



# 986 E GRANDE BLVD

TYLER, TEXAS 75703 • SOUTH TYLER'S PREMIER GROWTH CORRIDOR

■ AVAILABLE FOR LEASE

COMBINE ALL THREE SUITES: UP TO 4,600 SF — RETAIL · RESTAURANT · OFFICE · MEDICAL · SERVICE

**2,300 SF**  
SUITE A — END CAP

**1,150 SF**  
SUITE B — IN-LINE

**1,150 SF**  
SUITE C — IN-LINE

<b>~19,000 VPD</b> E GRANDE BLVD TRAFFIC	<b>15,662 VPD</b> COPELAND RD TRAFFIC	<b>35,000+ VPD</b> COMBINED CORRIDOR	<b>44,428</b> RESIDENTS — ZIP 75703	<b>\$79,194</b> AVG HOUSEHOLD INCOME
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## PROPERTY OVERVIEW

### Premier New-Construction Retail Center

986 E Grande Blvd is a brand-new Class-A retail strip center at the high-traffic intersection of E Grande Boulevard and New Copeland Road — South Tyler's fastest-growing commercial corridor. Striking modern architecture features floor-to-ceiling storefront glazing, brick and stone accents, and generous surface parking.

Anchor tenants Grande Donut & Cafe and the acclaimed Lime 'n Dime Burgers (coming soon) generate built-in daily foot traffic. A Phillips 66 station sits directly next door — delivering constant vehicle draw from commuters, families, and area residents throughout the day.

## KEY FEATURES

- Brand-new Class-A construction — 2024 delivery
- Corner: E Grande Blvd & New Copeland Road
- Adjacent Phillips 66 — constant daily traffic draw
- Grande Donut & Lime 'n Dime as anchor co-tenants
- Shell condition — ready for custom build-out
- NNN lease | Build-to-suit considered
- Ample surface parking | ADA compliant
- Tyler's fastest-growing commercial corridor

## AVAILABLE SPACES

**SUITE A — END CAP**  
**2,300 SF**  
Restaurant · Flagship Retail · Café

**SUITE B — IN-LINE**  
**1,150 SF**  
Boutique Retail · Service · Office

**SUITE C — IN-LINE**  
**1,150 SF**  
Office · Medical · Personal Services

**COMBINE ALL THREE: UP TO 4,600 SF**  
Restaurant · Urgent Care · Fitness · Anchor Retail

## NEARBY DESTINATIONS

- Phillips 66 Gas Station
- Grande Donut & Cafe
- Lime 'n Dime Burgers
- Walmart Supercenter

Next Door  
On-Site Anchor  
Coming Soon  
1.2 mi

**Schedule a Tour — Spaces Available Immediately**

NNN Lease · Build-to-Suit Considered · Flexible Terms

**903-326-9197**

admin@choice-builder.com

Info deemed reliable but not guaranteed. Measurements approximate. Subject to change without notice.

Contact: Bill · Choice Builder Commercial



BIRD'S EYE AERIAL — SUBJECT PROPERTY & PHILLIPS 66 ADJACENT



STREET-LEVEL ELEVATION — FULL BUILDING FRONTAGE

### DAILY TRAFFIC COUNTS

E Grande Boulevard	~19,000 VPD
New Copeland Road	15,662 VPD
Combined Exposure	35,000+ VPD

### TRAFFIC GENERATORS & CO-TENANCY

- Phillips 66 — Directly Adjacent
- Grande Donut & Cafe — On-Site
- Lime 'n Dime Burgers — Coming Soon
- Walmart Supercenter — 1.2 mi
- Target — 1.3 mi
- Walk-Ons / Cheddars — 1.5 mi

### MARKET DEMOGRAPHICS — ZIP 75703 / TYLER, TX

Total Population — ZIP 75703	44,428
Avg Household Income	\$79,194
Median Home Value	\$336,300
Business Establishments	1,765
Annual Area Payroll	\$1.08 Billion
Tyler Metro MSA Population	209,714
Tyler City Population	~111,000
Annual Population Growth	+0.8% / yr
Median Age	35.5 Years
Median Household Income (City)	\$67,486

**Tyler is one of Texas's fastest-growing cities — projected 111,060 by 2026.**  
Sources: U.S. Census ACS 2024 · ZIP 75703 · TxDOT · Texas Demographics