

# Pad Site

0.54 ACRES

7145 S BROADWAY AVE TYLER, TX 75703



**GENECOV**  
COMMERCIAL PROPERTIES

# EXECUTIVE SUMMARY

## OVERVIEW

ADDRESS:	7145 S BROADWAY AVE TYLER, TX 75703
AVAILABILITY:	0.54 Acres
AS-IS BASE RENT:	\$60,000 Annual
PROPERTY TYPE:	Pad Site
PROPERTY NAME:	S Broadway Pad Site
NEARBY RETAILERS:	Walmart, Target, Braum's, Durch Bros, 7-Brew, Starbucks, Panda Express,
RENT TYPE:	Ground Lease/Build-To-Suit

GOOGLE MAPS

VEHICLES PER DAY  
S Broadway: **38,915**

AVERAGE HH INCOME  
**\$107,667**  
(3 MILE)

TYLER, TX RETAIL SALES  
**\$3.2 BILLION+**

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	8,812	46,087	91,104
DAYTIME POPULATION:	7,676	54,002	128,709
MEDIAN HH INCOME:	\$73,144	\$79,440	\$72,862
AVERAGE HH INCOME:	\$104,379	\$107,667	\$100,668



0.54 ACRE PAD SITE



SUBJECT PROPERTY

S BROADWAY AVE VPD 38.915





## STARNES PAD SITE



# GREATER TYLER METROPOLITAN AREA

## TYLER, TEXAS: A STRATEGIC DESTINATION FOR BUSINESS GROWTH

Tyler, Texas offers a compelling environment for businesses seeking expansion or relocation. Strategically located about 100 miles east of Dallas along major highways like Interstate 20 and U.S. Highways 69 and 271, Tyler provides easy access to key markets, enhancing logistical efficiency. The city's pro-business climate features low taxes, minimal regulations, and no state income tax, significantly reducing operating costs.

In addition to economic advantages, Tyler boasts a skilled workforce supplied by institutions like the University of Texas at Tyler and Tyler Junior College, ensuring a steady stream of qualified professionals in fields such as healthcare, engineering, and technology. The city's diverse economy spans sectors like healthcare, manufacturing, technology, education, and retail, offering stability and opportunities for collaboration. Quality of life is a significant draw, with affordable housing, low crime rates, excellent schools, and abundant cultural and recreational amenities. This attractive environment helps businesses recruit and retain top talent, making Tyler an ideal destination for companies aiming for sustained growth and success.

### NO. 1 BEST CITY FOR RETIREES

USA TODAY, 2024

### NO. 1 BEST CITY TO MOVE TO IN TEXAS

USA TODAY, 2024

**245,209**

ESTIMATED  
POPULATION

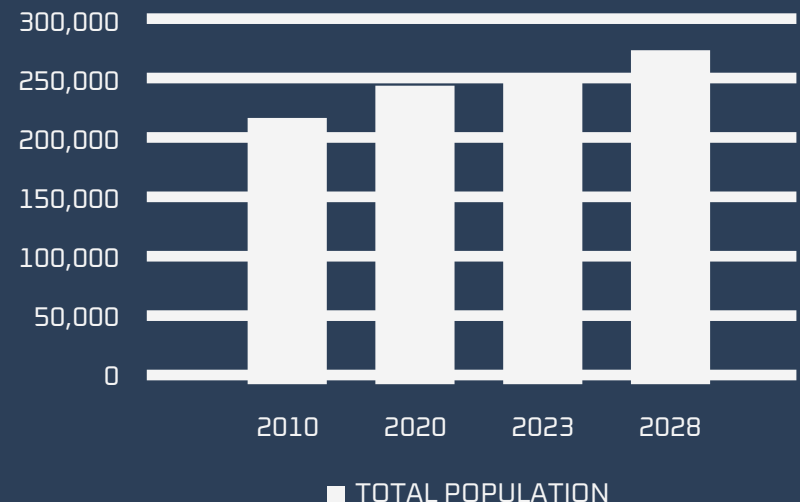
**\$72,313**

MEDIAN HH  
INCOME

**416,662**

DAYTIME  
POPULATION

## TYLER MSA POPULATION SNAPSHOT



# EXECUTIVE SUMMARY

## EDUCATION

Tyler, Texas is an educational hub in East Texas, home to notable institutions like the University of Texas at Tyler, Tyler Junior College, and Texas College. These schools offer a wide range of programs from vocational training to advanced degrees, contributing to a skilled and educated workforce. The Tyler Independent School District, along with various private and charter schools, provides quality K-12 education, emphasizing academic excellence and diverse learning opportunities.

**1st SCHOOL OF MEDICINE IN EAST TEXAS**

**OVER 24,000 STUDENTS ENROLLED BETWEEN UT TYLER, TJC, AND TEXAS COLLEGE IN 2023-2024**

## ENTERTAINMENT

As the “Rose Capital of America,” Tyler offers rich entertainment options centered around its rose heritage, including the expansive Tyler Rose Garden and the annual Texas Rose Festival. Cultural attractions abound with the Tyler Museum of Art, live performances at the Cowan Center, and historic venues like Liberty Hall. Outdoor enthusiasts can enjoy Tyler State Park, the Caldwell Zoo, and numerous parks and trails, offering activities like hiking, fishing, and family recreation.

## ECONOMY

Tyler boasts a robust and diverse economy anchored by sectors such as healthcare, manufacturing, retail, and agriculture. Major employers like UT Health East Texas and Trane Technologies fuel a dynamic job market. The city's strategic location along major highways enhances its role as a regional commercial hub. A pro-business climate with low taxes and supportive local governance fosters economic growth and attracts new businesses to the area.



# EXCLUSIVELY LISTED BY

## **MARIO MARTINEZ**

COMMERCIAL ASSOCIATE

903.343.8811

MARIO@GENECOV.COM

## **CREAGER DAVIS**

COMMERCIAL ASSOCIATE

903.352.5110

CREAGER@GENECOV.COM

## **LUKE CUMMINGS**

COMMERCIAL TRANSACTIONS MANAGER

903.920.1646

LUKE@GENECOV.COM

## **THE GENECOV GROUP**

1350 DOMINION PLAZA

TYLER, TX 75703

903.509.8844 EXT. 3

WWW.GENECOV.COM