

# FOR SALE

9126 US - 271  
TYLER, TX 75708

13.407  
AC

NEWMARK



# FOR SALE

THIS UNIQUE BLEND OF COMMERCIAL PROPERTY IN TYLER, TX, OFFERS AN INCREDIBLE OPPORTUNITY FOR BURGEONING BUSINESSES AND ESTABLISHED ENTERPRISES ALIKE. THIS PROPERTY IS CONVENIENTLY LOCATED JUST OUTSIDE OF TYLER CITY LIMITS WITH CLOSE PROXIMITY TO THE UT HEALTH NORTH TYLER CAMPUS AND EASY ACCESS TO I-20. THE EXISTING INFRASTRUCTURE CATERS TO A VARIETY OF BUSINESS NEEDS, FROM RETAIL TO OFFICE TO LIGHT INDUSTRIAL USES. SURROUNDED BY LUSH LANDSCAPES AND CLOSE TO MAJOR TRANSPORTATION LINKS, THIS PROPERTY NOT ONLY SERVES AS A HUB FOR BUSINESS ACTIVITY BUT ALSO AS A BEACON OF FUTURE GROWTH AND INNOVATION IN TYLER'S ECONOMY. WHETHER YOU'RE LOOKING TO EXPAND YOUR FOOTPRINT, LAUNCH A NEW VENTURE OR LOOKING FOR A DEVELOPMENT OPPORTUNITY, THIS COMMERCIAL SPACE IS AN IDEAL CHOICE FOR MAKING A LASTING IMPACT IN THE REGION.



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## INFORMATION

LAND SIZE: +/- 13.407 ACRES

OFFICE BUILDING SF: 3,063 SF

PARKING: 730 SF DETACHED GARAGE

STANDALONE BARN

STANDALONE PAVILION

OUTDOOR RESTROOM/SHOWER FACILITY

ASKING PRICE: \$895,000

## HIGHLIGHTS

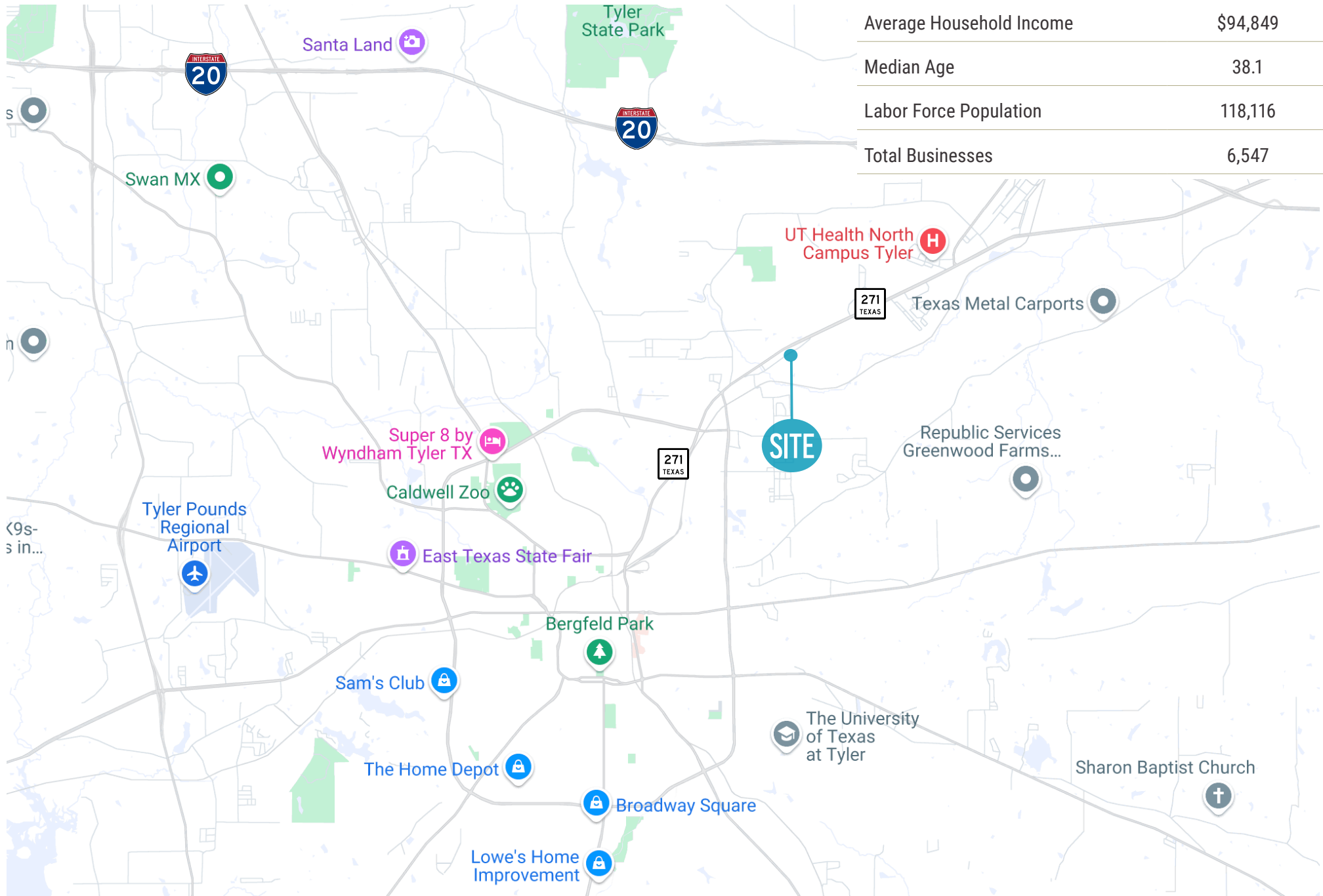
- FLEXIBLE ZONING
- FULLY SECURED
- EXISTING INFRASTRUCTURE
- GREAT OWNER-OCCUPIED OPPORTUNITY
- GREAT COMMERCIAL OR RESIDENTIAL DEVELOPMENT OPPORTUNITY



# INTERIOR PHOTOS



# LOCATION MAP



## DEMOGRAPHICS

### Tyler, Texas

2024 Total Population	245,423
Average Household Income	\$94,849
Median Age	38.1
Labor Force Population	118,116
Total Businesses	6,547

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SELLER SHALL SELL AND CONVEY TO BUYER, AND BUYER SHALL ACCEPT, THE PROPERTY "AS IS", "WHERE IS", AND WITH ALL FAULTS. SELLER SHALL NOT WARRANT OR MAKE ANY REPRESENTATION, EXPRESS OR IMPLIED, AS TO FITNESS FOR A PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUANTITY, QUALITY, LAYOUT, FOOTAGE, PHYSICAL CONDITION, OPERATION, COMPLIANCE WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS OR COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING THE PROPERTY.

An expanded version of the above disclaimer shall be a part of the Purchase and Sale Agreement which shall be on Seller's form contract.