

# OFFERING MEMORANDUM



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**DRAKE**  
REAL ESTATE & INVESTMENTS

## INDUSTRIAL FACILITY

8102 County Road 313 E | Tyler, TX 75706



# EXECUTIVE SUMMARY

## INDUSTRIAL FACILITY

8102 County Road 313 E | Tyler, TX 75706



Building SF  
~ **42,008**



Lot Size  
**22.911 Acres**



Warehouses  
**3**



Truck Access  
**40' covered**



Bridge Cranes  
**(6) Five-Ton**



Power  
**3-Phase 480V**

PRICE

**\$2,750,000**





## PROPERTY OVERVIEW

This well-equipped industrial property is purpose-built for heavy-duty production. Formerly utilized as a metal supply facility, it combines substantial power capacity, multiple bridge cranes, extensive warehouse floor area, and modern office accommodations—delivering a turnkey environment for operators who need to get to work fast and scale as they grow.

**Crane-Served Production:** Multiple bridge cranes support efficient material handling and heavy lifts.

**Heavy Power:** High-capacity electrical infrastructure suitable for fabrication and manufacturing equipment.

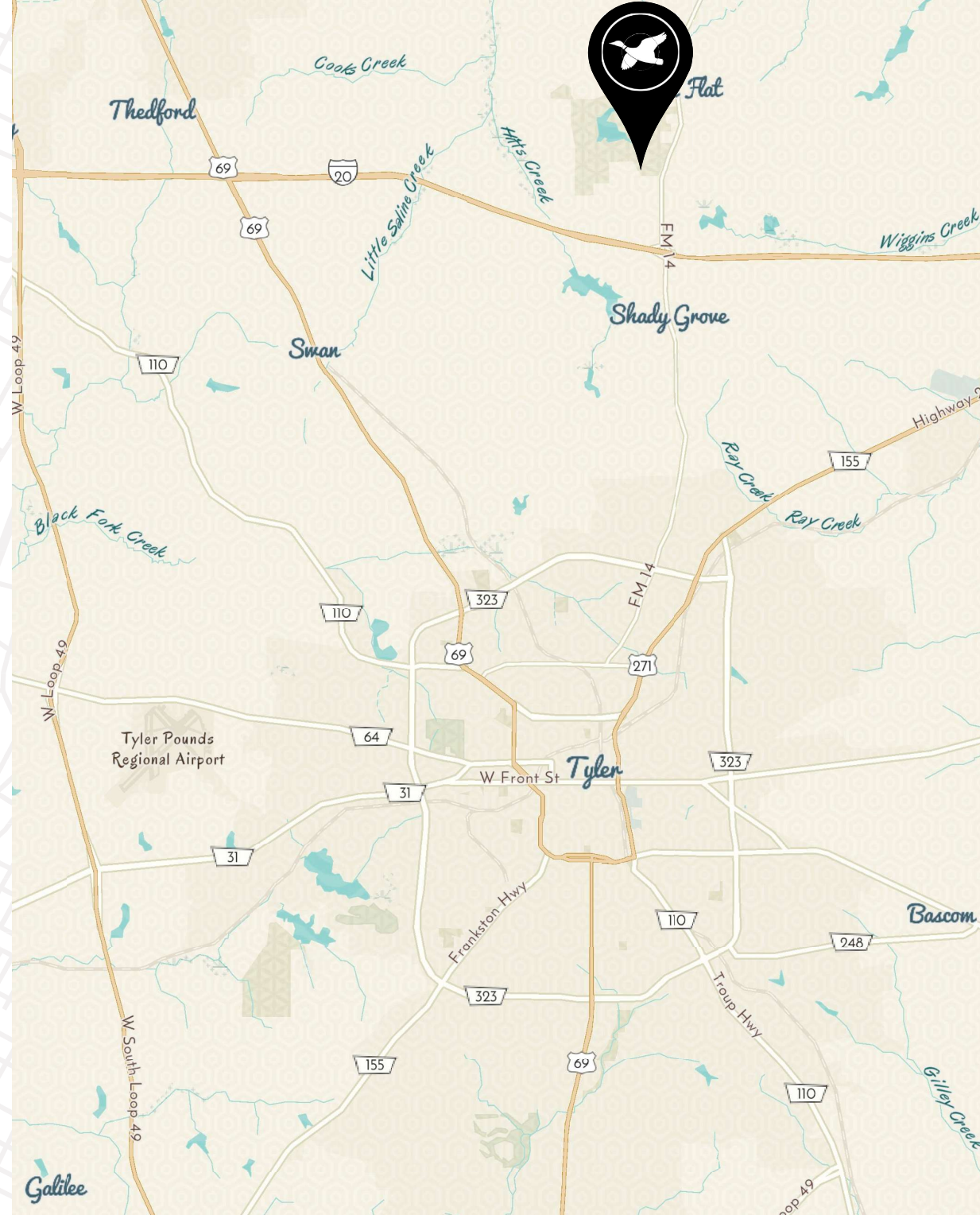
**Extensive Warehouse Space:** Large, versatile floor plate for staging, cutting, assembly, and storage.

**Modern Office Build-Out:** Comfortable administrative and supervisory spaces adjacent to the shop.

**Ready-to-Operate:** Former metal supply specs in place to minimize ramp-up time.

**Expansion Potential:** Configurable for additional equipment, lines, or future growth.

**Wide User Appeal:** Ideal for fabrication, machining, light/heavy manufacturing, and related industrial uses.





# PROPERTY HIGHLIGHTS

## MAIN BUILDING: 29,381 SF

### OFFICE: 4,400 SF

Large "main" office

Six private offices

Reception/waiting area

Conference Room

Break Room

M&W Restrooms

## MAIN WAREHOUSE: 24,981 SF

(4) five ton bridge cranes

24' eave height

37' center height

(2) 16'x24' grade level OH doors

(2) 16'x16' grade level OH doors

Compressed air lines

Shop restroom, breakroom, locker room, offices, supply room

## SECONDARY WAREHOUSE: 9,327 SF

(2) five ton bridge cranes

Compressed air lines

(2) 16'x16' grade level OH doors

(1) 16'x24' grade level OH door

## SMALL WAREHOUSE: 3,300 SF

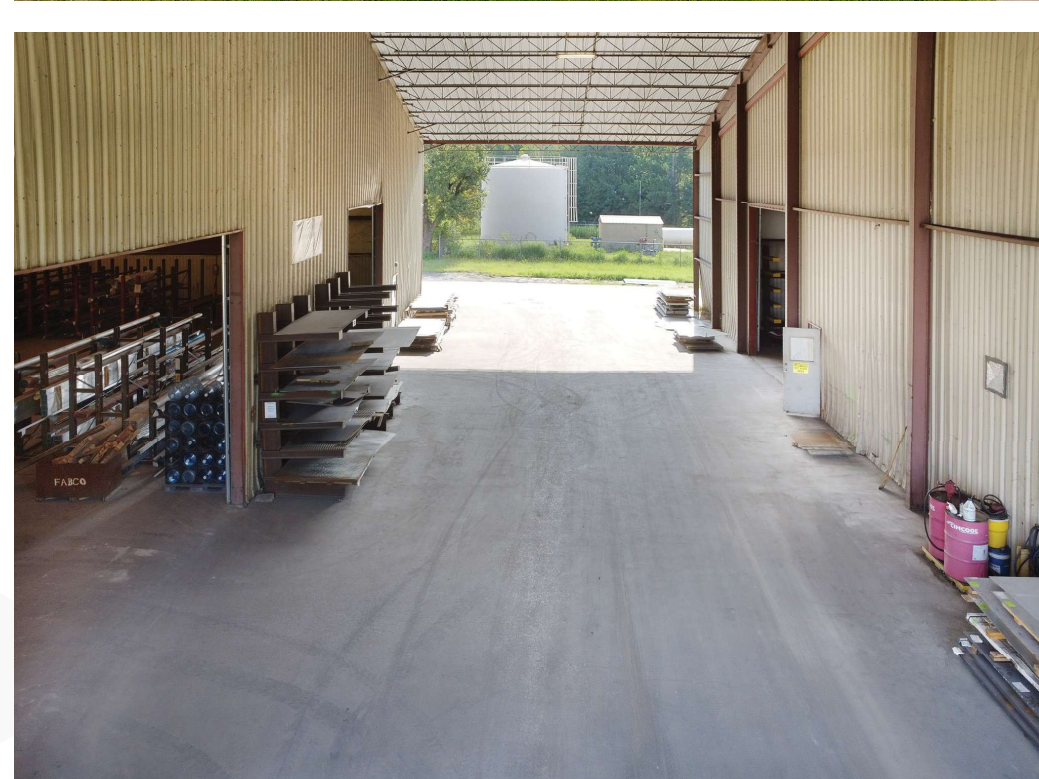
(1) 12'x18' grade level OH door

44'W x 75'L







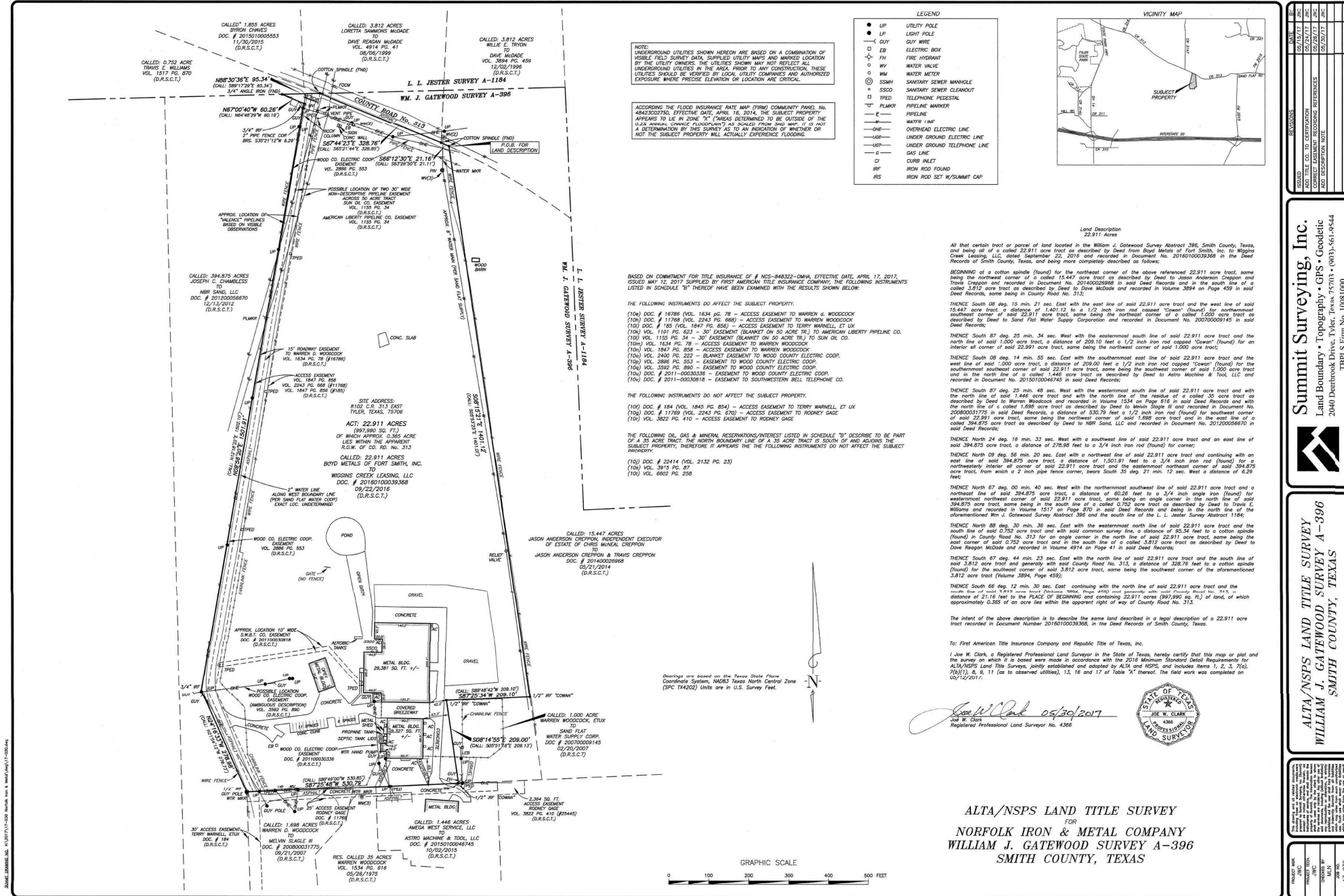








# SITE PLAN



**Summit Surveying, Inc.**  
Land Boundary • Topography • GPS • Geositic  
2040 Deerebrook Drive, Tyler, Texas 75701 • (903) 561-9544  
TBPUS Firm No. 10081000

**ALTA/NSPS LAND TITLE SURVEY**  
**WILLIAM J. GATEWOOD SURVEY A-396**  
**SMITH COUNTY, TEXAS**

| PREPARED BY | CHECKED BY  | DATE       |
|-------------|-------------|------------|
| JWC         | JWC         | 05/30/2017 |
| DESIGNED BY | APPROVED BY | DATE       |
| JWC         | JWC         | 05/30/2017 |



# ECONOMIC TYLER PROFILE



## INDUSTRY GROWTH

The Perryman Group predicts solid growth in the area over the next five years.



**3,010**

jobs added in 2023



**122,485**

jobs within a 30-minute commute



**3.3%**

unemployment rate (Texas at 4.0%)



**13B+**

Impressive GDP



**241,922**

Tyler MSA population



**2.18%**

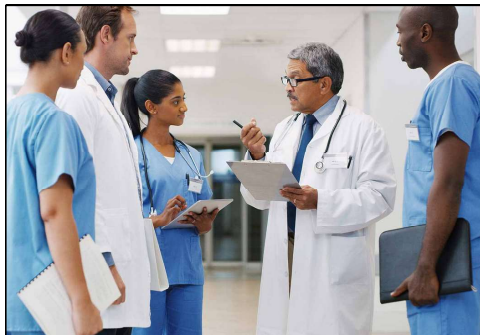
**INCREASE**

The projected employment growth rate of 2.18% annually through 2028 is expected to exceed that of the nation and state. (Perryman's Report)



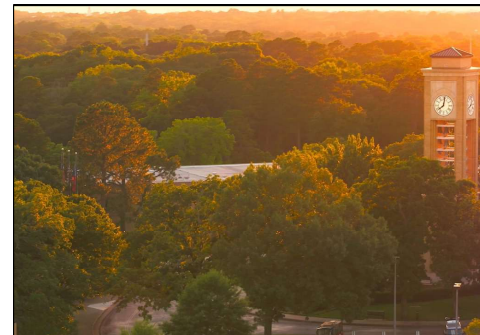
## UT TYLER MEDICAL CENTER

- Construction of the five-story \$308M Medical Education Building (248K SF) is underway and projected to complete in March 2025.
- The Perryman Group estimates the new medical center will add between 16,000-20,000 jobs.



## HEALTHCARE HUB

- Three main hospitals, together with specialty hospitals, are responsible for 21,000 direct jobs and 10,000 indirect jobs in the Tyler community.



## EDUCATIONAL CENTER

- **The University of Texas at Tyler** – 10,000+ students – 2,500 students per semester
- **Texas College** – 1,000+ students
- **Tyler Independent School District** – largest school district in East Texas, 18,600+ students
- **Chapel Hill ISD** – 3,397+ students, 442 staff



## TYLER INTERSTATE COMMERCE PARK

- Tyler EDC is building a new 412-acre business park, strategically located off I-20 and State Highway 155 just north of Tyler.
- The park will allow for direct and indirect economic development and furnish more jobs for East Texans.



## RETAIL MAP







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