

# EARL CAMPBELL CROSSING

1902 S SW LOOP 323 TYLER, TX 75701



S SW LOOP 323 36,183 VPD

EARL CAMPBELL PKWY 5,703 VPD

1.5 Acres

1.4 Acres

1.3 Acres

4.2 Acres





# EXECUTIVE SUMMARY

## OVERVIEW

ADDRESS:	1902 S SW LOOP 323 TYLER, TX 75701
AVAILABLE:	JUNIOR ANCHOR; 1 ACRE PADS
PROPERTY TYPE:	PAD SITE DEVELOPMENT
PROPERTY NAME:	EARL CAMPBELL CROSSING
NEARBY FEATURES:	SAM'S CLUB (2.2M VISITS/YR), BROOKSHIRE'S GROCERY, CHICK-FIL-A, OPTIMUM
RATE:	PLEASE CALL FOR PRICING
TYPE:	PURCHASE / GROUND LEASE / BUILD-TO-SUIT

## DEMOGRAPHIC SNAPSHOT

	1 mile	3 mile	5 mile
TOTAL POPULATION	3,219	33,670	103,804
DAYTIME POPULATION	3,620	38,524	142,333
MEDIAN HH INCOME	\$68,132	\$79,820	\$84,771
AVERAGE HH INCOME	\$55,303	\$74,352	\$78,981

  
VEHICLES PER DAY  
COMBINED VPD:  
**41,886**

  
AVERAGE  
HOUSEHOLD INCOME  
**\$79,352 (3-MILE)**

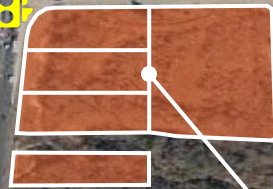
  
TYLER, TX RETAIL  
SALES  
**\$3.2 BILLION +**



EARL CAMPBELL CROSSING

WHITESIDE DRIVE

EARL CAMPBELL PARKWAY



SITE



**EARL CAMPBELL CROSSING**



**CENTRALLY POSITIONED  
IN EAST TEXAS**



# GREATER TYLER METROPOLITAN AREA

## TYLER, TEXAS: A STRATEGIC DESTINATION FOR BUSINESS GROWTH

Tyler, Texas offers a compelling environment for businesses seeking expansion or relocation. Strategically located about 100 miles east of Dallas along major highways like Interstate 20 and U.S. Highways 69 and 271, Tyler provides easy access to key markets, enhancing logistical efficiency. The city's pro-business climate features low taxes, minimal regulations, and no state income tax, significantly reducing operating costs.

In addition to economic advantages, Tyler boasts a skilled workforce supplied by institutions like the University of Texas at Tyler and Tyler Junior College, ensuring a steady stream of qualified professionals in fields such as healthcare, engineering, and technology. The city's diverse economy spans sectors like healthcare, manufacturing, technology, education, and retail, offering stability and opportunities for collaboration. Quality of life is a significant draw, with affordable housing, low crime rates, excellent schools, and abundant cultural and recreational amenities. This attractive environment helps businesses recruit and retain top talent, making Tyler an ideal destination for companies aiming for sustained growth and success.

## NO. 1 BEST CITY FOR RETIREES

USA TODAY, 2024

## NO. 1 BEST CITY TO MOVE TO IN TEXAS

USA TODAY, 2024

**245,209**

ESTIMATED  
POPULATION

**\$72,313**

MEDIAN  
HOUSEHOLD  
INCOME

**416,662**

DAYTIME  
POPULATION

## TYLER MSA POPULATION SNAPSHOT





## EDUCATION

Tyler, Texas is an educational hub in East Texas, home to notable institutions like the University of Texas at Tyler, Tyler Junior College, and Texas College. These schools offer a wide range of programs from vocational training to advanced degrees, contributing to a skilled and educated workforce. The Tyler Independent School District, along with various private and charter schools, provides quality K-12 education, emphasizing academic excellence and diverse learning opportunities.

### 1<sup>ST</sup> SCHOOL OF MEDICINE IN EAST TEXAS

**OVER 24,000 STUDENTS ENROLLED BETWEEN UT TYLER, TJC AND TEXAS COLLEGE IN 2023-2024**

## ENTERTAINMENT

As the "Rose Capital of America," Tyler offers rich entertainment options centered around its rose heritage, including the expansive Tyler Rose Garden and the annual Texas Rose Festival. Cultural attractions abound with the Tyler Museum of Art, live performances at the Cowan Center, and historic venues like Liberty Hall. Outdoor enthusiasts can enjoy Tyler State Park, the Caldwell Zoo, and numerous parks and trails, offering activities like hiking, fishing, and family recreation.

## ECONOMY

Tyler boasts a robust and diverse economy anchored by sectors such as healthcare, manufacturing, retail, and agriculture. Major employers like UT Health East Texas and Trane Technologies fuel a dynamic job market. The city's strategic location along major highways enhances its role as a regional commercial hub. A pro-business climate with low taxes and supportive local governance fosters economic growth and attracts new businesses to the area.



**UT Tyler**  
THE UNIVERSITY OF TEXAS AT TYLER



**TJC**



# EXCLUSIVELY LISTED BY

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