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TRAFFIC COUNT 2023

43,545 COMBINED VPD

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 several strong national brands. Traditional retail center on the northern half with retail anchor under contract. Lifestyle (indoor/outdoor) center on the southern half featuring entertainment, retail, restaurants, walking trails and green space (with park connectivity). Southern anchor under PSA review. Pad sites with S Broadway frontage available (delivered pad ready). Inquire for purchase and leasing options.

OPPORTUNITY

-  PAD SITES (1-2 ACRES)
-  RETAIL / RESTAURANT (1,000-7,000 SF)
-  ENTERTAINMENT (1-4 ACRES)
-  OFFICE
-  LUXURY / BOUTIQUE HOTEL (2-3 ACRES)



W CUMBERLAND RD 9,826 VPD

OPPORTUNITY

- BOUTIQUE HOTEL ■
- RETAIL / RESTAURANT ■
- OFFICE ■
- PAD SITES
- BIG BOX ■

**FAULKNER
PARK**

S BROADWAY AVE 33,719 VPD

Academy
SPORTS + OUTDOORS
#4 - visits nationwide

Super 1 Foods

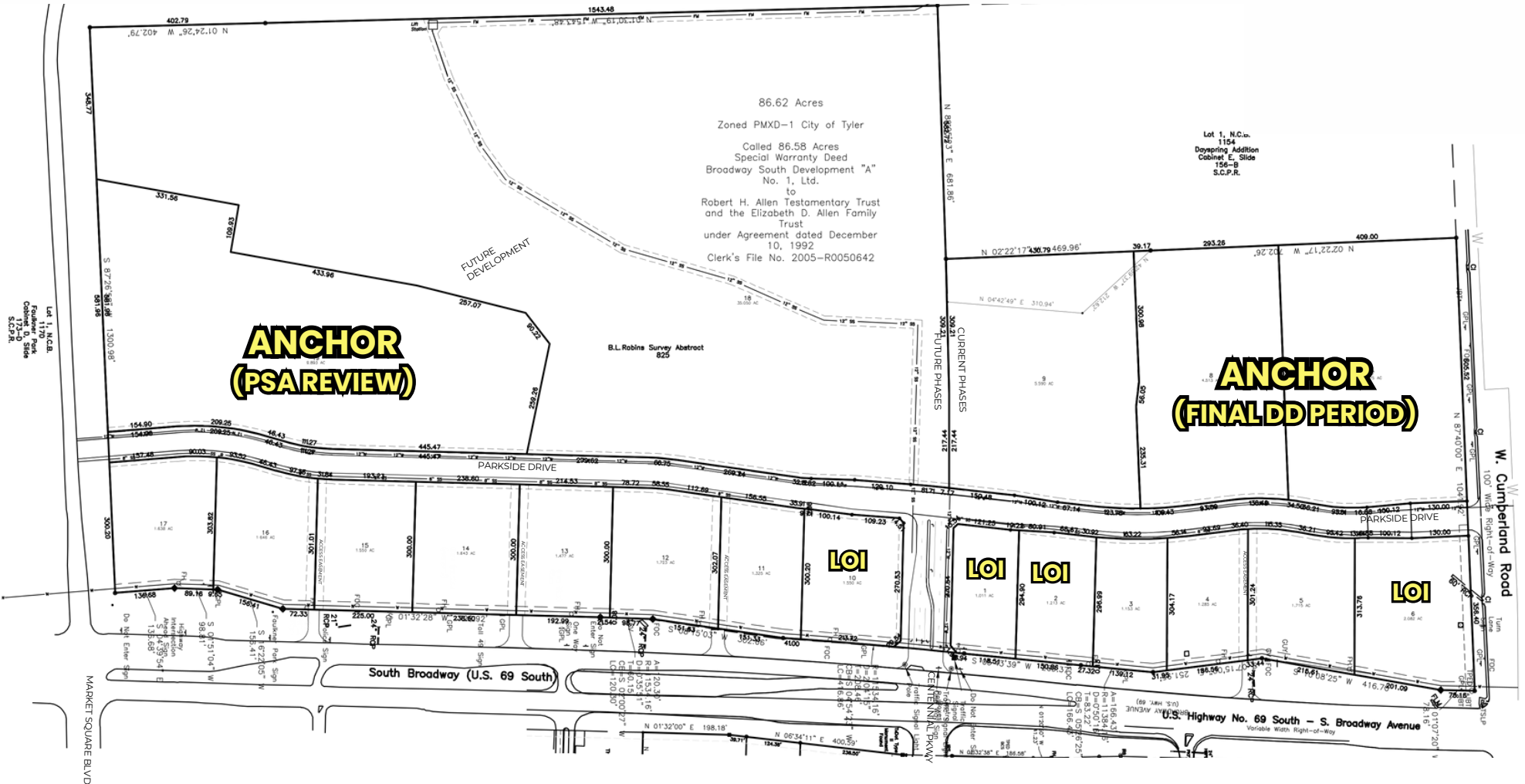


**THE VILLAGE AT
CUMBERLAND PARK**

STUDIO MOVIE GRILL **TJ-maxx** **FIVE BELOW**
crumbl cookies **WHATABURGER** **JO-ANN** **OLD NAVY**
fabric and craft stores
H&M **Hampton** **CHIPOTLE** **Burlington** **planet fitness**
BY WILSON MEXICAN GRILL
CAVA **ROSS** **PIADA** **WORLD MARKET**
DRESS FOR LESS ITALIAN STREET FOOD



Scale: 1" = 400'



Lot 1, N.C.B.
 1170 Park
 Cabinet D, Slide
 172-D
 S.C.P.R.





