

±15.569 ACRE DEVELOPMENT TRACT

SALE PRICE: \$1,100,000



3600 S Southwest Loop 323

Tyler, TX 75701

- ±15.569-acre development tract
- M-1 zoning allowing for a wide range of uses
- High-visibility frontage along SSW Loop 323
- Ideal for retail, industrial, or potential residential development
- Flexible seller—open to subdivision opportunities
- Strong traffic exposure in a high-growth corridor
- Excellent accessibility with convenient ingress and egress
- Close proximity to established retail, business hubs, and residential communities

Philip Humber, CCIM

Associate Broker

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PROPERTY DESCRIPTION

This ±15.569-acre expansive development tract offers a prime opportunity in a high-growth corridor with strong traffic exposure and prominent frontage along SSW Loop 323. Zoned M-1, the property allows for a wide range of uses, making it ideal for retail, industrial, or potential residential development. The site features excellent accessibility with convenient ingress and egress, enhancing its appeal for a variety of development concepts. Surrounded by established retail, business hubs, and growing residential communities, the location supports long-term value and visibility. The seller is flexible and open to subdivision opportunities, providing added versatility for investors and developers.

OFFERING SUMMARY

Sale Price:	\$1,100,000.00
Lot Size:	15.569 AC
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	91	336	1,244
Total Population	226	882	3,254
Average HH Income	\$61,751	\$66,217	\$73,480

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STATUS	LOT BY COLOR	SUB-TYPE	SIZE	PRICE
Available	Yellow Lot	Retail	1 Acres	\$300,000
Available	Red Lot	Industrial	2 Acres	\$260,000
Available	Green Lot	Residential	12.5 Acres	\$540,000



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Philip Humber	675335	phumber@bcptx.com	(281) 382-1438
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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