

# PRIME DEVELOPMENT OPPORTUNITY

## SALE PRICE: \$1,100,000



## ***3600 S Southwest Loop 323***

Tyler, TX 75701

- ±15.569-acre development tract
- M-1 zoning allowing for a wide range of uses
- High-visibility frontage along SSW Loop 323
- Ideal for retail, industrial, or potential residential development
- Flexible seller—open to subdivision opportunities
- Strong traffic exposure in a high-growth corridor
- Excellent accessibility with convenient ingress and egress
- Close proximity to established retail, business hubs, and residential communities

**Philip Humber, CCIM**

Associate Broker

281.382.1438

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**Blair Swaim**

Agent

903.245.0238

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**PROPERTY DESCRIPTION**

This ±15.569-acre expansive development tract offers a prime opportunity in a high-growth corridor with strong traffic exposure and prominent frontage along SSW Loop 323. Zoned M-1, the property allows for a wide range of uses, making it ideal for retail, industrial, or potential residential development. The site features excellent accessibility with convenient ingress and egress, enhancing its appeal for a variety of development concepts. Surrounded by established retail, business hubs, and growing residential communities, the location supports long-term value and visibility. The seller is flexible and open to subdivision opportunities, providing added versatility for investors and developers.

**OFFERING SUMMARY**

|             |                |
|-------------|----------------|
| Sale Price: | \$1,100,000.00 |
| Lot Size:   | 15.569 AC      |
| NOI:        | \$0.00         |
| Cap Rate:   | 0.0%           |

| DEMOGRAPHICS      | 0.25 MILES | 0.5 MILES | 1 MILE   |
|-------------------|------------|-----------|----------|
| Total Households  | 91         | 336       | 1,244    |
| Total Population  | 226        | 882       | 3,254    |
| Average HH Income | \$61,751   | \$66,217  | \$73,480 |

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**BURNS  
COMMERCIAL  
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| STATUS    | LOT BY COLOR | SUB-TYPE    | SIZE       | PRICE     |
|-----------|--------------|-------------|------------|-----------|
| Available | Yellow Lot   | Retail      | 1 Acres    | \$300,000 |
| Available | Red Lot      | Industrial  | 2 Acres    | \$260,000 |
| Available | Green Lot    | Residential | 12.5 Acres | \$540,000 |

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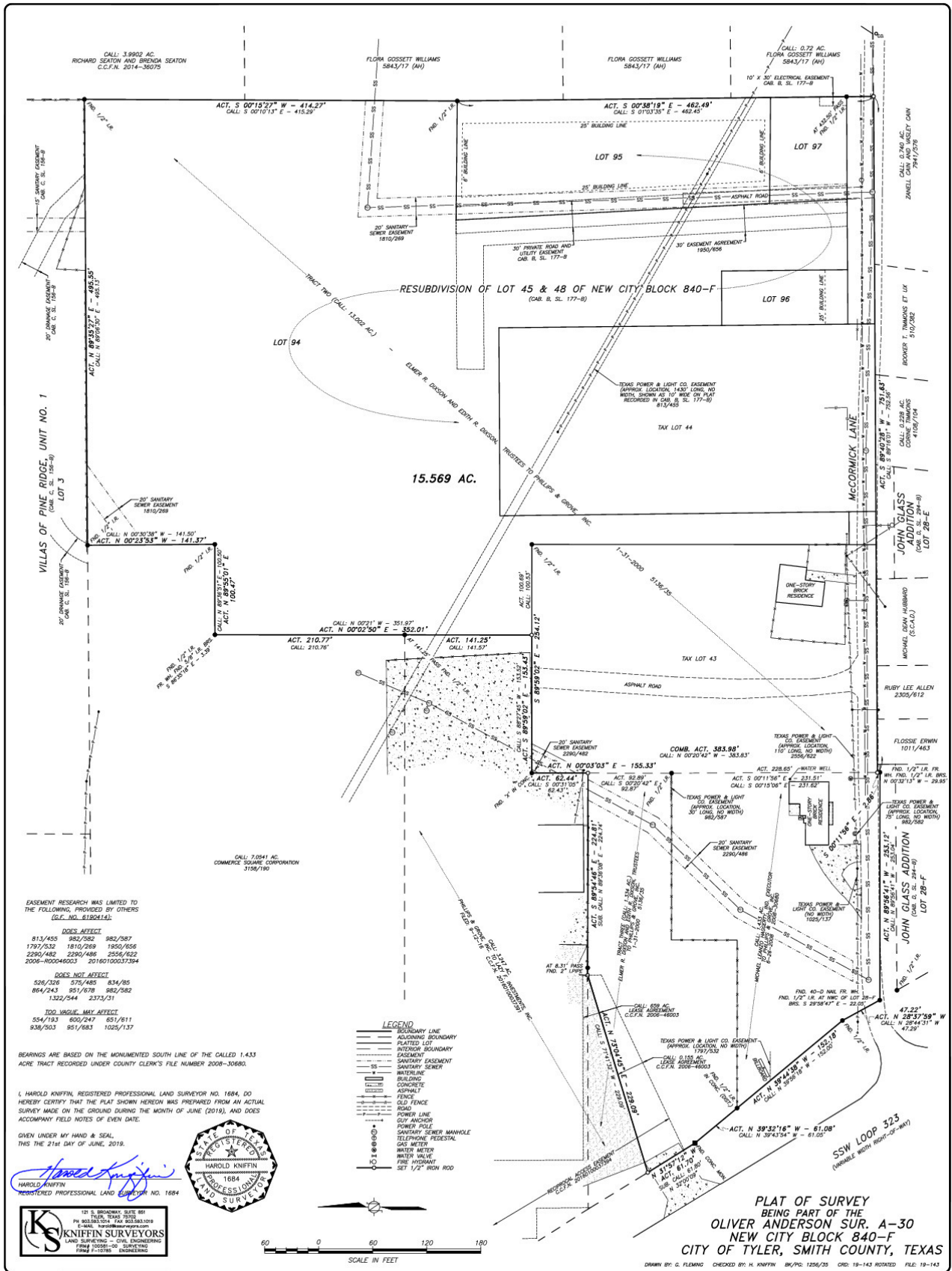


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EASEMENT RESEARCH WAS LIMITED TO THE FOLLOWING, PROVIDED BY OTHERS (C.F.N. NO. 8190414):

**DOES AFFECT:**  
813/455 182/268 182/267  
1797/532 1810/269 1950/656  
2290/482 2290/486 2556/622  
2008-100046203 20160100037394

**DOES NOT AFFECT:**  
526/326 575/485 834/85  
864/243 951/678 982/262  
1322/244 2373/51

**DO NOT AFFECT:**  
554/183 600/247 621/611  
938/503 951/683 1025/137

BEARINGS ARE BASED ON THE MONUMENTED SOUTH LINE OF THE CALLED 1.433 ACRE TRACT RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2008-30680.

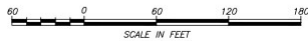
I, HAROLD KNIFFIN, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1684, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND DURING THE MONTH OF JUNE, 2019, AND DOES ACCOMPANY FIELD NOTES OF EVEN DATE.

GIVEN UNDER MY HAND & SEAL, THIS 21st DAY OF JUNE, 2019.

*Harold Kniffin*  
HAROLD KNIFFIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1684



- LEGEND**
- BOUNDARY LINE
  - ADJOINING BOUNDARY
  - PLATTED LOT
  - INTERIOR BOUNDARY
  - EASEMENT
  - SANITARY EASEMENT
  - SANITARY SEWER
  - WATERLINE
  - BUILDING
  - CONCRETE
  - ASPHALT
  - GOLF FENCE
  - ROAD
  - POWER LINE
  - GUY ANCHOR
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER POLE
  - TELEPHONE, FEEDLINE
  - GAS METER
  - WATER VALVE
  - FIRE HYDRANT
  - SET 1/2" IRON ROD





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |               |                           |                |
|--|---------------|---------------------------|----------------|
| Burns Commercial Properties, LLC                                   | <b>592818</b> |                           | (903) 534-1200 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.   | Email                     | Phone          |
| <b>Mark Whatley</b>  | <b>423898</b> | <b>mwhatley@bcptx.com</b> | (903) 530-0955 |
| Designated Broker of Firm  | License No.   | Email                     | Phone          |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.   | Email                     | Phone          |
| <b>Philip Humber</b>   | <b>675335</b> | <b>phumber@bcptx.com</b>  | (281) 382-1438 |
| Sales Agent/Associate's Name                                       | License No.   | Email                     | Phone          |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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