logistics, and/ or industrial development.

Additionally, this property sits directly south of the 450-acre Tyler EDC Interstate Commerce Park and its first tenant, Yellowwood, as well as adjacent to its newest expansion, the North Tyler Commerce Park—both of which are poised for massive commercial and industrial growth over the next four years.

Why This Location is a Game-Changer:

- Directly Next to Amazon's New 300,000 SF Distribution Center – The best location for any company wanting to be in Amazon's supply chain ecosystem.
- Strategically Positioned Between Two Major Metro Areas – 90 miles from both Dallas and Shreveport, offering unparalleled connectivity.
- Proximity to the Booming Tyler EDC Interstate Commerce Park & North Tyler Commerce Park – A 450-acre development set to transform East Texas' industrial and commercial landscape.
- Immediate Access to Interstate 20 & the Newly Constructed Highway CR 3344 – Providing even easier transportation and logistics efficiency.
- Established Infrastructure – Utilities Ready to Go – Water, electric, and fiber internet are already at the road at the front of the property for seamless development.
- Flexible Development Options – Available for sale, land lease, or subdivision to suit various business needs.
- High-Traffic Exposure & Rapid Commercial Growth – A prime investment opportunity in a region experiencing unprecedented expansion.



Ideal Uses:

- Logistics & Warehousing – A perfect hub for Amazon supply chain partners, 3PL providers, and freight operations.
- Industrial & Manufacturing – Ideal for companies in distribution, manufacturing, and e-commerce fulfillment.
- Retail, Trucking, & Commercial Services – Fuel stations, truck stops, hotels, and quick-service restaurants will thrive in this high-traffic location.
- Corporate Headquarters & Business Parks – Take advantage of proximity to Amazon and the Tyler EDC Industrial Parks.

Surrounding Development & Investment Potential:

- PRIME COMMERCIAL LAND FOR SALE OR LEASE – NEXT TO AMAZON'S NEW 300,000 SF WAREHOUSE!
- TBD CR 334 & CR 336 Center Church Rd, Tyler, TX
- 62.77 acres directly next to Amazon's massive new facility & Tyler's top commercial developments!
- For Sale: \$45K/acre | Land Lease & Subdivision Available
- 0.5 miles from I-20 – Direct access between Dallas & Shreveport (90 miles from both!)
- Adjacent to Tyler's two newest mega commercial developments: North Tyler Commerce Park & Tyler EDC Interstate Commerce Park –
- Utilities ready! Water, electric, & fiber at the road
- Perfect for: Logistics, Warehousing, Industrial, Retail, or HQ Development

BLUE STAR SOLUTIONS , LLC

To schedule an appointment, contact:

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