

## PAD SITE IN SOUTH TYLER

6555 Old Jacksonville Hwy, Tyler, TX 75703

Pad Site For Sale | \$408,592



**Drake Real Estate & Investments**

11621 CR 166, Tyler, TX 75703  
903.581.3737

[DRAKETEXAS.COM](http://DRAKETEXAS.COM)

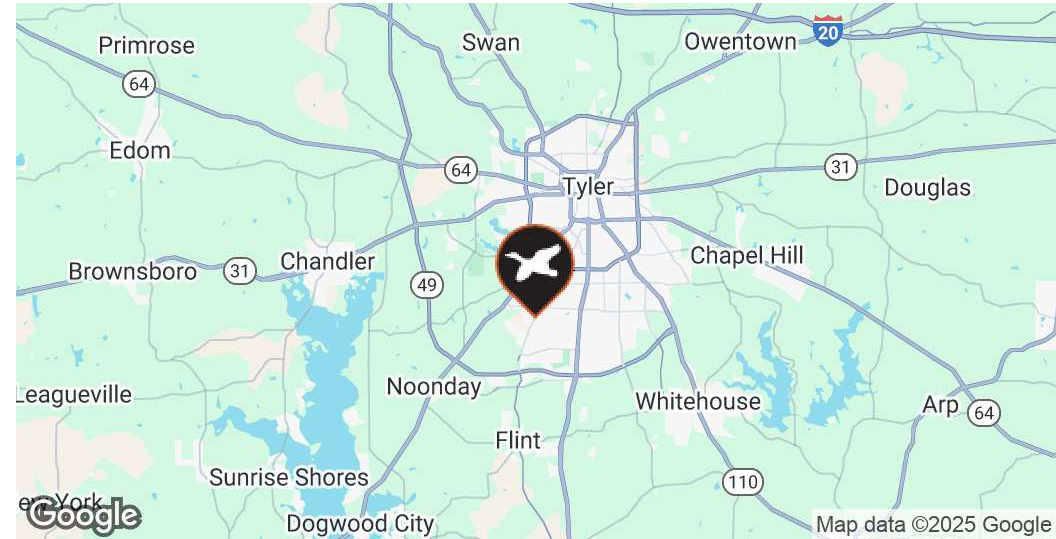
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FOR SALE



Sale Price

**\$408,592**

## PROPERTY OVERVIEW

Pad site is located near the corner of Old Jacksonville Hwy and Elkton Trail. This pad site is ideal for retail, medical or office development.

## OFFERING SUMMARY

Lot Size:	0.67 Acres
Zoning:	C-1 (Light Commercial)
Market:	East Texas
Submarket:	Tyler
Traffic Count:	27,079

## PROPERTY HIGHLIGHTS

- Approx. 0.67 acre pad site
- Adjacent retail center is fully leased
- Near current and future retail/office/medial developments
- All utilities are available and is zoned Light Commercial (C-1)
- Multiple pad sites available



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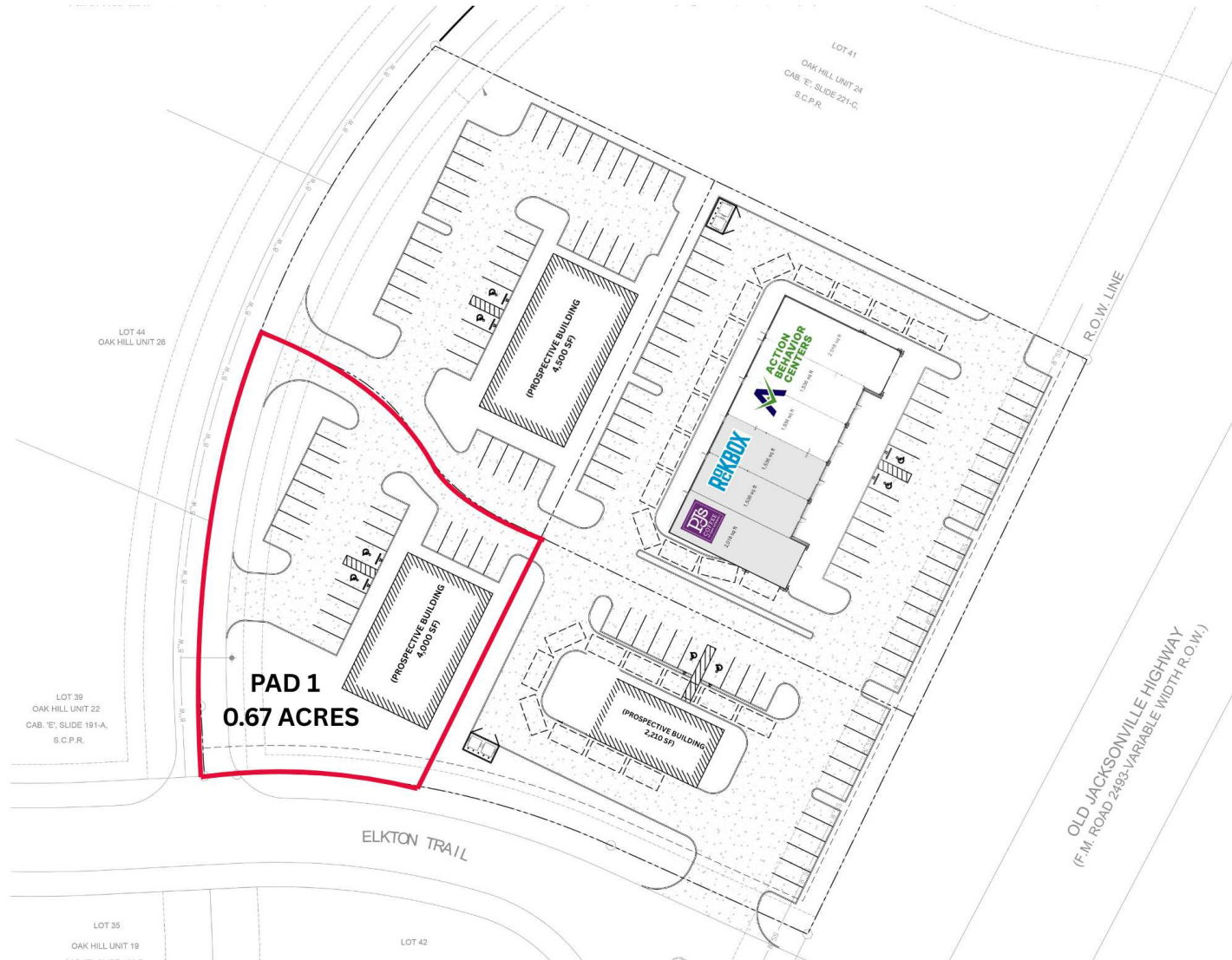
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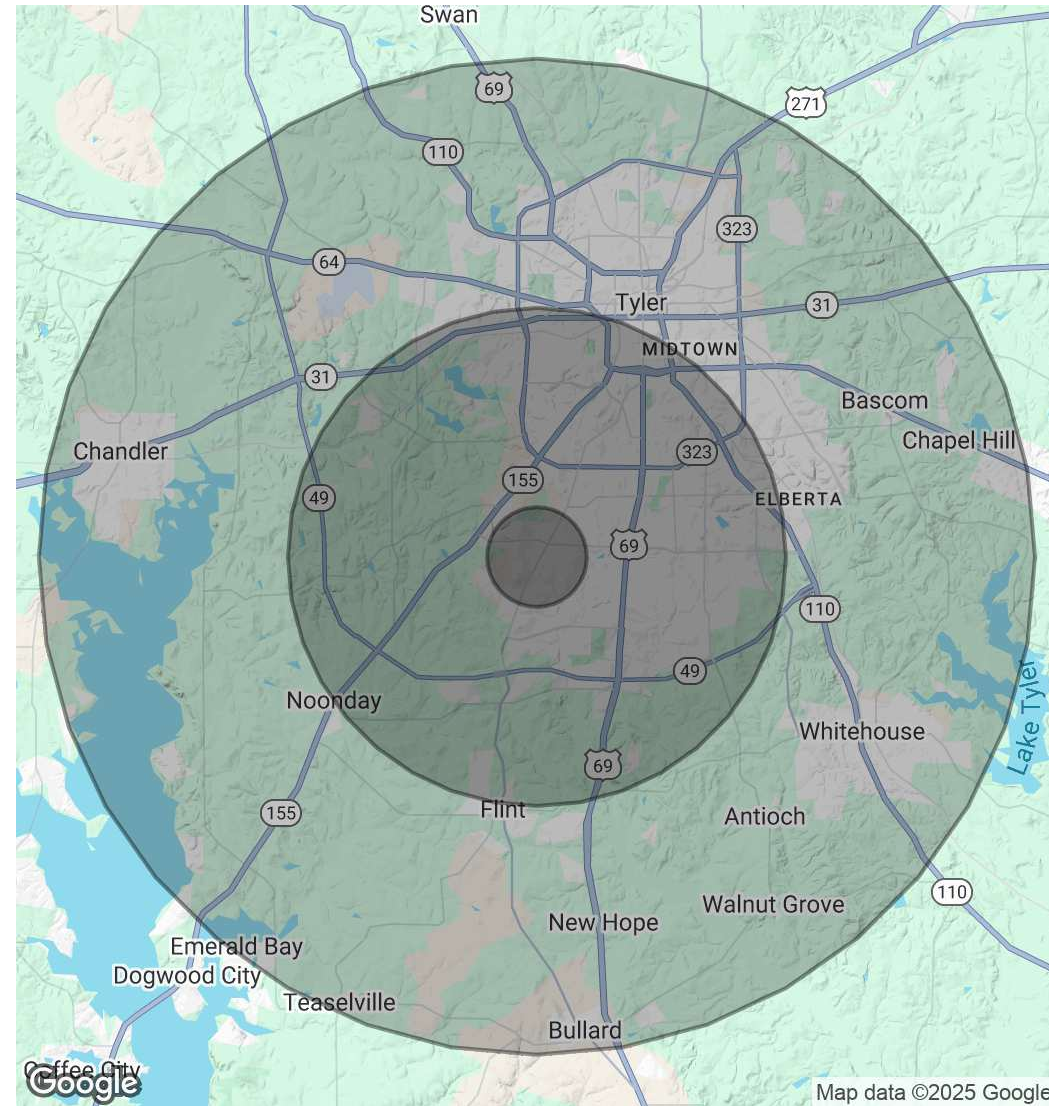
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	4,618	77,297	189,037
Average Age	48	41	39
Average Age (Male)	46	39	38
Average Age (Female)	50	42	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	1,982	32,225	72,779
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$162,613	\$107,809	\$95,120
Average House Value	\$564,796	\$345,055	\$282,943

*Demographics data derived from AlphaMap*



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## INDUSTRY GROWTH

The Perryman Group predicts solid growth in the area over the next five years.



3,010  
Jobs added  
in 2023



122,485  
Jobs within a  
30-minute commute



3.3%  
Unemployment rate  
(Texas at 4.0%)



13B+  
Impressive GDP



241,922  
Tyler MSA population



2.18%  
INCREASE

The projected employment growth rate of 2.18% annually through 2028 is expected to exceed that of the nation and state. (Perryman's Report)



## UT TYLER MEDICAL CENTER

**\$308M Medical Education Building (248K SF)**  
Five-stories totaling 248,000 SF

Construction is underway and projected to complete in March 2025.

The Perryman Group estimates the new medical center will add between 16,000-20,000 jobs.



## HEALTHCARE HUB

Three main hospitals + specialty hospitals  
Supplies 21,000 direct jobs and 10,000 indirect jobs in the Tyler community.



## EDUCATIONAL CENTER

The University of Texas at Tyler  
10,000+ students  
2,500 students per semester

Texas College  
1,000+ students

Tyler Independent School District  
The largest school district in East Texas  
18,600+ students



## TYLER INTERSTATE COMMERCE PARK

New 412-acre business park  
Strategically located off I-20 and State Highway 155 just north of Tyler.

Commissioned by Tyler Economic Development Council

The park will allow for direct and indirect economic development and furnish more jobs for East Texans.



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## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone



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