

# OFFICE SPACE FOR LEASE



1015 Pruitt Place, Suite 104  
Tyler, TX 75703



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# Property Highlights



## ADDRESS

1015 Pruitt Place, Tyler TX 75703



## SIZE

2,976 SF



## YEAR BUILT/RENOVATED

2008/2023



## TRAFFIC COUNTS

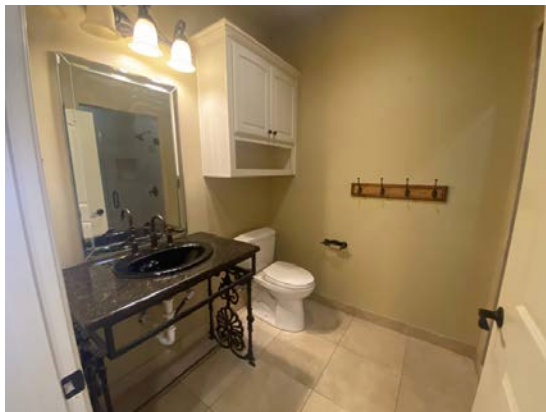
W SW Loop 323: 38,534 VPD

## PROPERTY OVERVIEW

Ideally situated in rapidly-growing South Tyler, these garden-style offices feature luxuries, ample parking and convenient access. Elegant architecture and high-end interior finishes sets this property apart from other offices in the market. This property has access to Loop 323 and is centrally located between Old Jacksonville Highway and Broadway Avenue. Located in an upscale office park neighboring doctors, attorneys, accountants, and other professionals.



# PROPERTY PHOTOS



## INTERIOR HIGHLIGHTS

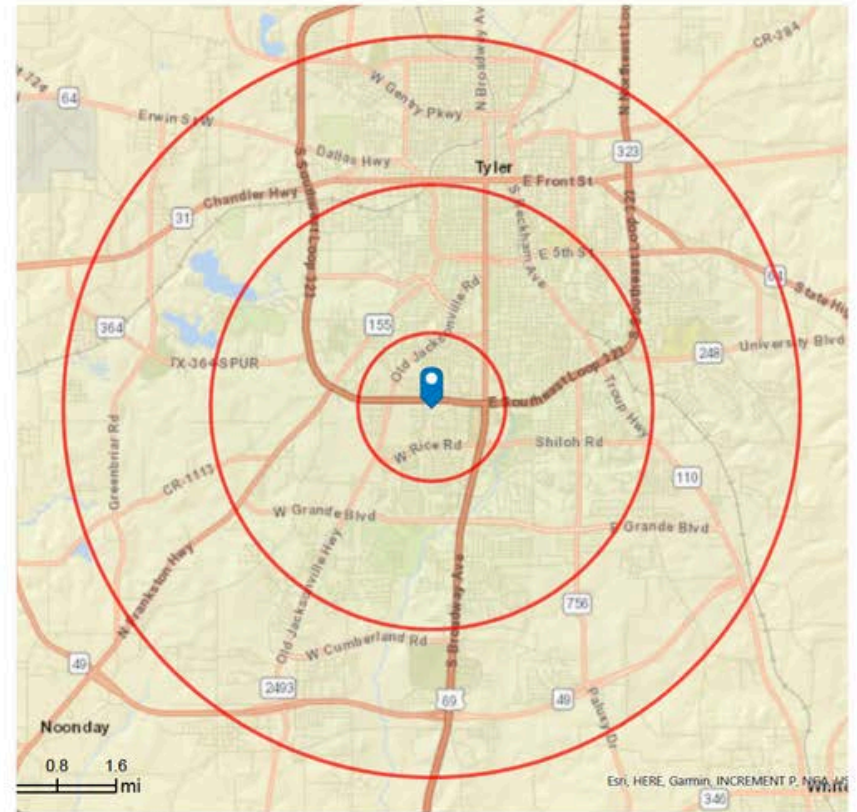
- Wood Doors
- Granite Countertops
- Custom-Built Cabinetry
- Crown Moldings
- Spacious Break Area
- Vinyl Wood Plank Flooring
- Reception Area
- 9 Private Offices
- 3 Restrooms (one with shower)
- Breakroom
- Conference/Bullpen

# PROPERTY PHOTOS



# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	7,217	53,163	100,703
2020 Total Population	7,549	58,939	110,190
2020 Group Quarters	186	1,317	4,513
2022 Total Population	7,366	59,326	111,102
2022 Group Quarters	187	1,332	4,513
2027 Total Population	7,288	59,586	112,496
2022-2027 Annual Rate	-0.21%	0.09%	0.25%
2022 Total Daytime Population	13,892	78,856	140,795
Workers	10,033	50,208	84,854
Residents	3,859	28,648	55,941
<b>Household Summary</b>			
2010 Households	3,523	22,767	39,738
2010 Average Household Size	1.99	2.29	2.46
2020 Total Households	3,568	25,236	43,551
2020 Average Household Size	2.06	2.28	2.43
2022 Households	3,559	25,452	44,053
2022 Average Household Size	2.02	2.28	2.42
2027 Households	3,520	25,606	44,694
2027 Average Household Size	2.02	2.28	2.42
2022-2027 Annual Rate	-0.22%	0.12%	0.29%
2010 Families	1,915	13,474	24,748
2010 Average Family Size	2.68	2.96	3.11
2022 Families	1,814	14,467	26,501
2022 Average Family Size	2.85	3.04	3.14
2027 Families	1,792	14,568	26,925
2027 Average Family Size	2.85	3.03	3.13
2022-2027 Annual Rate	-0.24%	0.14%	0.32%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,990	21,686	37,423
Owner Occupied Housing Units	56.0%	50.7%	53.5%
Renter Occupied Housing Units	37.4%	41.2%	38.7%
Vacant Housing Units	6.6%	8.1%	7.8%
2010 Housing Units	3,799	25,008	43,707
Owner Occupied Housing Units	47.5%	47.0%	49.4%
Renter Occupied Housing Units	45.2%	44.1%	41.5%
Vacant Housing Units	7.3%	9.0%	9.1%
2020 Housing Units	3,839	27,589	48,109
Vacant Housing Units	7.1%	8.5%	9.5%
2022 Housing Units	3,846	27,874	48,843
Owner Occupied Housing Units	44.1%	48.1%	50.3%
Renter Occupied Housing Units	48.4%	43.2%	39.9%
Vacant Housing Units	7.5%	8.7%	9.8%
2027 Housing Units	3,863	28,258	49,800
Owner Occupied Housing Units	44.5%	48.8%	51.0%
Renter Occupied Housing Units	46.6%	41.8%	38.8%
Vacant Housing Units	8.9%	9.4%	10.3%
<b>Median Household Income</b>			
2022	\$54,702	\$59,816	\$59,470
2027	\$62,407	\$67,203	\$66,867
<b>Median Home Value</b>			
2022	\$219,794	\$220,855	\$206,154
2027	\$261,161	\$290,827	\$271,880
<b>Per Capita Income</b>			
2022	\$38,301	\$38,035	\$34,315
2027	\$43,120	\$42,749	\$38,942
<b>Median Age</b>			
2010	45.9	35.9	33.4
2022	49.9	37.7	35.8
2027	50.9	38.9	37.2
<b>2022 Households by Income</b>			
Household Income Base	3,559	25,452	44,053
<\$15,000	4.9%	7.3%	8.5%
\$15,000 - \$24,999	11.9%	10.5%	10.5%
\$25,000 - \$34,999	9.8%	7.8%	8.1%
\$35,000 - \$49,999	17.4%	14.7%	13.4%
\$50,000 - \$74,999	22.0%	19.7%	19.8%
\$75,000 - \$99,999	9.7%	13.9%	13.3%
\$100,000 - \$149,999	14.5%	13.8%	14.6%
\$150,000 - \$199,999	4.9%	5.8%	5.7%
\$200,000+	4.7%	6.5%	6.1%
Average Household Income	\$80,847	\$87,977	\$86,561



	1 mile	3 miles	5 miles
<b>2022 Population 25+ by Educational Attainment</b>			
Total	5,747	41,117	74,114
Less than 9th Grade	1.6%	2.7%	5.0%
9th - 12th Grade, No Diploma	3.9%	4.4%	6.3%
High School Graduate	11.0%	14.8%	15.9%
GED/Alternative Credential	2.9%	3.6%	3.9%
Some College, No Degree	27.1%	23.8%	23.4%
Associate Degree	15.3%	12.7%	11.5%
Bachelor's Degree	27.9%	25.9%	22.9%
<b>2022 Employed Population 16+ by Industry</b>			
Total	3,551	31,070	55,317
Agriculture/Mining	1.2%	1.3%	1.7%
Construction	1.0%	4.2%	7.1%
Manufacturing	8.0%	7.0%	7.6%
Wholesale Trade	1.4%	2.0%	2.1%
Retail Trade	13.0%	15.4%	14.7%
Transportation/Utilities	5.2%	5.3%	5.2%
Information	2.0%	2.9%	2.7%
Finance/Insurance/Real Estate	8.6%	5.9%	4.9%
Services	54.6%	53.1%	51.2%
Public Administration	5.0%	2.9%	2.8%



# Information About Brokerage Services

11/2/2015

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

## 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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Means Luce Properties</b>	<b>0554817</b>	<b>robert@mjp-tx.com</b>	<b>(903)630-9180</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Austin Whitefield Luce</b>	<b>674590</b>	<b>austin@mjp-tx.com</b>	<b>(903)630-9180</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_ Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date

## Regulated by the Texas Real Estate Commission

TXR-2501

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

IABS 1-0 Date

East Texas

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