



MERRITT
CAPITAL
PARTNERS

FOR LEASE

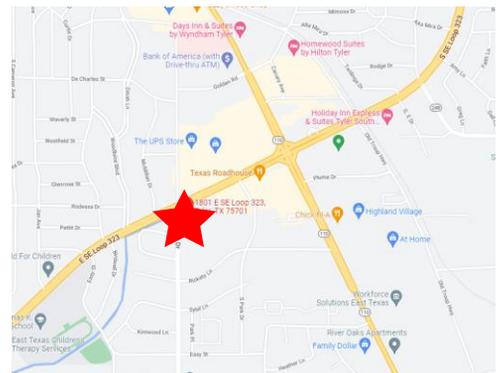
Paluxy Plaza Tyler, Texas



Location: 1801 E SOUTHEAST LOOP 323,
TYLER, TX, 75701

Building Area: 8,947 sf

Demographics:	1 Mile	3 Miles	5 Miles
2025 Population	9,068	66,454	104,934
2025 Median HH Income	\$59,990	\$60,298	\$58,184



Tenants:



CONTACT
Joe Merritt
214-987-9808
joe@merritt-capital.com



MERRITT
CAPITAL
PARTNERS

FOR LEASE

**Paluxy Plaza
Shopping Center
Tyler, Texas**



The Information contained herein was obtained from sources deemed reliable; however, Merritt Capital Partners makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



MERRITT
CAPITAL
PARTNERS

**Paluxy Plaza
Shopping Center
NOW LEASING!**

Web Address: merritt-capital.com

<u>BUILDING SIZE:</u>	8,853 sf
<u>RATE:</u>	\$16.00 per square foot
<u>EXPENSES:</u>	Taxes: \$ 2.25
	Insurance: \$ 0.60
	<u>CAM:</u> \$ 1.65
	Triple Nets: \$ 4.50 per square foot
<u>TENANTS:</u>	91% Leased
	East Texas Title & Loan - 2,056 sf
	Rose Spa - 1,291 sf
	323 Smoke Shop – 1,610 sf
	SmartPhone ER – 1,757 sf (available)
	Total by Verizon – 1,405 sf
	Suite 600 - VACANT – 734 sf
	(rear entry, can be added to suite 400)



MERRITT
CAPITAL
PARTNERS

FOR LEASE

Paluxy Plaza Shopping Center Tyler, Texas

1801 E SOUTHEAST LOOP 323
TYLER, TX, 75701

<p>Vacant Ste. 600 734 sf (Shell Condition)</p>	<p> SMARTPHONE ER</p> <p>Ste. 400 1,757 sf</p>	<p>323 Smoke Shop Ste. 300 1,610 sf</p>	<p>Rose Spa Ste. 200 1,291 sf</p>	<p> EAST TEXAS Title & Payday Loans <small>A CashToday Company</small></p> <p>Ste. 100 2,056 Sf</p>
<p> total wireless</p>				