

FOR SALE - ~~\$4,500,000~~ \$2,999,999

CASCADE PARK VILLAGE

Tyler, TX 75701

**FULLY ENTITLED LAND AND
PLANS FOR UP TO 300 UNITS**



2505 Walton Rd, Tyler, TX 75701



Jerad Rector

President / Broker

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2505 Walton Rd, Tyler, TX 75701

OFFER OVERVIEW



SALES PRICE

\$2,999,999



LOT SIZE

19.30 acres



ALL APPROVALS

Fully Approved Plans, Engineering



BUILDINGS

12 Buildings, 2 Stories



ZONING

R-MF



PROPERTY DESCRIPTION

CASCADE PARK VILLAGE

Cascade Park Village offers a unique, fully entitled up to 300-unit garden-style apartment development opportunity in the thriving city of Tyler, Texas. Spanning over 19 acres, this project is strategically positioned to take advantage of the city's ongoing growth and economic expansion.

Located within the 2024 QCT, Cascade Park Village is just 4 minutes from the massive Bellwood Development, an upcoming shopping and entertainment hub that will draw significant foot traffic and residential interest. Additionally, the site is only 3 miles or 10 minutes from the Tyler Medical District, home to major healthcare employers such as UT Health East Texas and CHRISTUS Trinity

Mother Frances, making it an ideal location for healthcare professionals seeking nearby housing.

Further enhancing its appeal, the property is just 17 minutes from The Village at Cumberland Park, one of the region's largest retail destinations featuring national retailers, dining, and lifestyle amenities.

This project includes approved zoning for multi-family (R-MF) and comes with a fully approved site plan, civil, and architectural designs. Plans include a clubhouse and 12 two-story residential buildings, making Cascade Park Village a prime opportunity for developers looking to capitalize on Tyler's strong rental demand and growth.



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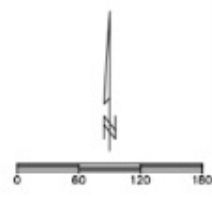


DEPRIEST ROAD



LEGEND

- PROPOSED LANDSCAPE SEEDING AREAS
- PROPOSED SIDEWALK
- 5" - 3000 PSI CONC. (LIGHT DUTY)
- 7" - 3500 PSI CONC. (HEAVY DUTY)
- PARKING STALL COUNT
- E - EXPANSION JOINTS
- E.O.P. - EDGE OF PAYEMENT
- B.F.R. - BARRIER FREE RAMP



PREPARED BY
JHF ENGINEERING, PLLC.
ENGINEERS LAND PLANNERS
 8726 W 205 S UNKLE, TEXAS 75067 PHONE (940)944-0400
 FAX (940)944-0400
 Texas Reg. Registration No. F-20071

NO.	DATE	DESCRIPTION	BY

WALTON APARTMENTS
 TYLER, TEXAS

SITE PLAN

WALTON ROAD

PROVIDED	REQUIRED	PARKING PER UNIT	TOTAL
TOTAL OPEN PARKING 284	TOTAL LEED UNITS 117	1.5	176
TOTAL COVERED PARKING 74	TOTAL 2-BED UNITS 88	2	176
TOTAL GARAGE PARKING 18			
TOTAL ACCESSIBLE PARKING 24			
TOTAL PARKING PROVIDED 396			

BASE REQUIRED	PERCENT
VISITOR	5%
SUBTOTAL	5%

CLUBHOUSE	PERCENT
CLUBHOUSE	1%
PARKS	1%
PLAYGROUND	1%

TOTAL REQUIRED BY CODE	TOTAL PARKING PROVIDED	TOTAL PARKING IN EXCESS
382	396	14

	A.1	A.2	A.3	B.1	B.2	C.1	GRAND TOTAL
ALPHA 1	36	0	0	0	0	0	36
ALPHA 2	36	0	0	0	0	0	36
ALPHA 3	36	0	0	0	0	0	36
BETA	4	0	32	0	0	0	36
BETA	0	0	0	36	0	0	36
EPSILON	0	0	0	36	0	0	36
ETA 1	0	18	0	0	0	0	18
ETA 2	0	18	0	0	0	0	18
GAMMA	0	0	0	0	0	0	0
KETA	0	0	0	0	0	0	0
THETA	0	0	0	32	4	0	36
ZETA	0	0	0	18	0	0	18
TOTALS	52	40	80	44	36	0	358

PARKING MULTIPLIER	1	1.5	1.5	1.5	2	2
REQUIRED PARKING	78	60	80	88	72	36
PARKING PROVIDED	392					
CLUBHOUSE						1,000.00
TOT						81,844.00

SITE DATA CHART

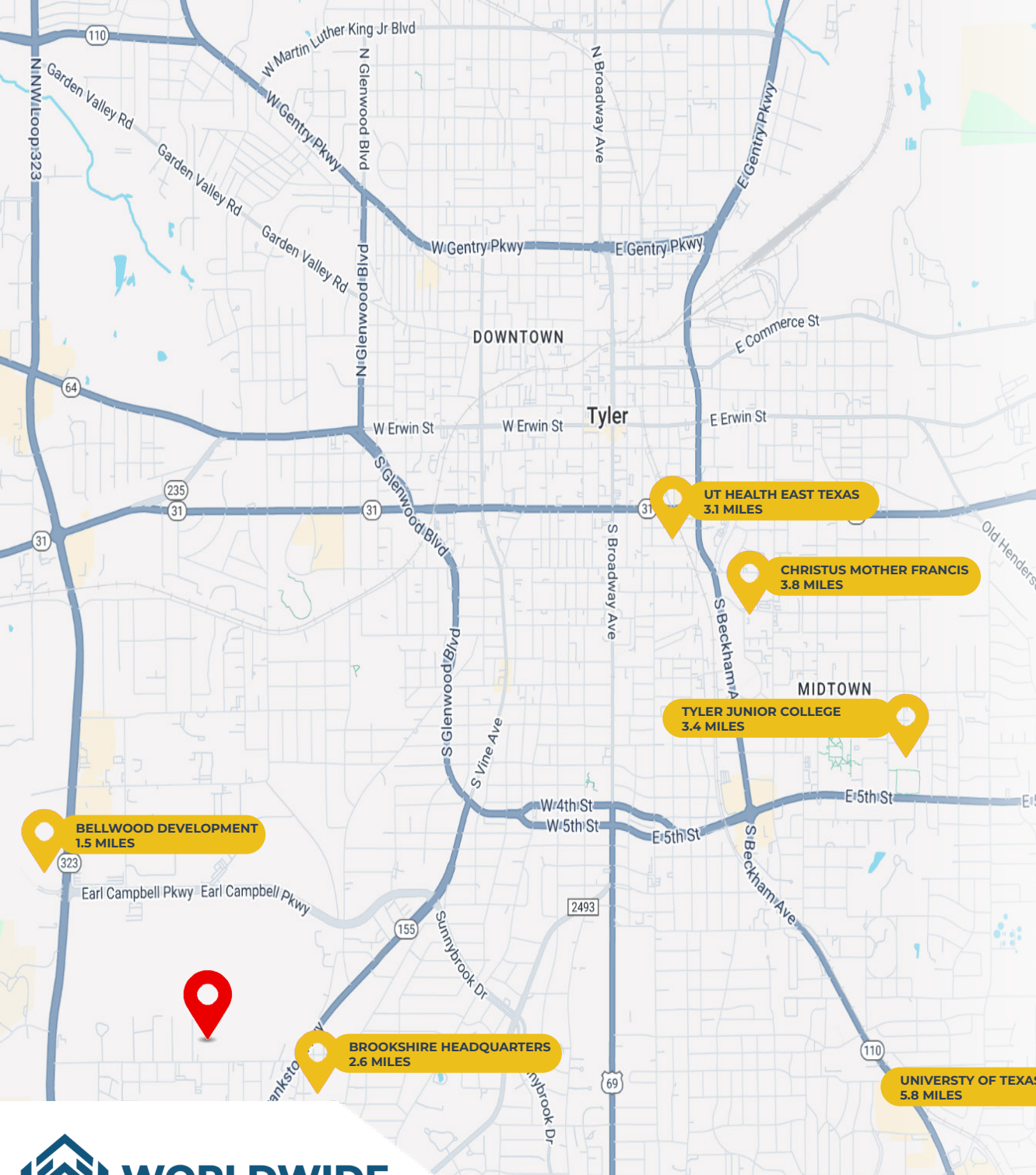
EXISTING ZONING	R-MF
PROPOSED ZONING	R-MF
EXISTING USE	VACANT
PROPOSED USE	MULTI-FAMILY (APARTMENTS)
LOT AREA	19.32 AC
BUILDING AREA	510 SF
COOLER AREA	150 SF
BUILDING SETBACKS:	
FRONT:	25' MIN.
SIDE:	20' MIN.
REAR:	20' MIN.

PRELIMINARY PLANS FOR PROJECT REVIEW NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 Prepared By/For Under Direct Supervision Of Jacob H. Feares, P.E.
 Texas Registration No. 99376
 On Date Shown Below
 COPYRIGHT © 2022 JHF ENGINEERING, PLLC
 LAST SHEET OF 11
 DATE: 11/20/22

SHEET No. S101



2505 Walton Rd, Tyler, TX 75701



4 MINUTES FROM NEW BELLWOOD DEVELOPMENT

The Bellwood Development in Tyler, Texas, is a transformative 543-acre mixed-use project set to redefine the city's west side. Strategically located at the northwest corner of South Southwest Loop 323 and Earl Campbell Parkway, this expansive development integrates residential, commercial, and recreational spaces to foster community growth and economic vitality.

The retail component of Bellwood is poised to become a major shopping destination, featuring a variety of businesses. Bellwood's comprehensive plan encompasses specialty retail, diverse dining options, professional and medical office spaces, and hotels.

Construction is progressing rapidly, with infrastructure nearing completion. The first businesses are expected to open by summer, and the majority of the retail center is anticipated to be operational by the end of 2025.

BELLWOOD DEVELOPMENT
1.5 MILES

UT HEALTH EAST TEXAS
3.1 MILES

CHRISTUS MOTHER FRANCIS
3.8 MILES

TYLER JUNIOR COLLEGE
3.4 MILES

BROOKSHIRE HEADQUARTERS
2.6 MILES

UNIVERSITY OF TEXAS AT TYLER
5.8 MILES



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TYLER, TX

Located in the heart of East Texas, Tyler is a dynamic city with a robust economy driven by a diverse range of industries. As the regional economic center, Tyler boasts a job market with over 112,000 positions spanning sectors such as manufacturing, healthcare, education, retail, banking, IT, communications, and the oil and gas industry.

Key employers include major corporations like Brookshire Grocery Company and Cavender's Boot City, both headquartered in Tyler. Other significant employers include The University of Texas at Tyler, Tyler Junior College, UT Health East Texas, CHRISTUS Trinity Mother Frances Health System, The Trane Company, and Target Distribution Center. The city's healthcare sector is

particularly prominent, with the UT Health East Texas and CHRISTUS Trinity Mother Frances systems collectively employing over 8,000 healthcare professionals, serving not only Tyler but the entire East Texas region.

Additionally, Tyler's thriving industrial sector is bolstered by companies such as John Soules Food, Sanderson Farms, Tyler Pipe, and Delek Refining. The city also has a strong presence in the oil and gas sector, with companies like Halliburton, Chesapeake Energy, and Weatherford International contributing to the local economy.

With its diverse economic base and strategic location, Tyler offers ample opportunities for employment, making it an attractive location for multifamily investment and development.



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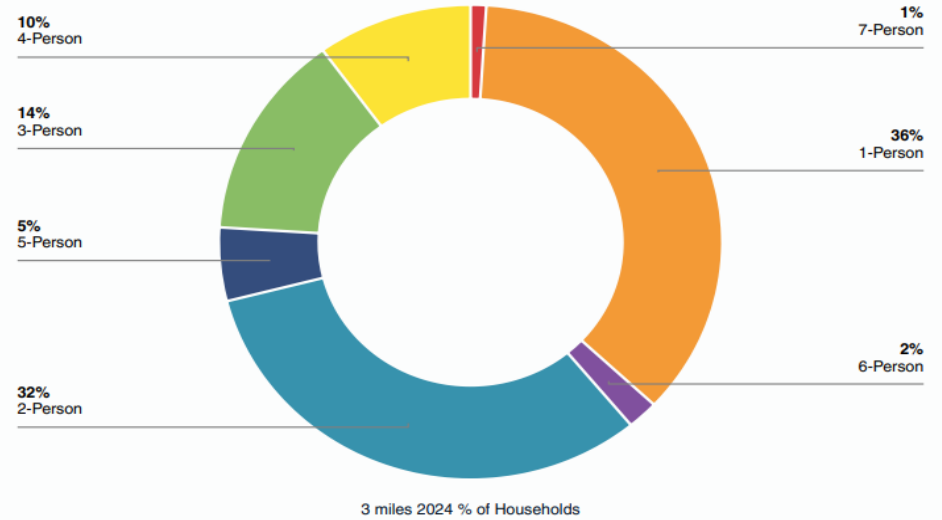
DEMOGRAPHICS

All information gathered from the Costar Group.

POPULATION

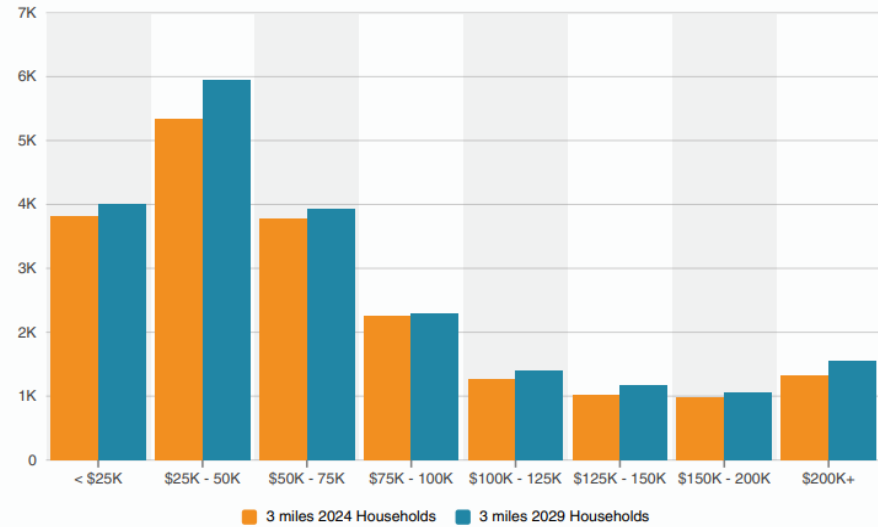
POPULATION	1 MILE	5 MILES
2020 Population	4,145	112,152
2024 Population	4,437	116,606
2029 Population	4,847	126,793
Annual Growth 2020-2024	1.8%	1.0%
Annual Growth 2024-2029	1.8%	1.7%

Household Size



Household Income

Currency: USD (\$)



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WORLDWIDE
COMMERCIAL

ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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