

2ND GENERATION QSR

6849 S. Broadway Ave., Tyler, TX 75703

FOR SALE



Sale Price

\$2,100,000

OFFERING SUMMARY

Building Size:	3,725 SF
Traffic Count:	42,704 (2024)
Lot Size:	0.898 Acres
Year Built:	2006
Zoning:	C-2 (General Commercial)

PROPERTY OVERVIEW

Former Whataburger building For Sale in South Tyler. This prime Walmart outparcel offers unparalleled visibility and is strategically positioned along South Broadway Avenue - Tyler's busiest retail corridor. Available now.

PROPERTY HIGHLIGHTS

- Anchored by Target and Walmart Supercenter - Target recently completed a multi-million dollar remodel to this unit
- 45 parking spots with a double drive-thru lane and a bailout lane
- High growth area, Tyler MSA population 245,000
- Approx. 1.5 miles north of The Village at Cumberland Park, a 90-acre outdoor regional mega-center with dining, retail, hotels, and lifestyle stores
- Property is also available For Lease



Drake Real Estate & Investments
11621 CR 166, Tyler, TX 75703
903.581.3737

DRAKETEXAS.COM

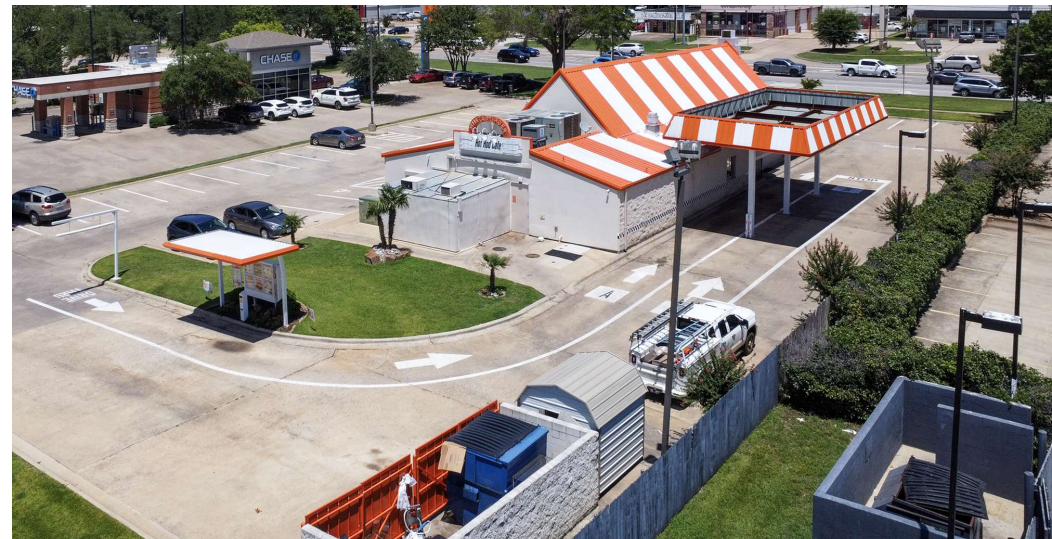
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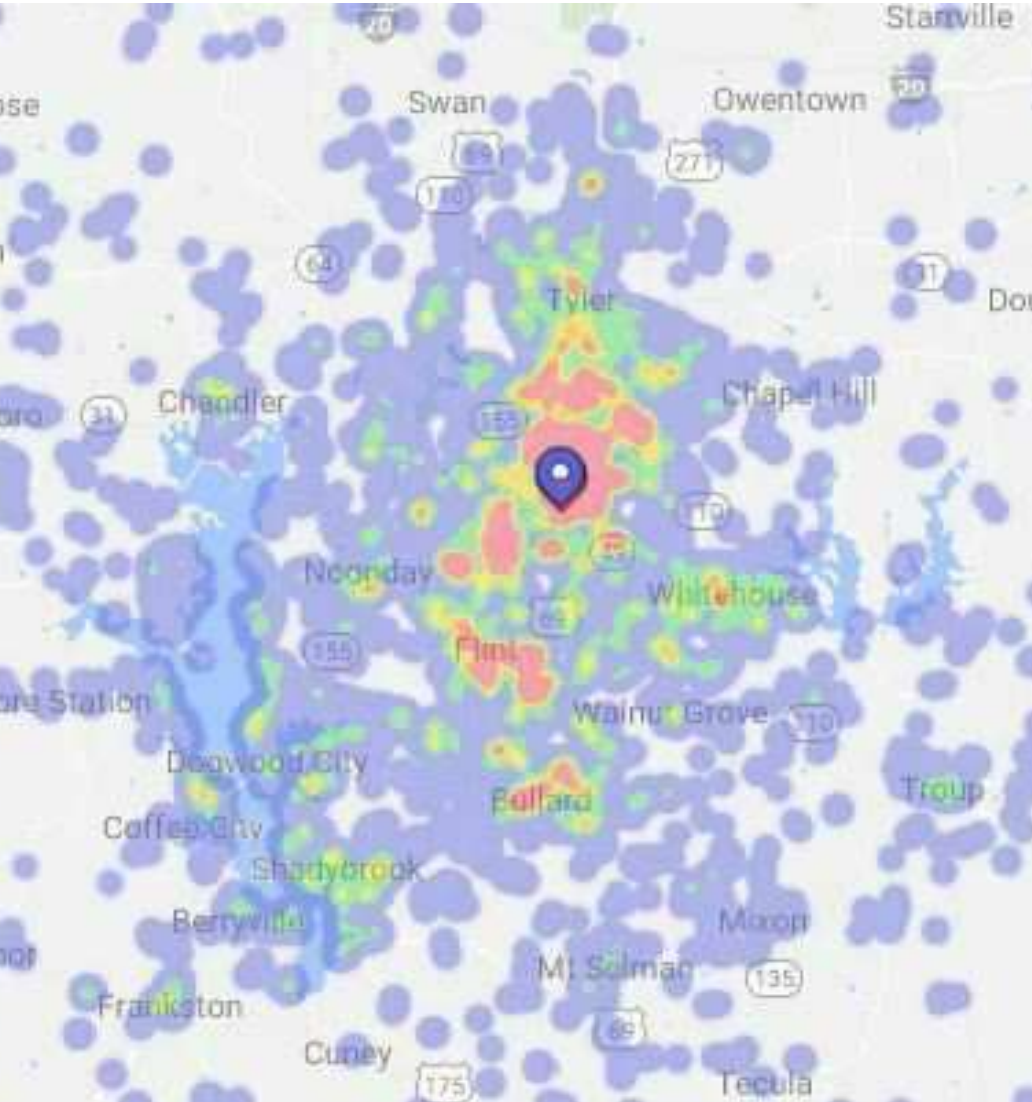
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TRADE AREA LANDSCAPE

- This Whataburger location generated over 200,000 visitors annually
- Walmart has over 2.7 million visitors annually with a steady increase year over year
- Target has over 1.6 million visitors annually
- Walmart & Target have a combined 173 square mile trade area
- Located in a high growth area, Tyler MSA population 245,000
- Information courtesy of Placer.ai

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,263	21,133	37,813
Total Population	9,147	49,133	92,313
Average HH Income	\$109,556	\$112,931	\$104,149



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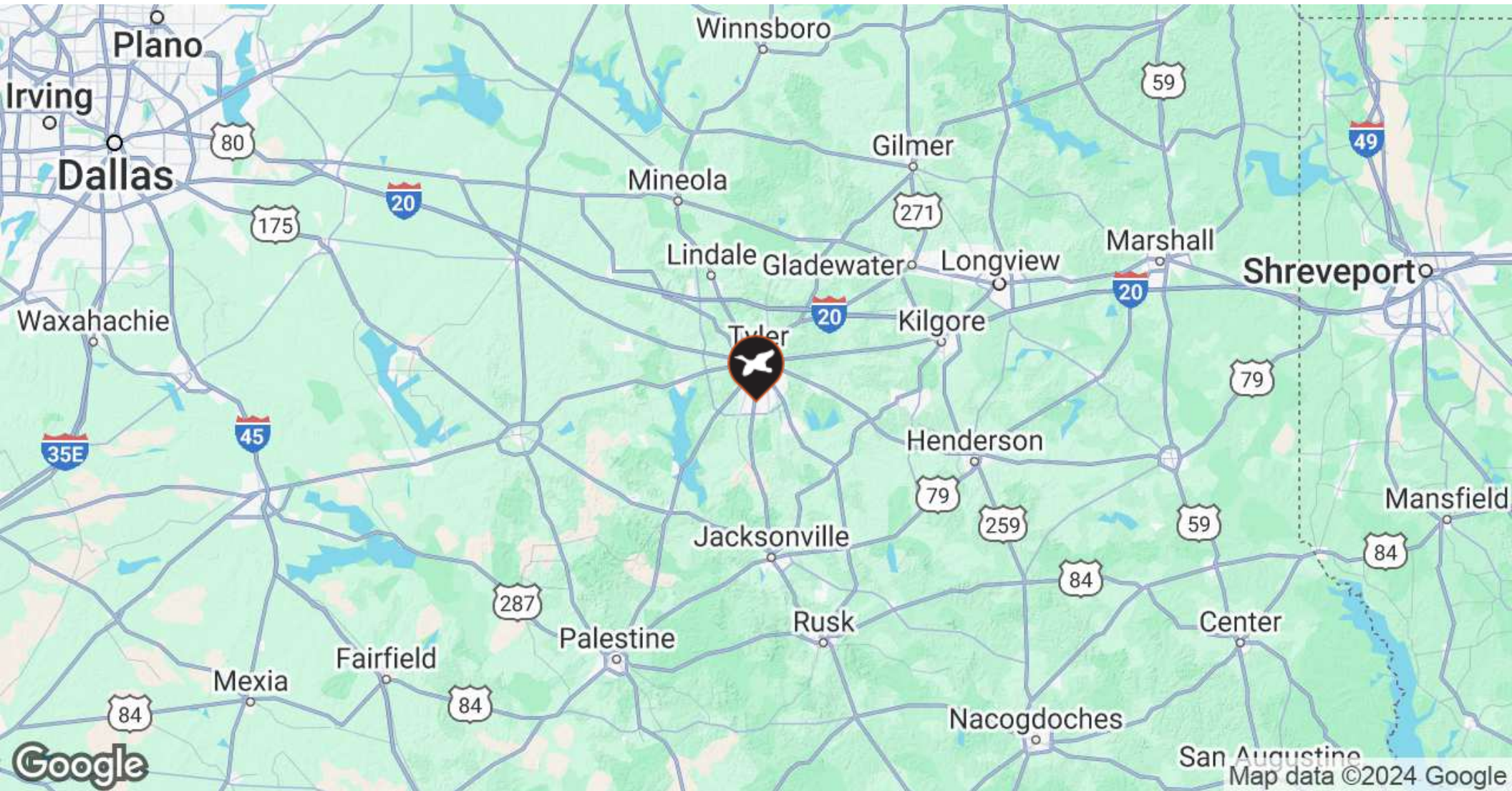
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