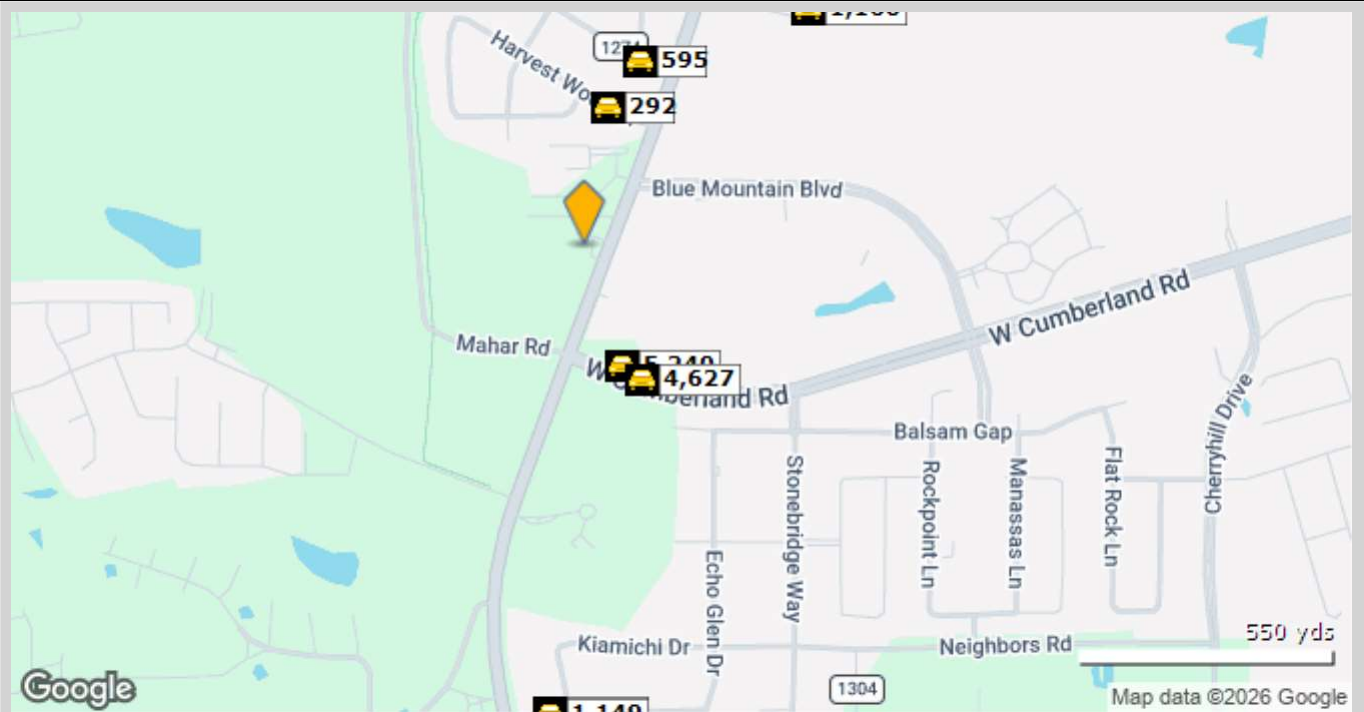


Traffic Count Report

15488 FM 2493, Tyler, TX 75703

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,095 SF**
 Typical Floor: **300 SF**
 Total Available: **8,095 SF**
 % Leased: **0%**
 Rent/SF/Yr: **\$23.15**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Co Rd 164	Old Jacksonville Hwy	0.07 W	2024	5,240	MPSI	.15
2 West Cumberland Road	Old Jacksonville Hwy	0.07 W	2025	4,167	MPSI	.18
3 W Cumberland Rd	Balsam Gap	0.57 W	2023	4,627	MPSI	.18
4 Harvestwood Dr	Mosswood Dr	0.04 NW	2022	280	MPSI	.18
5 Harvestwood Dr	Mosswood Dr	0.04 NW	2025	292	MPSI	.18
6 Knollwood Dr	Northwood Dr	0.02 NW	2024	597	MPSI	.25
7 Knollwood Dr	Northwood Dr	0.02 NW	2025	595	MPSI	.25
8 Not Available	Not Available	0.00 No	2020	1,160	MPSI	.41
9 Chickasha Dr	Shoshone Dr	0.02 E	2024	1,142	MPSI	.58
10 Chickasha Dr	Shoshone Dr	0.02 E	2025	1,149	MPSI	.58