

FRONT AND BECKHAM SHOPPING CENTER

2,155-6,154 SF AVAILABLE FOR LEASE

532 E FRONT ST TYLER, TX 75702



GENECOV
COMMERCIAL PROPERTIES



EXECUTIVE SUMMARY

OVERVIEW

ADDRESS: 532 E FRONT ST TYLER, TX 75702

AVAILABLE: 2,155-6,154 SF

AS-IS BASE RENT: Please Call for Pricing

PROPERTY TYPE: Shopping Center

PROPERTY NAME: Front & Beckham

NEARBY FEATURES: UTHealth Hospital, Christus Hospital, UTTyler Medical School, Downtown Tyler

RENT TYPE: NNN (Tenant Covers CAM, Insurance, Taxes)

NNN RATE: \$2.53 per sf

[GOOGLE MAPS](#)

VEHICLES PER DAY
47,450

AVERAGE HH INCOME
\$74,974
(3 MILE)

TYLER, TX RETAIL SALES
\$3.2 BILLION+

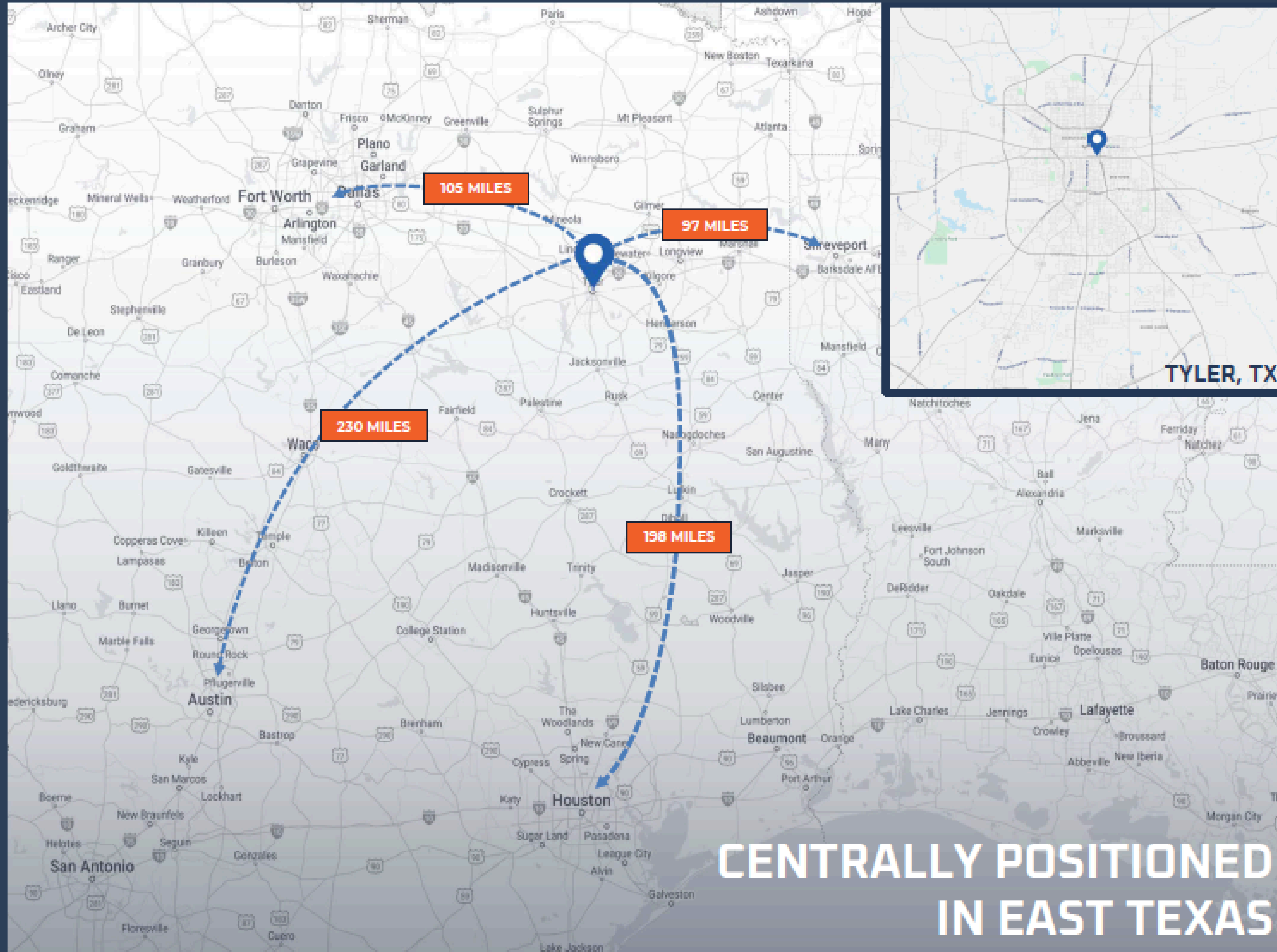
DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	9,789	57,663	107,700
DAYTIME POPULATION:	16,288	89,847	154,105
MEDIAN HH INCOME:	\$50,513	\$58,357	\$64,622
AVERAGE HH INCOME:	\$65,747	\$74,974	\$85,936

FRONT AND BECKHAM SHOPPING CENTER



FRONT AND BECKHAM SHOPPING CENTER





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

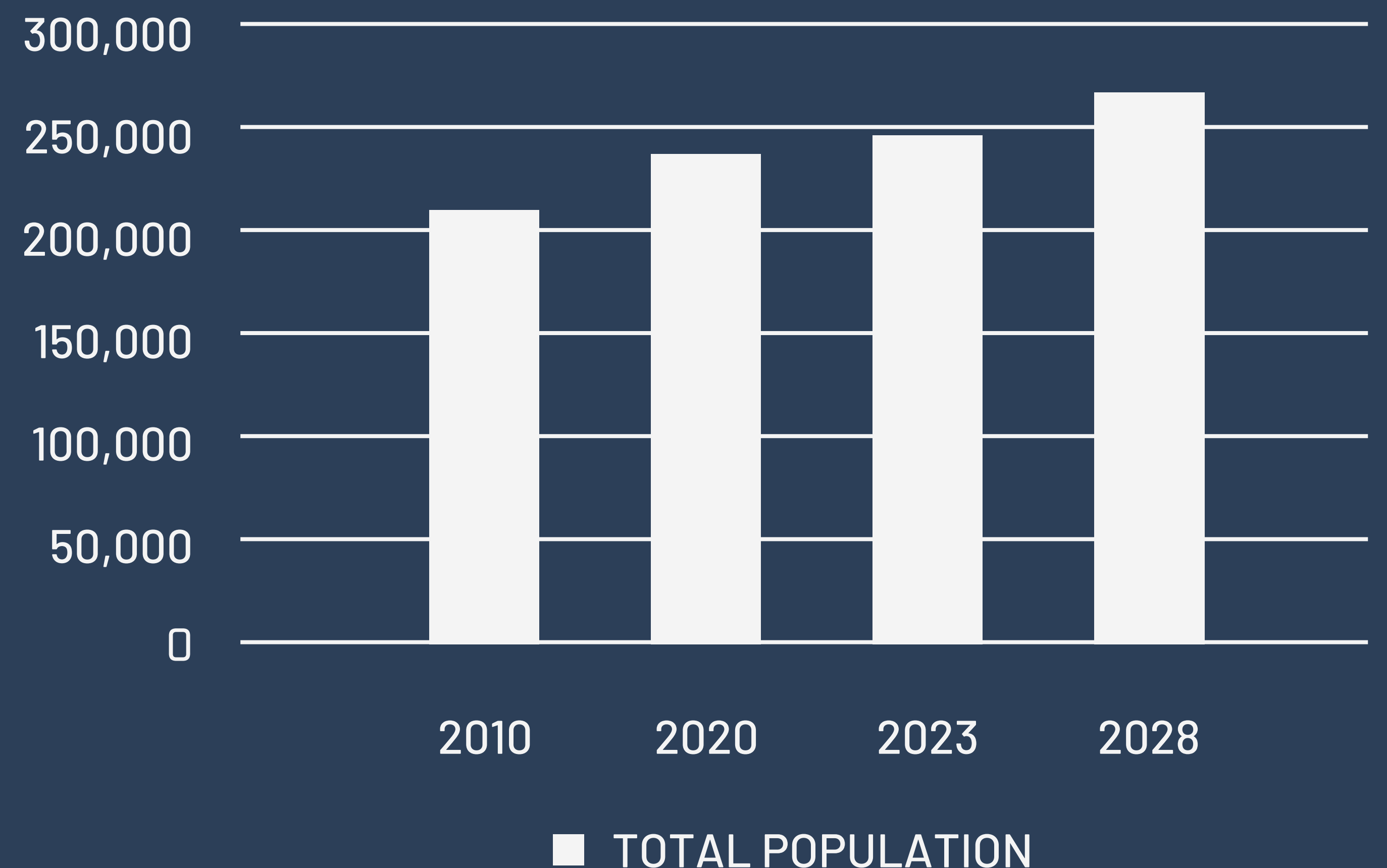
USA TODAY, 2024

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

903.253.1931

MARIO@GENECOV.COM

THE GENECOV GROUP

1350 DOMINION PLAZA

TYLER, TX 75703

903.509.8844 EXT. 3

WWW.GENECOV.COM