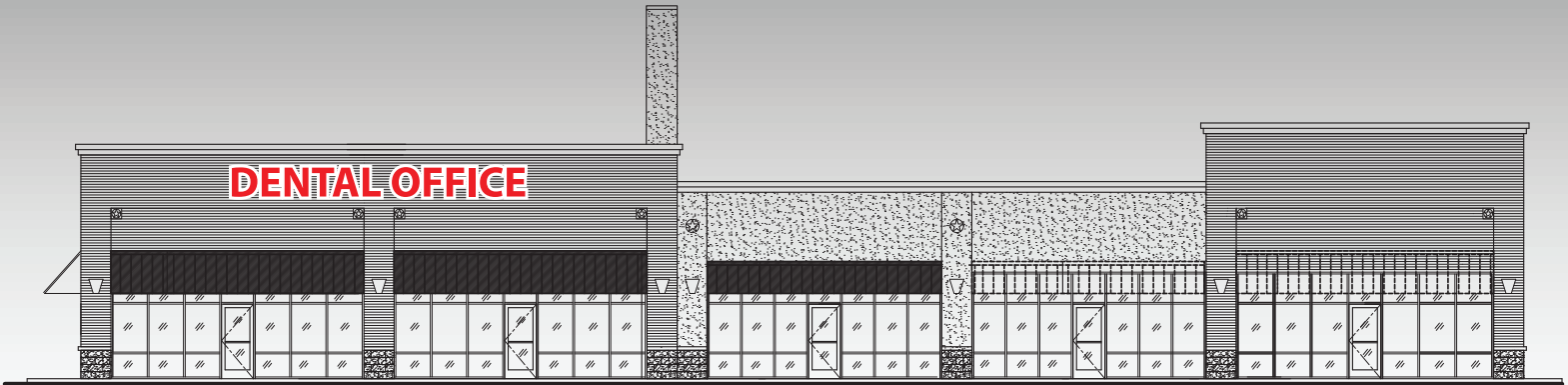


TYLER'S NEWEST RETAIL/OFFICE CENTER



LEASE TERMS:

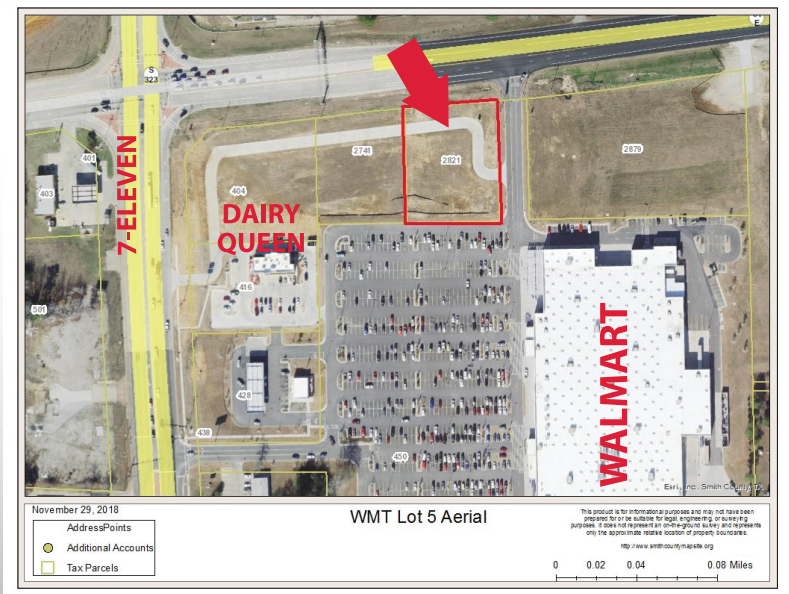
\$32.5 sq. ft. NNN Lease
and CAM.

5 Year Minimum with
Option to Renew.

Common Area Maintenance (CAM) \$8 psf per
year

SPACE AVAILABLE:

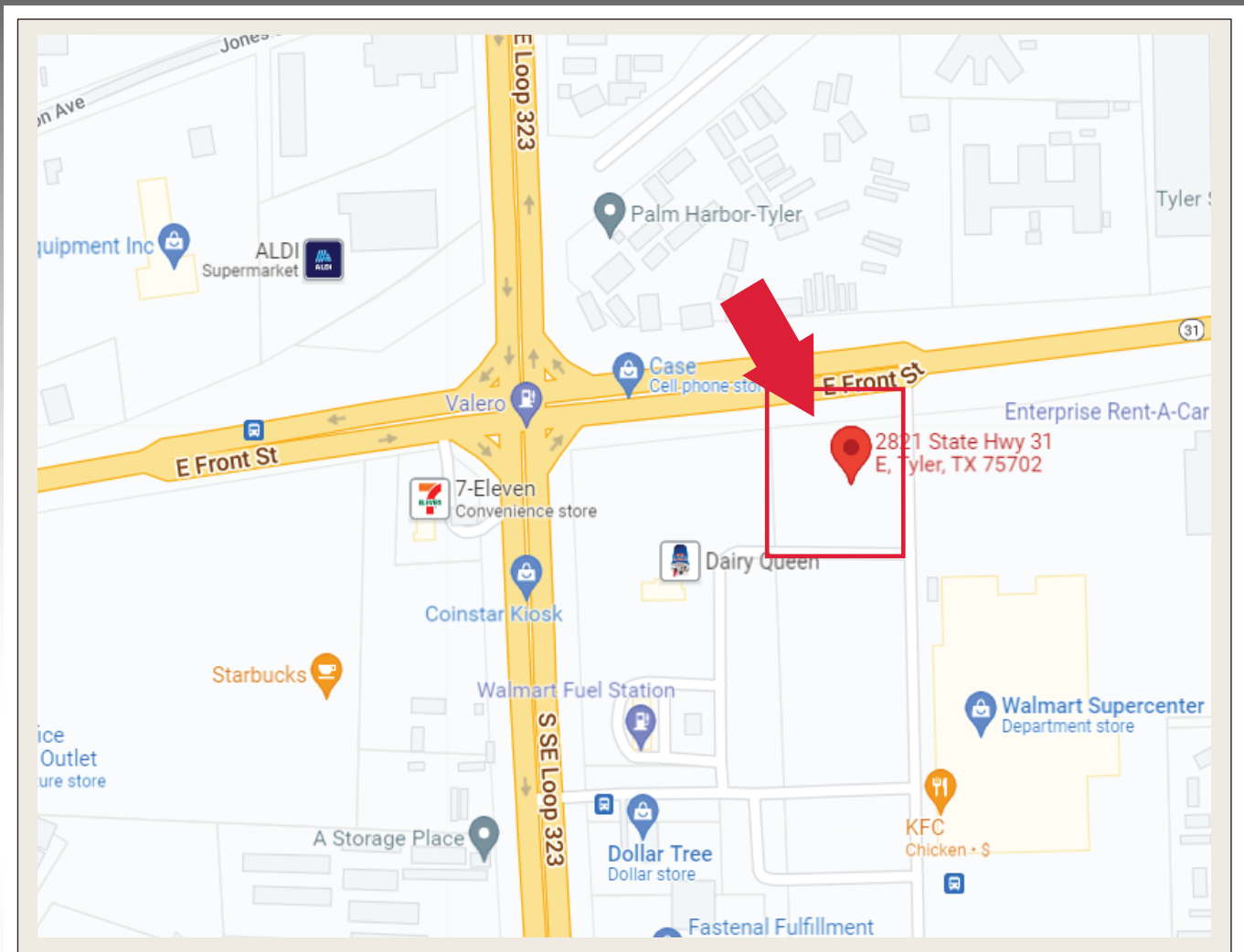
1400 - 5560 sq ft



VSDM PROPERTIES

541-378-7928

VS1102@yahoo.com



2821 Highway 31 Tyler, Texas 75702

Description :

This Hwy 31 frontage Walmart Outparcel is located in front of Tyler's newest Walmart Supercenter. It is on the corner of Hwy 31 and a main shared drive accessing Walmart. Additionally, an access drive on the front of the lot provides access directly to Loop 323. This Walmart services all of East Tyler and surrounding communities.