



PARKSIDE

A Mixed-Use Development in Tyler



Location

8851 S Broadway Ave

Price

Please call for pricing

Traffic Count

43,545 Combined VPD (2023)

Development Details

New development opportunity on most popular retail corridor in Tyler (neighboring Faulkner Park and existing 700,000 sq ft retail development). Surrounded by some of the most successful national brand locations in TX. Traditional retail center on the northern half, anchored by **BJ's Wholesale Club**. Lifestyle (indoor/outdoor) center on the southern half to feature entertainment, retail, restaurants, walking trails and green space (with park connectivity). Pad sites with South Broadway frontage available (delivered pad ready). Inquire for purchase and leasing options.

Opportunity

Pad Sites (1-2 Acres)

Multi-tenant Space (see p. 4)

Retail / Restaurant (1,000-7,000 SF)

Entertainment (1-4 Acres)

Office



THE VILLAGE AT CUMBERLAND PARK
6.9M ANNUAL VISITS

- ACADEMY
97% Most Visits in US
- SUPER ONE
100% Most Visits in TX
- TJ MAXX
86% Most Visits in TX
- PIADA
92% Most Visits in TX
- KENDRA SCOTT
82% Most Visits in US
- STUDIO MOVIE GRILL
100% Most Visits in TX
- CAVA
78% Most Visits in TX
- ROTOLO'S
96% Most Visits in US



Q3 2026 Delivery



Multi-tenant

- S Broadway frontage
- 1,000-3,000 sf
- Endcap w/ drive thru
- In-line space
- Anchored by major retailer

Tyler, TX Overview

700,000

Trade area population

\$114,834/year

Average Household Income (South Tyler)

250,000

Day time population
(swells to 2.5x above census population each day)

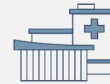


#1 BEST PLACE TO LIVE IN TEXAS

"Low unemployment, access to healthcare and the lowest risk of damage from severe weather all hoist Tyler to the top of our list."

 USA TODAY

(May 2024)



New Medical School

in University of Texas system expected to have a \$1 billion+ economic impact in the region



\$289 Million

city bond investments since 2022



Lowest Property Tax

rate in Texas
(towns above 15,000)



Over \$3.2 Billion

annually in retail sales
(www.census.gov)



Over 14,000

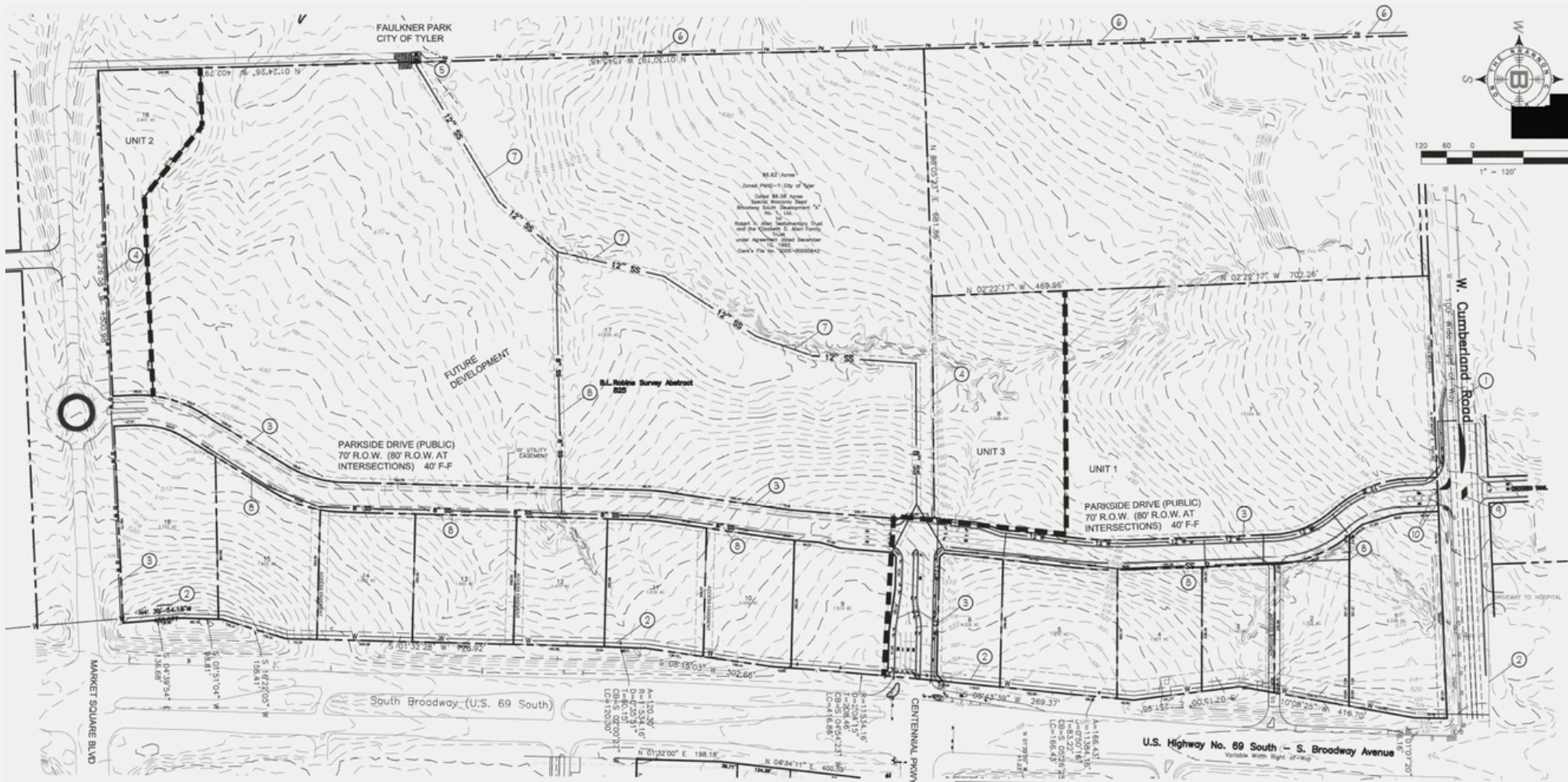
healthcare employees, making Tyler a healthcare hub



50 Miles of trails

and 28 parks in Tyler attracting daily travelers from surrounding areas

Site Plan (Plat)









GENECOV
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