



# PINNACLE PLAZA

FOR SALE | TYLER, TX

# EXECUTIVE SUMMARY

## PINNACLE PLAZA

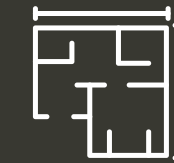
3219 SSW LOOP 323  
TYLER, TX 75707



4  
BUILDINGS



100%  
OCCUPIED



53,112  
TOTAL LEASABLE  
SQUARE FEET



49,590  
ANNUAL AVERAGE  
DAILY TRAFFIC  
(2023)



M-1  
ZONING  
(PARTIALLY IN CITY LIMITS)

PRICE

\$5,200,000

# INVESTMENT HIGHLIGHTS

Strategically located on the west side of Tyler, TX, on SSW Loop 323, near auto dealerships, retailers, TJC West Campus, and Tyler's newest 240-acre mixed-use development. Tyler, the largest city in Northeast Texas, serves as a regional hub for commerce and culture. Loop 323 is a major traffic corridor, facilitating access to surrounding East Texas markets.

- Established long-term tenants
- (3) three ingress/egress points on Loop 323
- Easy access to all major corridors
- Approximately 370' frontage on SSW Loop 323
- 100% leased
- Retail & pylon signage available
- AADT (2023) 49,590



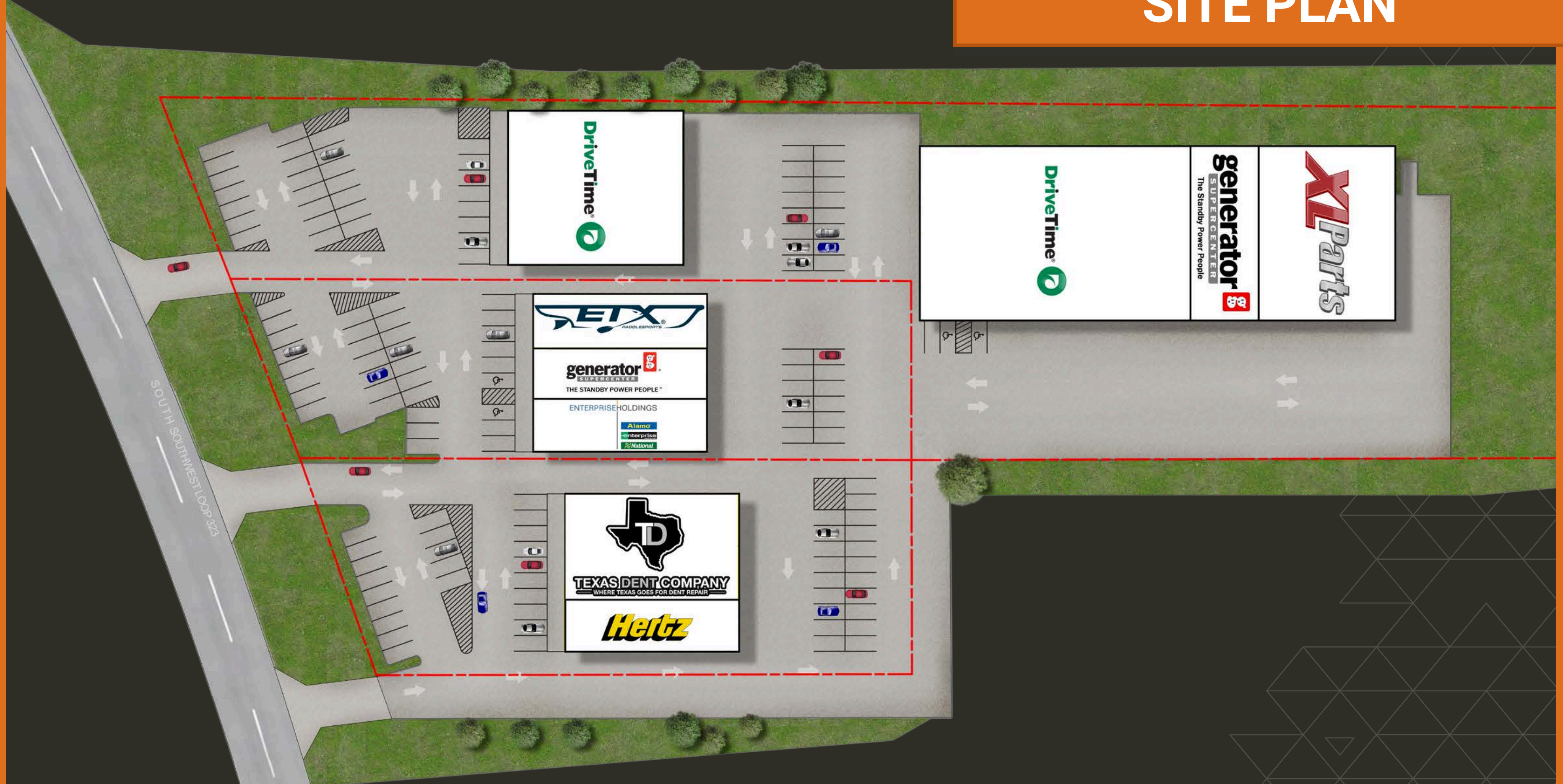
# PROPERTY OVERVIEW

## PROPERTY DETAILS

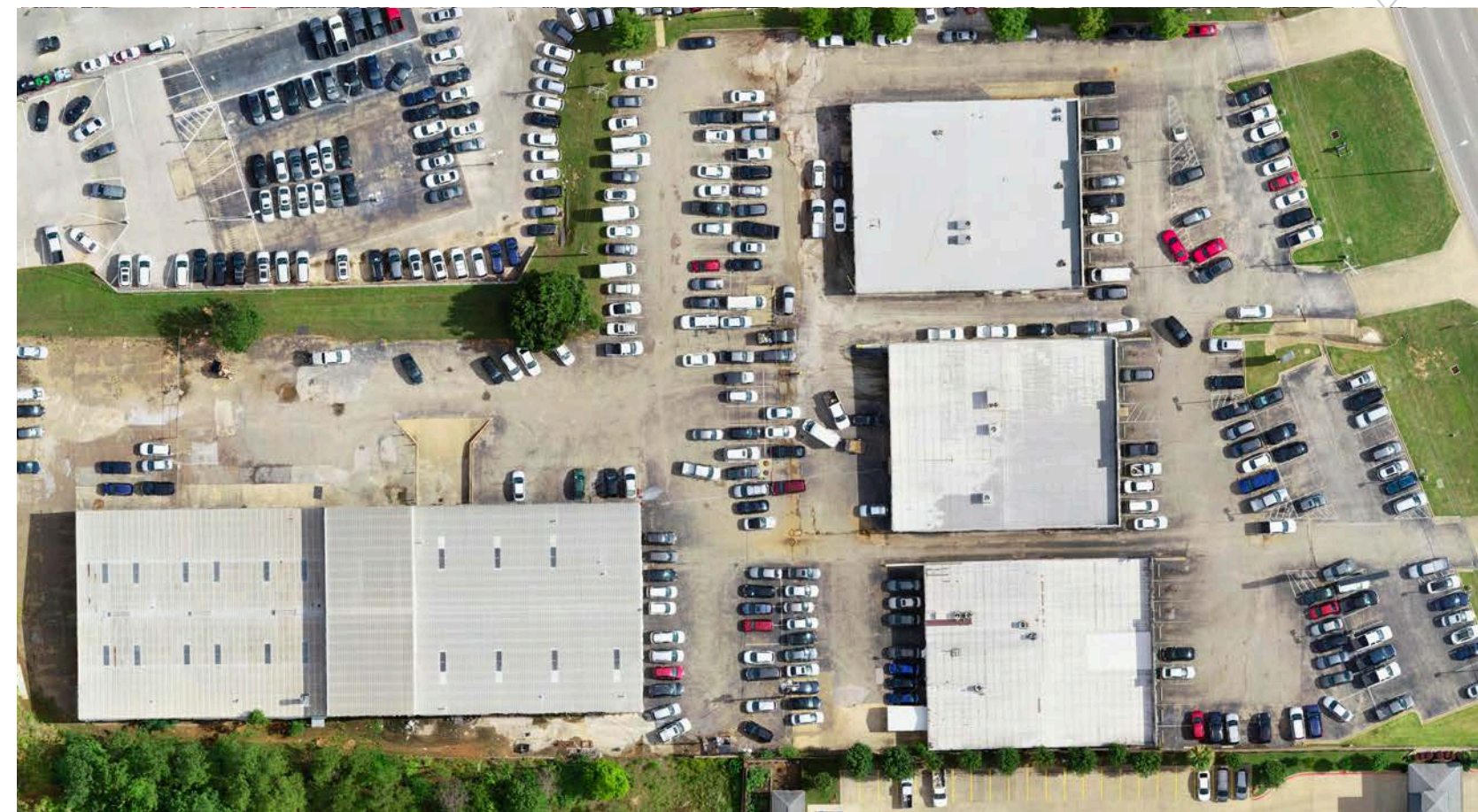
Name	Pinnacle Plaza
Address	3219 SSW Loop 323
City	Tyler
County	Smith
State	TX
Zip	75701
Total Rentable SF	53,112
Occupancy	100%
Price	\$5,200,000
Capitalization Rate	~ 7.84%
NOI	\$407,824.43
Land Size	4.559 acres
Zoning	M-1 (Partially in City Limits)



# SITE PLAN



# AERIAL IMAGES



# ELEVATION IMAGES



# FINANCIALS

## FINANCIALS

	Per Unit
<b>Rents</b>	
Base Rents	\$471,934.08
NNN Reimbursement	\$58,627.68
<b>Total Opportunity Income</b>	<b>\$530,561.76</b>
<b>Expenses</b>	
CAM Maintenance	\$27,009.65
General Building Maintenance	\$150.00
Landscaping	\$4,557.38
Cleaning & Maintenance	\$584.10
Property Insurance	\$20,122.00
Management Fees	\$19,736.48
Repairs	\$6,884.90
Property Taxes	\$37,758.56
Utilities	\$5,934.26
<b>Total Expenses</b>	<b>\$122,737.33</b>
<b>Net Operating Income</b>	
	<b>\$407,824.43</b>

## RENT ROLL

Unit #	Tenant	SF	\$ / SF / Month	Annual Rent	Lease Start	Lease End
Bldg 1 - 3215	Hertz	2,969	\$13.20	\$39,190.80	5/1/2005	4/30/2028
Bldg 1 - 3219	Texas Dent Co	6,026	\$14.04	\$84,600.00	2/4/2024	8/31/2024
Bldg 2 - 3221 - A	Enterprise (EAN)	3,094	\$13.01	\$40,250.04	11/1/2004	10/31/2024
Bldg 2 - 3223	Generator Super Center	2,998	\$14.00	\$41,972.04	12/1/2015	10/31/2023
Bldg 2 - 3225	ETX Paddlesports	3,032	\$12.25	\$37,128.00	3/1/2023	3/31/2026
Bldg 3 - 3227	Drive Time	8,909	\$13.51	\$120,360.00	3/1/2023	4/27/2026
Bldg 4 - 3235	Drive Time	15,453	\$2.91	\$45,000.00	7/21/2016	4/27/2024
Bldg 4 - 3235 - A	Generator Super Center	3,908	\$3.84	\$15,000.00	10/1/2023	10/31/2023
Bldg 4 - 3235 - C	XL Parts	6,723	\$7.20	\$48,433.20	1/4/2023	1/31/2028
<b>TOTALS</b>		<b>53,112 SF</b>		<b>\$471,934.08</b>		

# PROXIMITY MAP





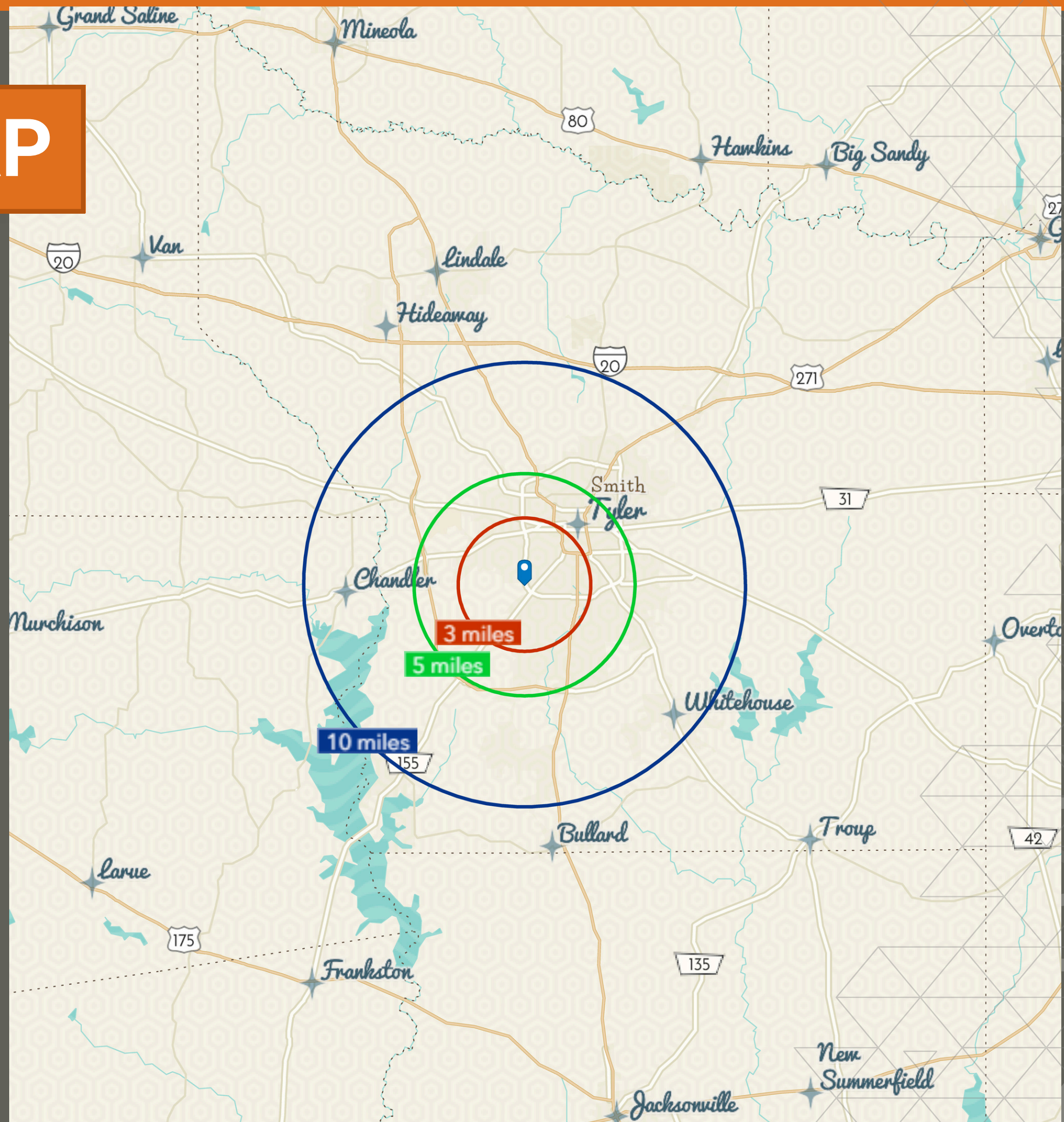
# DEMOGRAPHICS MAP

POPULATION	3 MILE	5 MILE	10 MILES
Total Population	36,721	108,658	178,247
Median Age	38.8	36.3	36.8

HOUSEHOLD & INCOME	3 MILE	5 MILES	10 MILES
Total Households	15,961	42,847	68,592
# of Persons per HH	2.26	2.44	2.53
Average HH Income	\$93,459	\$90,198	\$93,289
Average House Value	\$269,913	\$240,384	\$ 241,901

Demographics data derived from Esri



# ECONOMIC GROWTH - QUICK FACTS



## INDUSTRY GROWTH

The Perryman Group predicts solid growth in the area over the next five years.



3,010 jobs added in 2023



122,485 jobs within a 30-minute commute



3.3% unemployment rate (Texas at 4.0%)



13B+ Impressive GDP



241,922 Tyler MSA population



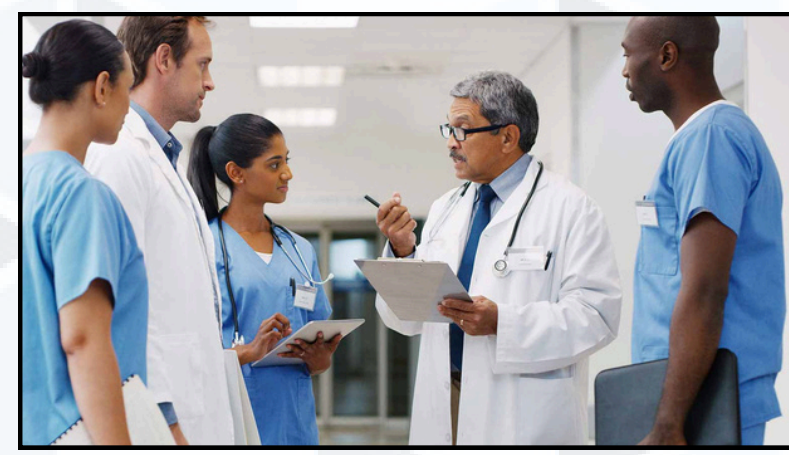
2.18% INCREASE

The projected employment growth rate of 2.18% annually through 2028 is expected to exceed that of the nation and state. (Perryman's Report)



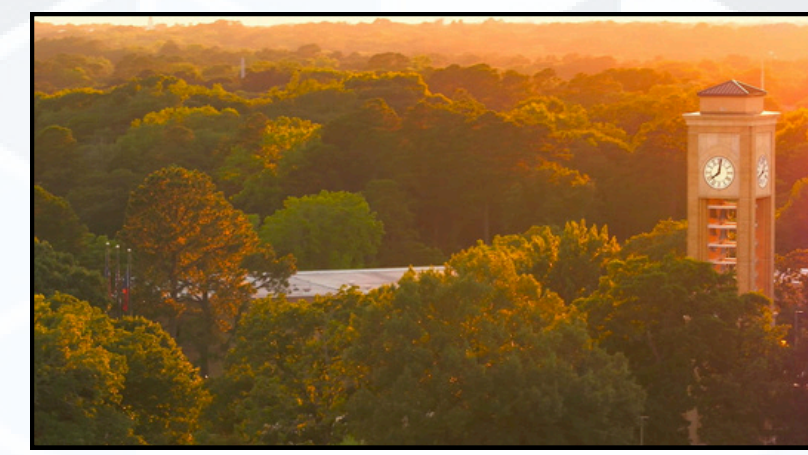
## UT TYLER MEDICAL SCHOOL

- Construction of the five-story \$308M Medical Education Building (248K SF) is underway and projected to complete in March 2025.
- The Perryman Group estimates the new medical center will add between 16,000-20,000 jobs.



## HEALTHCARE HUB

- Three main hospitals, together with specialty hospitals, are responsible for 21,000 direct jobs and 10,000 indirect jobs in the Tyler community.



## EDUCATIONAL CENTER

- **The University of Texas at Tyler** – 10,000+ students – 2,500 students per semester
- **TJC** – 12,000+ students
- **Texas College** – 1,000+ students
- **Tyler Independent School District** – largest school district in East Texas, 18,600+ students



## TYLER INTERSTATE COMMERCE PARK

- Tyler EDC is building a new 412-acre business park, strategically located off I-20 and State Highway 155 just north of Tyler.
- The park will allow for direct and indirect economic development and furnish more jobs for East Texans.



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