

# TIMMS STREET SERVICE CENTER CONTRACTOR WAREHOUSE

3815 TIMMS ST TYLER, TX 75701  
1,250 SQUARE FEET OF SPACE AVAILABLE FOR LEASE



# EXECUTIVE SUMMARY

## OVERVIEW

**ADDRESS:** 726 W SW Loop 323 Tyler, TX 75703

**AVAILABILITY:** 1,250 Square Feet

**AS-IS BASE RENT:** \$6.72 psf

**PROPERTY TYPE:** Warehouse

**PROPERTY NAME:** Timms Street Service Center

**NEARBY FEATURES:** Broadway Square Mall, Loop 323 Access, Central Location, Many Restaurants

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

**NNN RATE:** \$4.36

[GOOGLE MAPS](#)

VEHICLES PER DAY

**35,988**

AVERAGE HH INCOME

**\$96,711**

(3 MILE)

## DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	4,032	42,590	112,816
<b>DAYTIME POPULATION:</b>	4,743	59,898	157,110
<b>MEDIAN HH INCOME:</b>	\$55,551	\$70,469	\$68,936
<b>AVERAGE HH INCOME:</b>	\$70,765	\$96,711	\$94,634

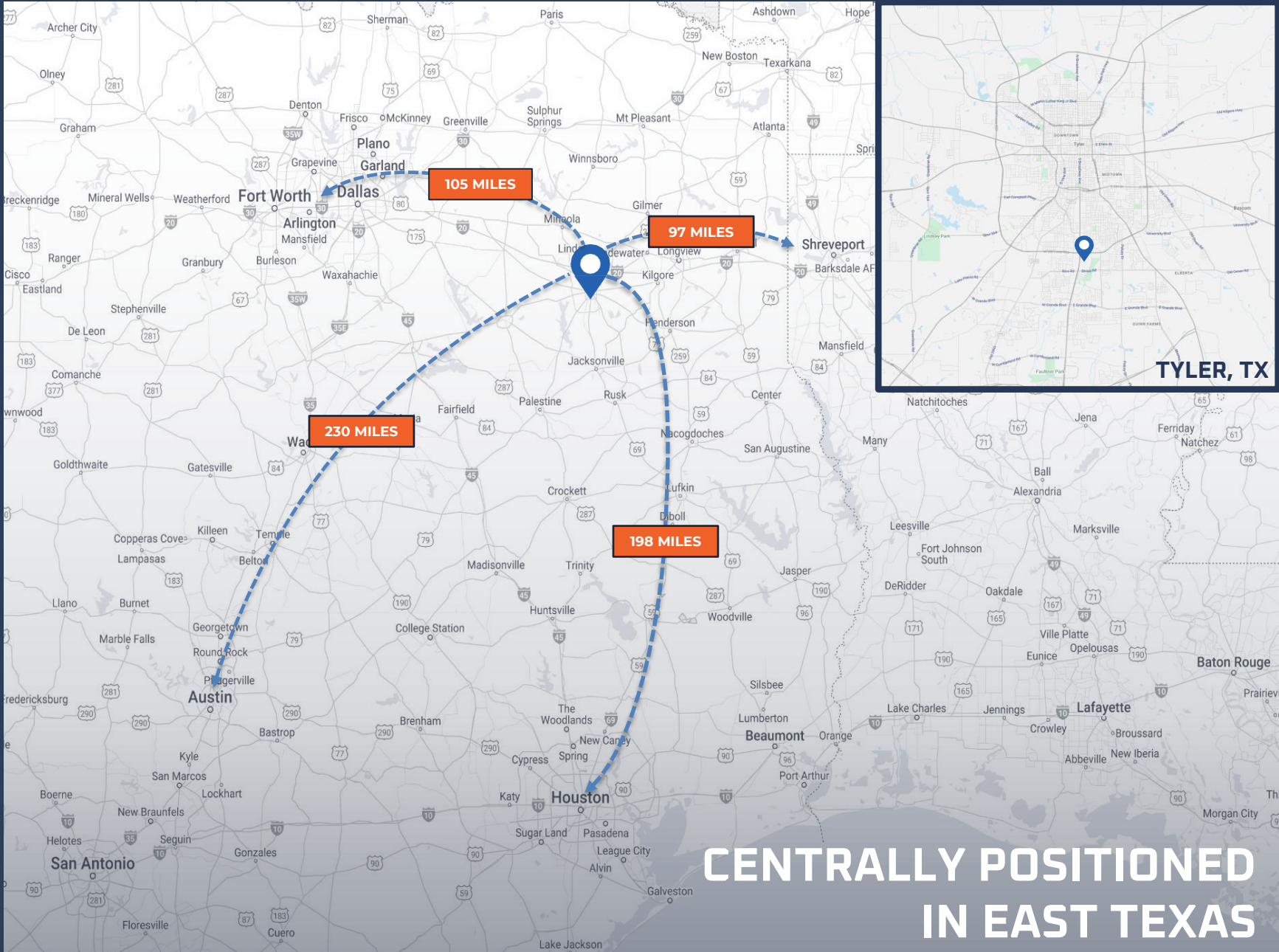
TYLER, TX RETAIL SALES

**\$3.2 BILLION+**

TIMMS STREET SERVICE CENTER



# TIMMS STREET SERVICE CENTER



**CENTRALLY POSITIONED  
IN EAST TEXAS**

# 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**

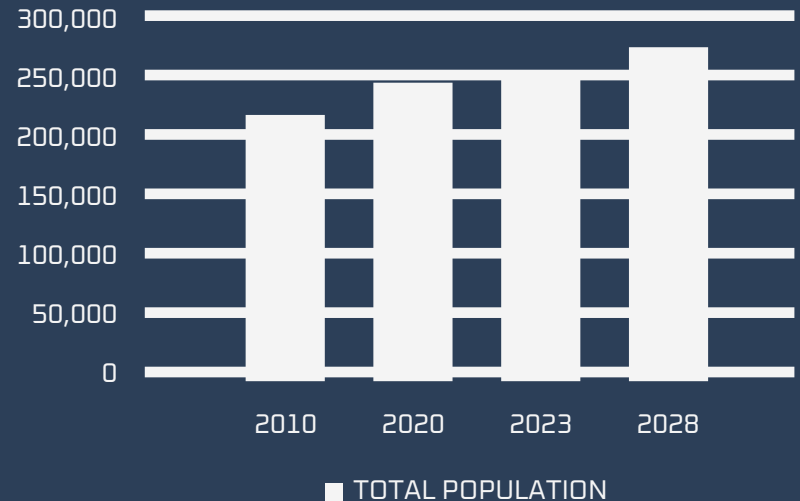
USA TODAY, 2024

**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

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