

RETAIL PROPERTY FOR LEASE

LEASE RATE: \$10 SF/YR (NNN)



126 NNW Loop 323

Tyler, TX 75702

- 5,000 SF total space — fully heated and cooled
- Newly renovated interior and exterior
- Two driveways off Loop 323 for easy access
- C-2 Zoning — versatile commercial use
- Spray-in foam insulation for superior efficiency
- 10'x10' rear roll-up door for deliveries/loading
- High visibility with 32,000+ VPD (TxDOT)
- Surrounded by major retailers: Starbucks, Sonic, Super One, Walmart, Walgreens

Blair Swaim

Agent

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PROPERTY DESCRIPTION

Discover an exceptional commercial opportunity with this newly renovated 5,000 SF building located just off Loop 323 in a high-traffic area of Tyler, TX. Featuring full heating and cooling, modern updates, and spray-in foam insulation for optimal energy efficiency, this property is ideally suited for a wide range of retail, office, or service-based businesses.

With C-2 zoning, two convenient ingress/egress points directly off Loop 323, and a 10'x10' roll-up door at the rear for easy loading access, this location offers outstanding functionality. Surrounded by national and regional retailers such as Starbucks, Sonic, Super One, Walmart, and Walgreens, and benefiting from 32,000+ vehicles per day (TxDOT), your business will be highly visible and accessible in one of Tyler's most dynamic commercial corridors.

OFFERING SUMMARY

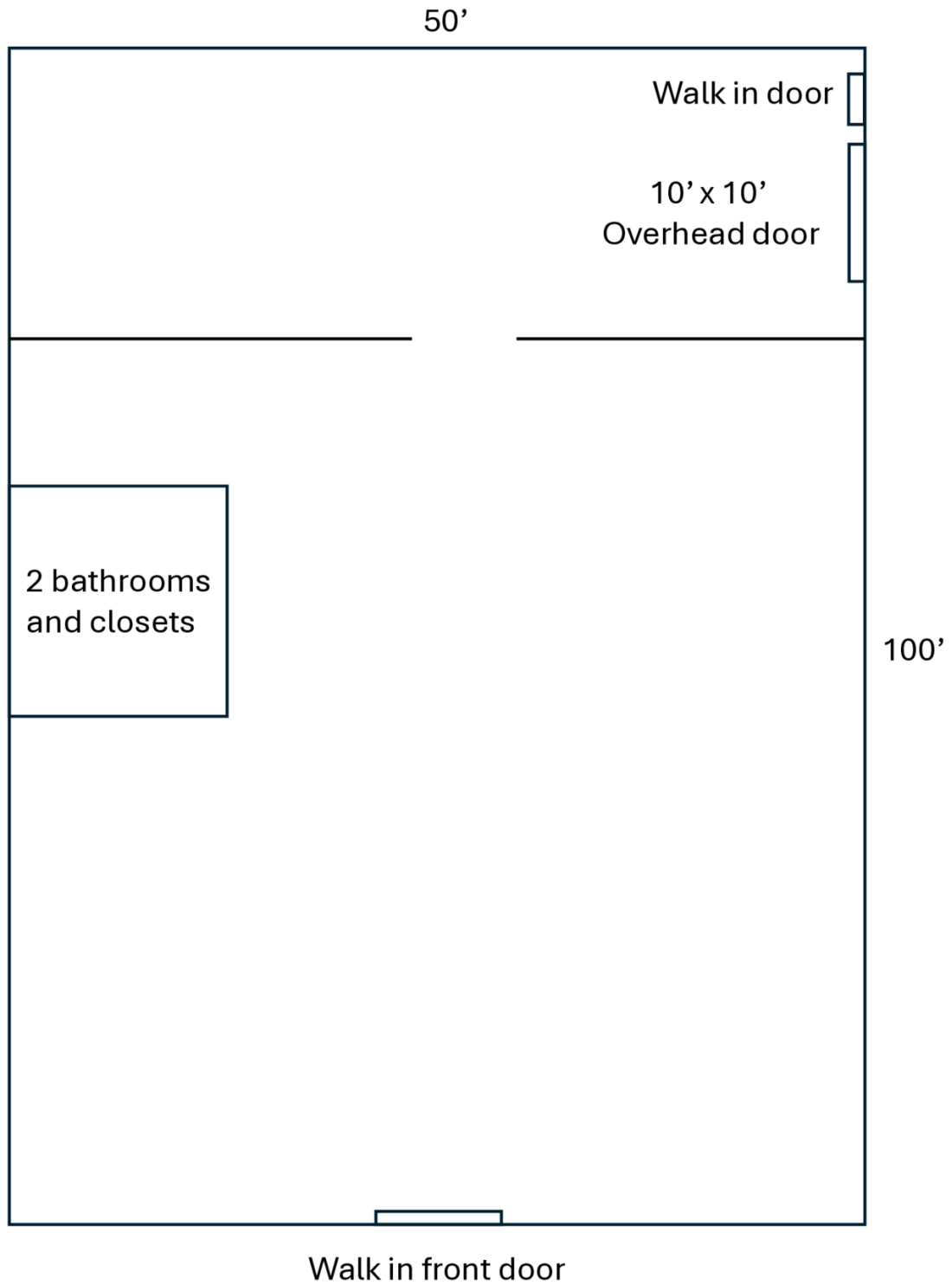
Lease Rate:	\$10 SF/yr (NNN)
Available SF:	5,000 SF
Lot Size:	0.98 Acres
Building Size:	5,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	64	184	1,005
Total Population	205	583	3,147
Average HH Income	\$55,614	\$56,707	\$65,533

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Floorplan



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