

**NWC OF W. GRANDE BLVD & OLD
JACKSONVILLE HWY**

2571 & 2791 W Grande Blvd, Tyler, TX 75703

Anchor Needed

ANCHOR SITE
624 TOTAL SPACES



OAK HILL BOULEVARD

OLD JACKSONVILLE EXTENSION

FUEL SITE

PAD 12

PAD 11

PAD 10

PAD 9

PAD 6

PAD 7

PAD 8

PAD 5

PAD 4

PAD 3

PAD 2

PAD 1

S.H.57-W. GRANDE BOULEVARD

MYRANDA
DESIGNS



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

Matthew Marshall, CCIM
Founding Partner
matthew@draketexas.com
903.581.3737

Brent Bradberry
Senior Associate
brent@draketexas.com
903.571.8014

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ANCHOR NEEDED



Sale Price

CALL AGENT

PROPERTY OVERVIEW

Anchor needed for the NW Corner of Old Jacksonville Hwy and West Grande Blvd in South Tyler. +/- 35 acres of undeveloped land at one of Tyler's busiest intersections.

OFFERING SUMMARY

Lot Size:	1.26 - 13.63 Acres
Market:	East Texas
Submarket:	Tyler
Traffic Counts (2022):	33,781 (OJHwy)
Traffic Counts (2022):	19,031 (Grande)

PROPERTY HIGHLIGHTS

- Located at a lighted intersection with multiple ingress/egress points
- TxDOT expansion planned for Old Jacksonville Highway
- Near current and future retail/office/medical development
- Well positioned development opportunity with access to Tyler's main traffic corridors
- Can be re-zoned to fit the requirement of the end user
- All utilities available to the site
- +/- 1,475' frontage on Old Jacksonville Highway
- +/- 2,186' frontage on W. Grande



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Google

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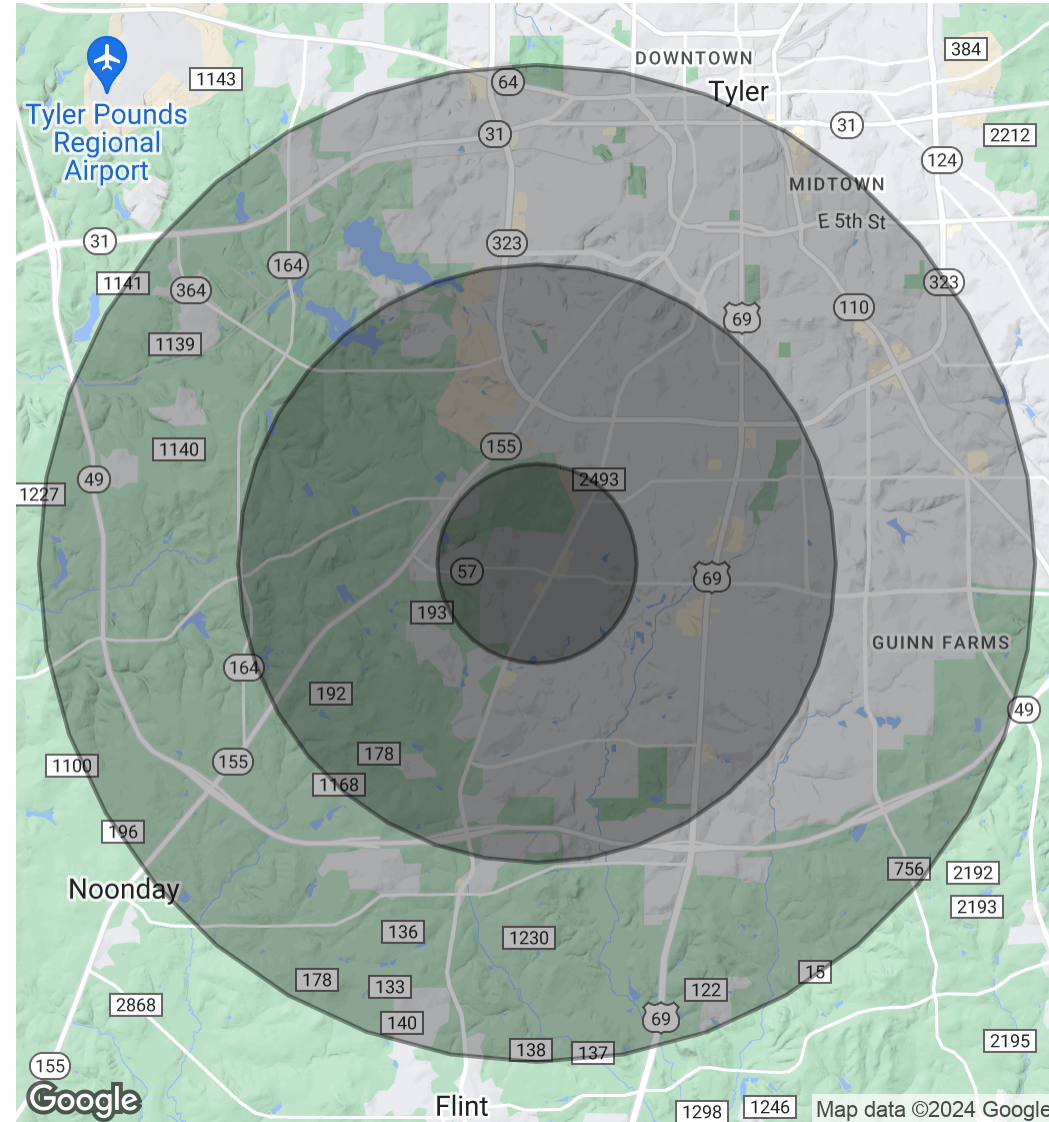
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ANCHOR NEEDED

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,655	34,936	81,090
Average Age	46.3	41.6	39.0
Average Age (Male)	46.5	41.6	37.4
Average Age (Female)	56.7	42.6	40.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,001	16,023	34,569
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$94,181	\$78,268	\$74,592
Average House Value	\$195,648	\$225,911	\$196,076

* Demographic data derived from 2020 ACS - US Census



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