



The Plaza at Oak Manor

7596 Old Jacksonville Highway, Tyler, TX 75703

South Tyler Class A Retail Center (over 10,000sf) - Four end cap spaces, Two Drive Thrus

EXECUTIVE SUMMARY

AVAILABLE SPACE

Space: Suite 500

Size: Total of 1,632sf available

Term: 3-10 years

Rental Rate: \$27.00psf + NNN

Space use: Zoned C-1 for: Retail, Medical, Restaurant, Office, Etc.

Available: First Quarter of 2026

Building One:

- Suite 100- Leased (The Little Gym)
- Suite 200- Leased (Combined with Suite 100)
- Suite 300- Leased (The Cleaning Co.)

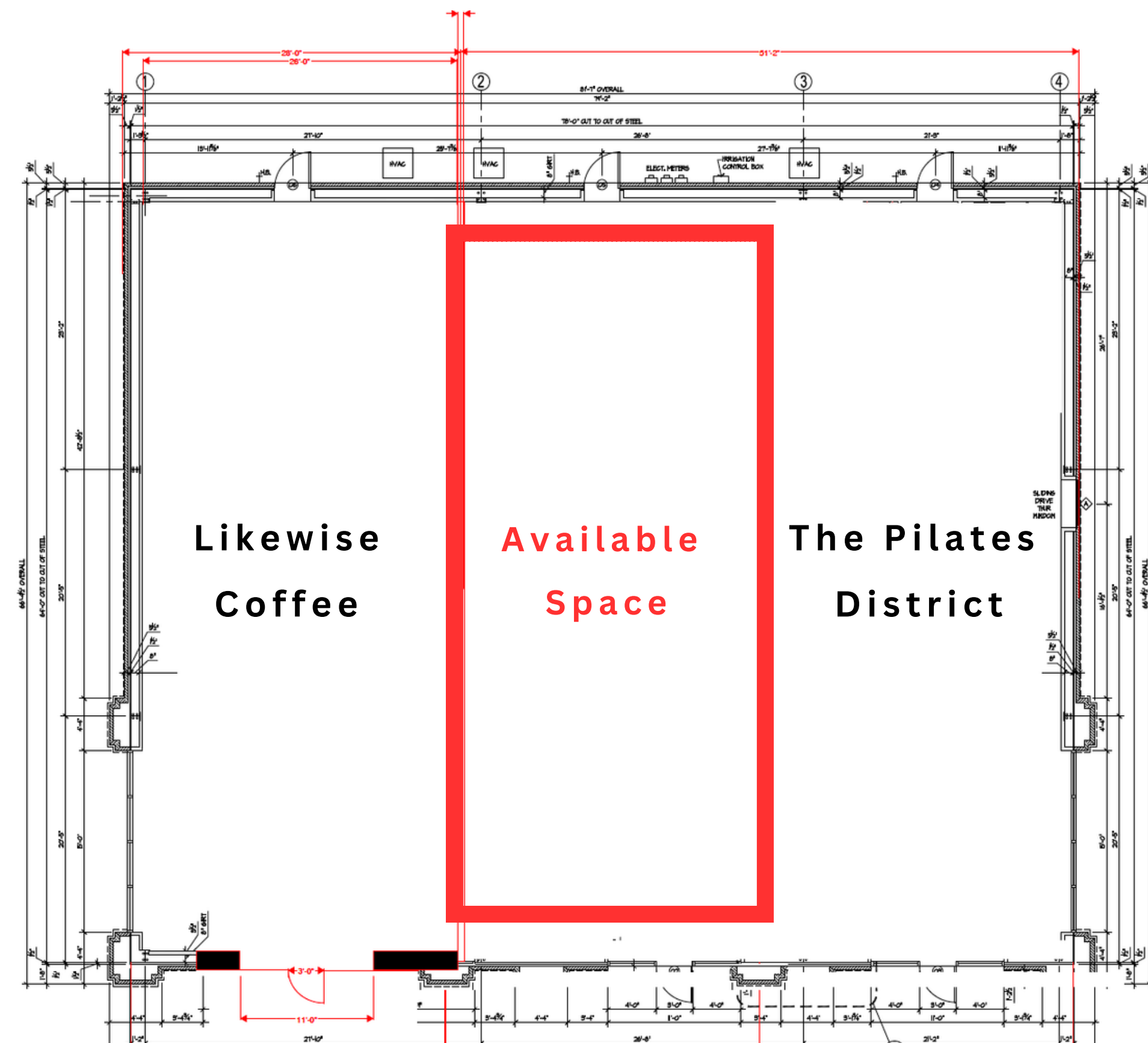
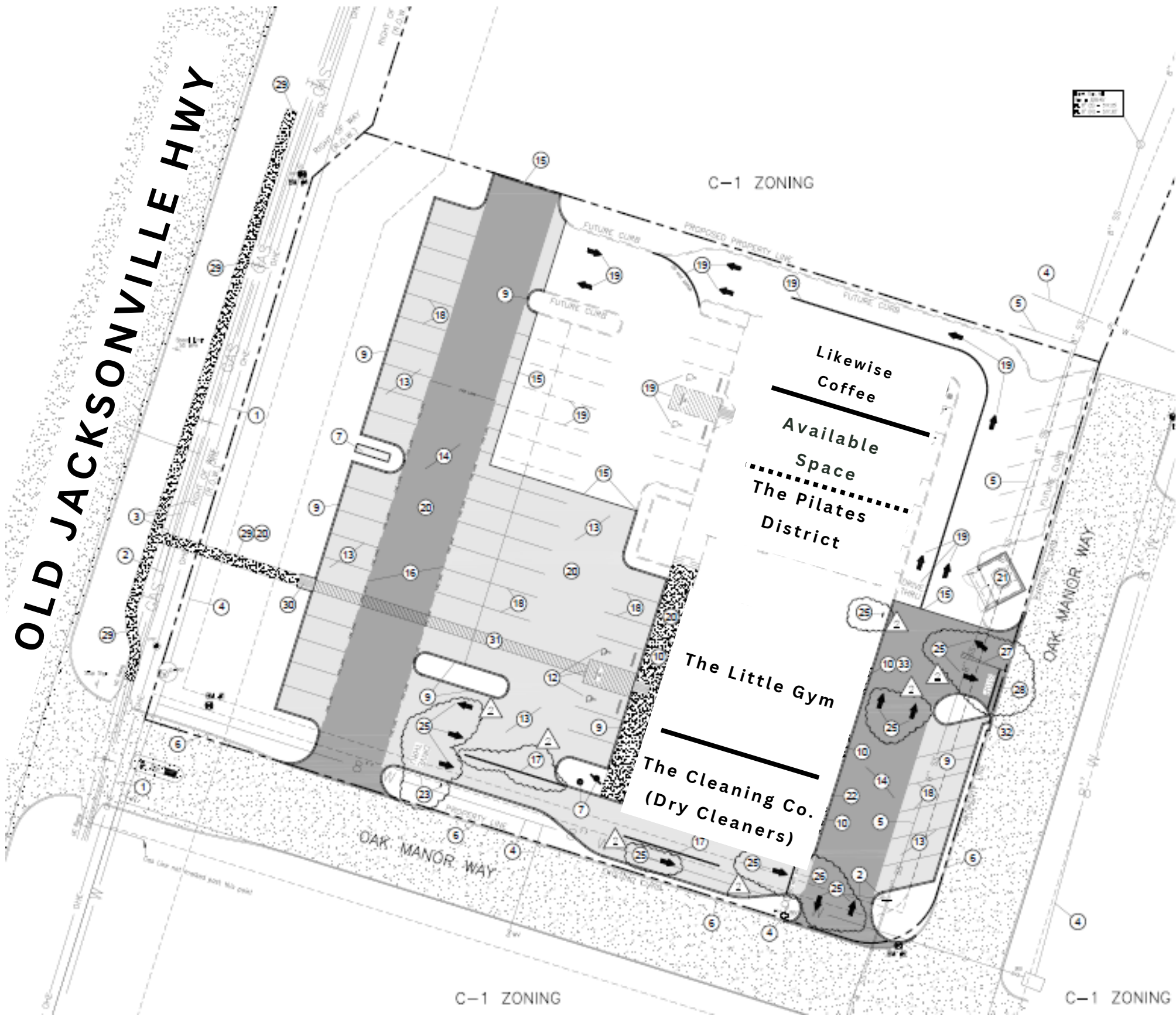
Building Two:

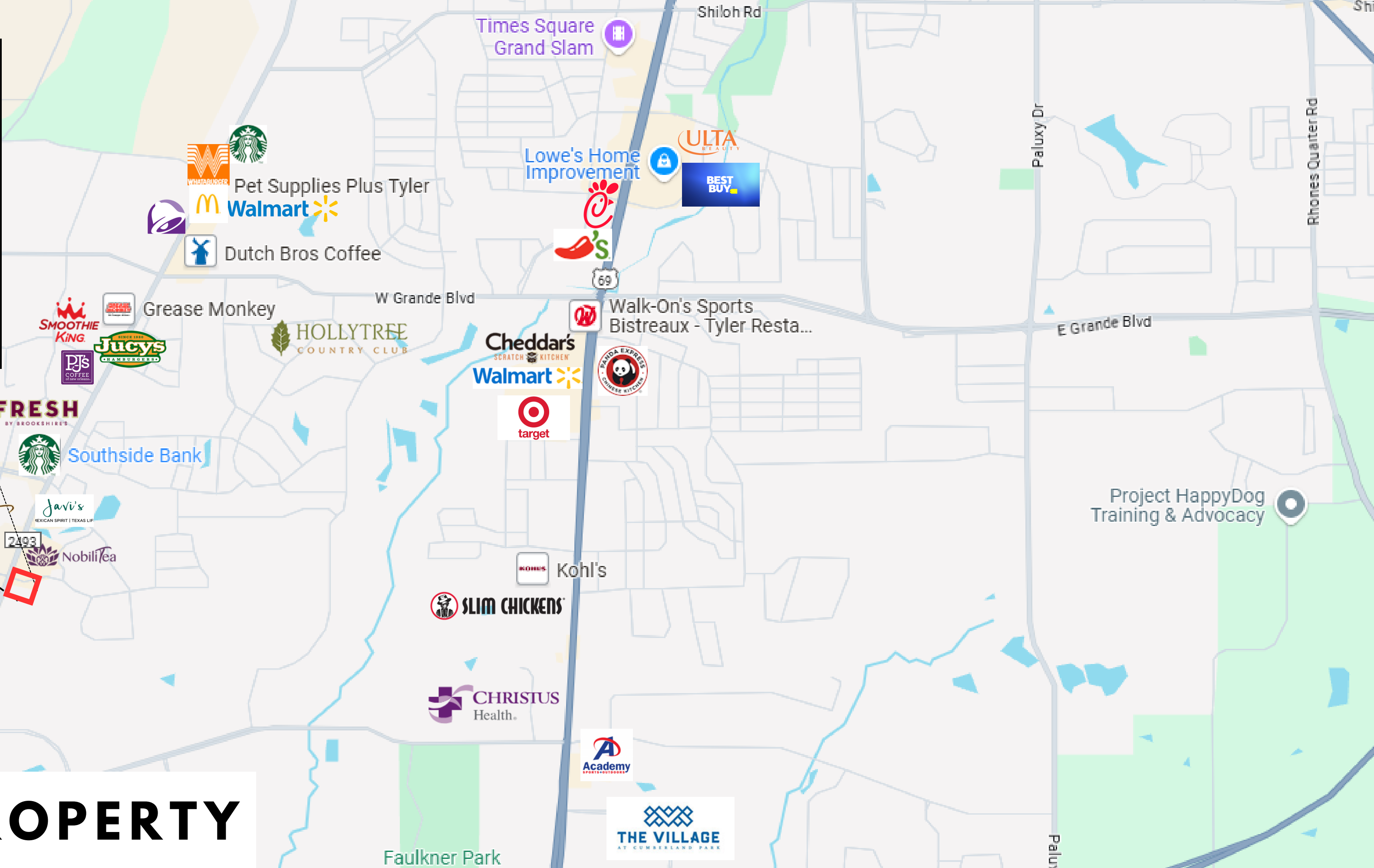
- Suite 400- Leased (Likewise Coffee)
- Suite 500- Available
- Suite 600- Leased (The Pilates District)

Building 2 is currently being designed and will look similar to building 1. The drive thru space in Building 2 has already been leased to a locally owned and operated coffee shop (Likewise Coffee), and the other end unit has been leased to a reformer pilates studio (The Pilates District), leaving one 1,632sf tenant space between them available for lease. The Plaza at Oak Manor is located on a hard corner directly on Old Jacksonville- a growth corridor with traffic counts of approximately 38,781 Vehicles Per Day. The Phase 1 building is complete and fully leased. The building 1 tenants include (1) The Little Gym- a child development franchise where children ages 4 months to 12 years learn and grow through movement-based learning and imaginative play and (2) a locally owned and operated dry cleaning company in the drive thru. Once building 2/phase 2 is complete, the property will offer a total of 77 parking spots and a 1,500 gallon shared grease trap that has already been installed.

- About a 5 minute drive to Nearest Walmart neighborhood market
- About a 10 minute drive to the nearest Target.
- About 4 minutes from Starbucks and Fresh- a popular, local grocery store.
- The population within a 3 mile radius of this property is 27,897 with a median household income of \$73,151.00.
- The property is located a near three lakes middle school and Jack Elementary School as well as Tyler Athletic and Swim Club.
- over 100 businesses and approximately 2,500 homes within a one mile radius
- traffic count of over 38,781 vpd

SITE PLAN & FLOOR PLAN

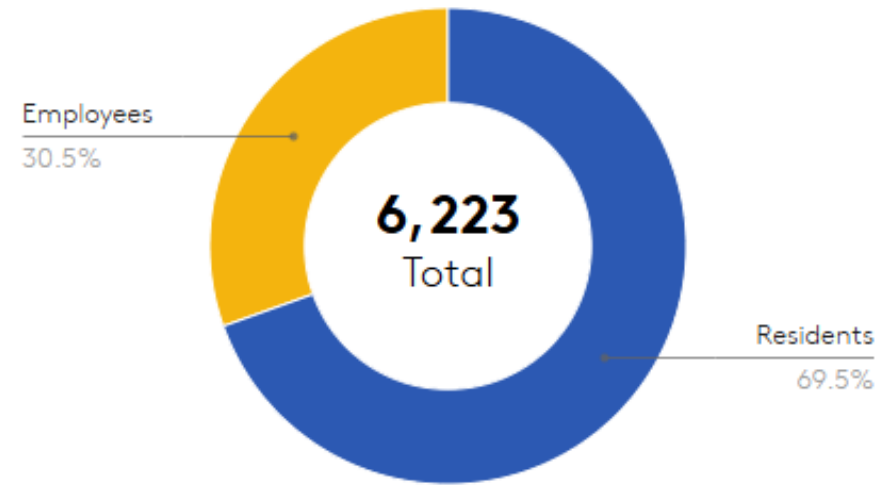




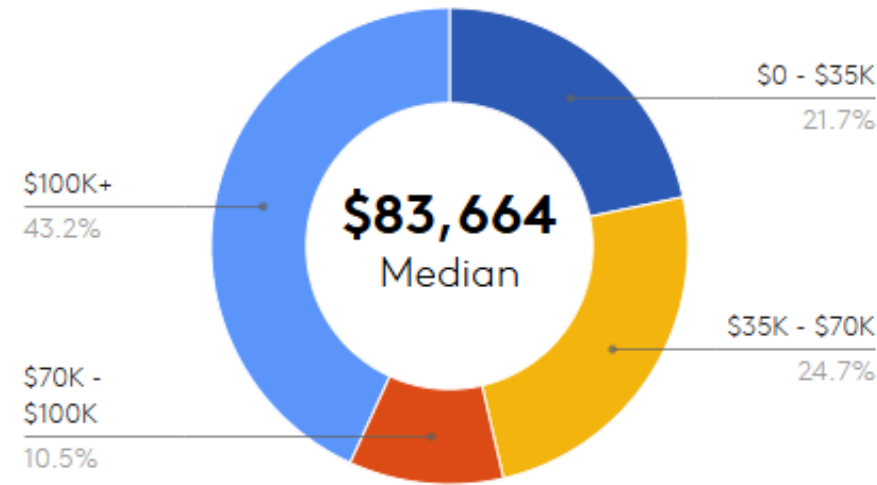
SUBJECT PROPERTY

DEMOGRAPHICS

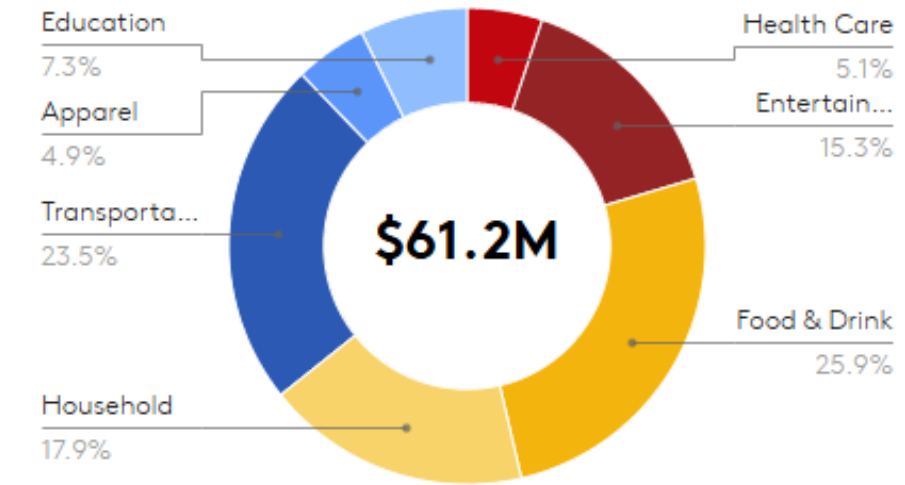
ABSOLUTE POPULATION



HOUSEHOLD INCOME



CONSUMER SPENDING



	1 MILE	3 MILE	5 MILE	15 MIN DRIVE
2024 Population	4,328	27,897	68,877	136,379
2029 Population	4,771	30,395	74,797	148,401
2024-2029 Projected Population Growth	10.2%	9.0%	8.6%	8.8%
Median Age	41.0	39.7	38.5	36.4
College Degree + Higher	46%	39%	39%	21%
Daytime Employees	1,895	16,839	39,466	100,662
Total Businesses	295	2,217	5,081	11,236
Average Household Income	\$128,045	\$106,306	\$102,378	\$89,499
Median Household Income	\$83,664	\$73,151	\$71,967	\$63,360
Total Consumer Spending	\$61.2M	\$389.9M	\$916.8M	\$1.6B
2024 Households	1,683	12,189	28,642	53,074
Average Home Value	\$505,974	\$355,800	\$319,533	\$273,750