



PINNACLE PLAZA

FOR SALE | TYLER, TX



EXECUTIVE SUMMARY

PINNACLE PLAZA

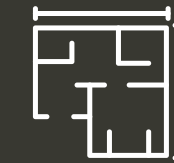
3219 SSW LOOP 323
TYLER, TX 75701



4
BUILDINGS



94%
OCCUPIED



53,112
TOTAL LEASABLE
SQUARE FEET



49,590
ANNUAL AVERAGE
DAILY TRAFFIC
(2023)



M-1
ZONING
(PARTIALLY IN CITY LIMITS)

PRICE
\$5,200,000

INVESTMENT HIGHLIGHTS

Strategically located on the west side of Tyler, TX, on SSW Loop 323, near auto dealerships, retailers, TJC West Campus, and Tyler's newest 240-acre mixed-use development. Tyler, the largest city in Northeast Texas, serves as a regional hub for commerce and culture. Loop 323 is a major traffic corridor, facilitating access to surrounding East Texas markets.

- Established long-term tenants
- (3) three ingress/egress points on Loop 323
- Easy access to all major corridors
- Approximately 370' frontage on SSW Loop 323
- 94% leased
- Retail & pylon signage available
- AADT +/- 50,000



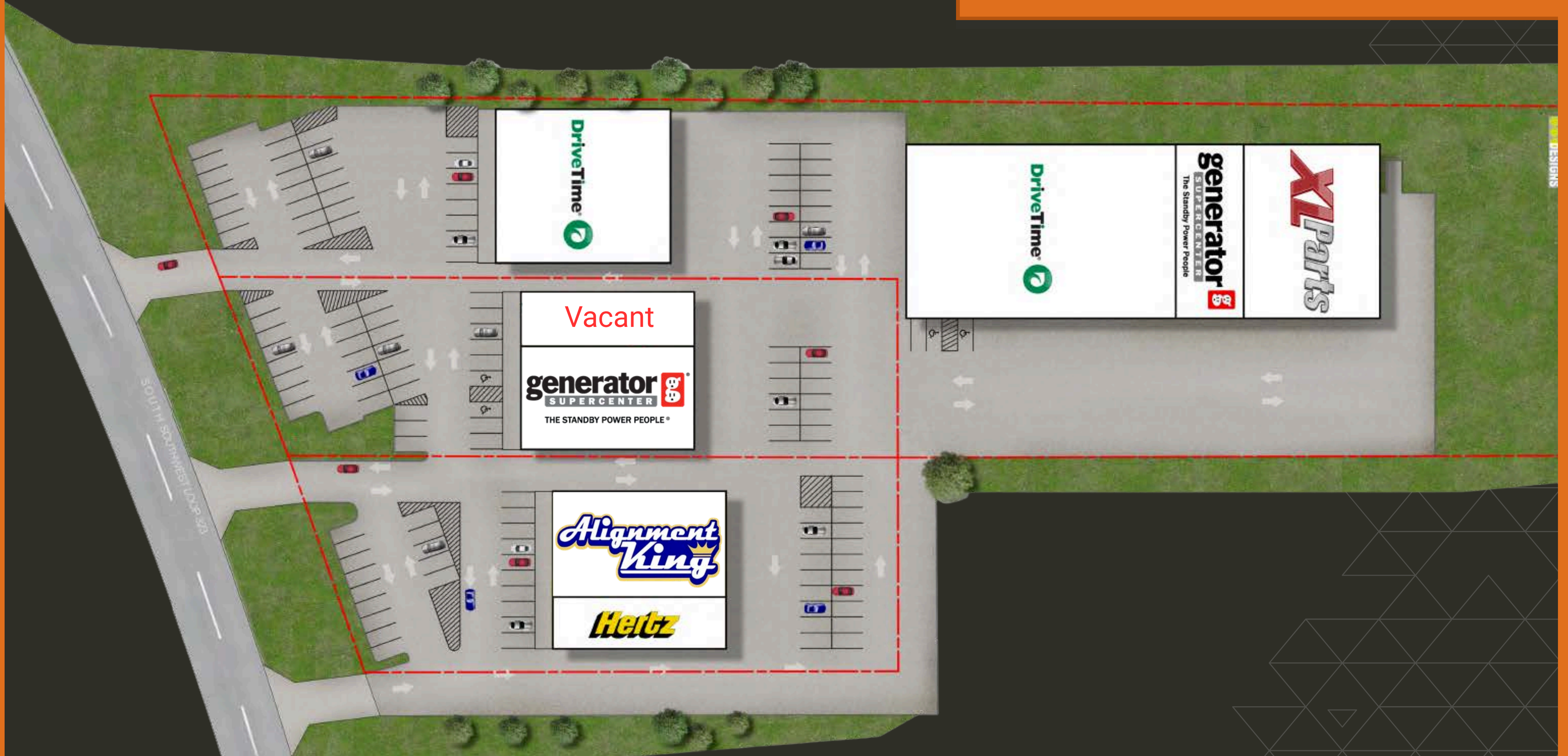
PROPERTY OVERVIEW

PROPERTY DETAILS

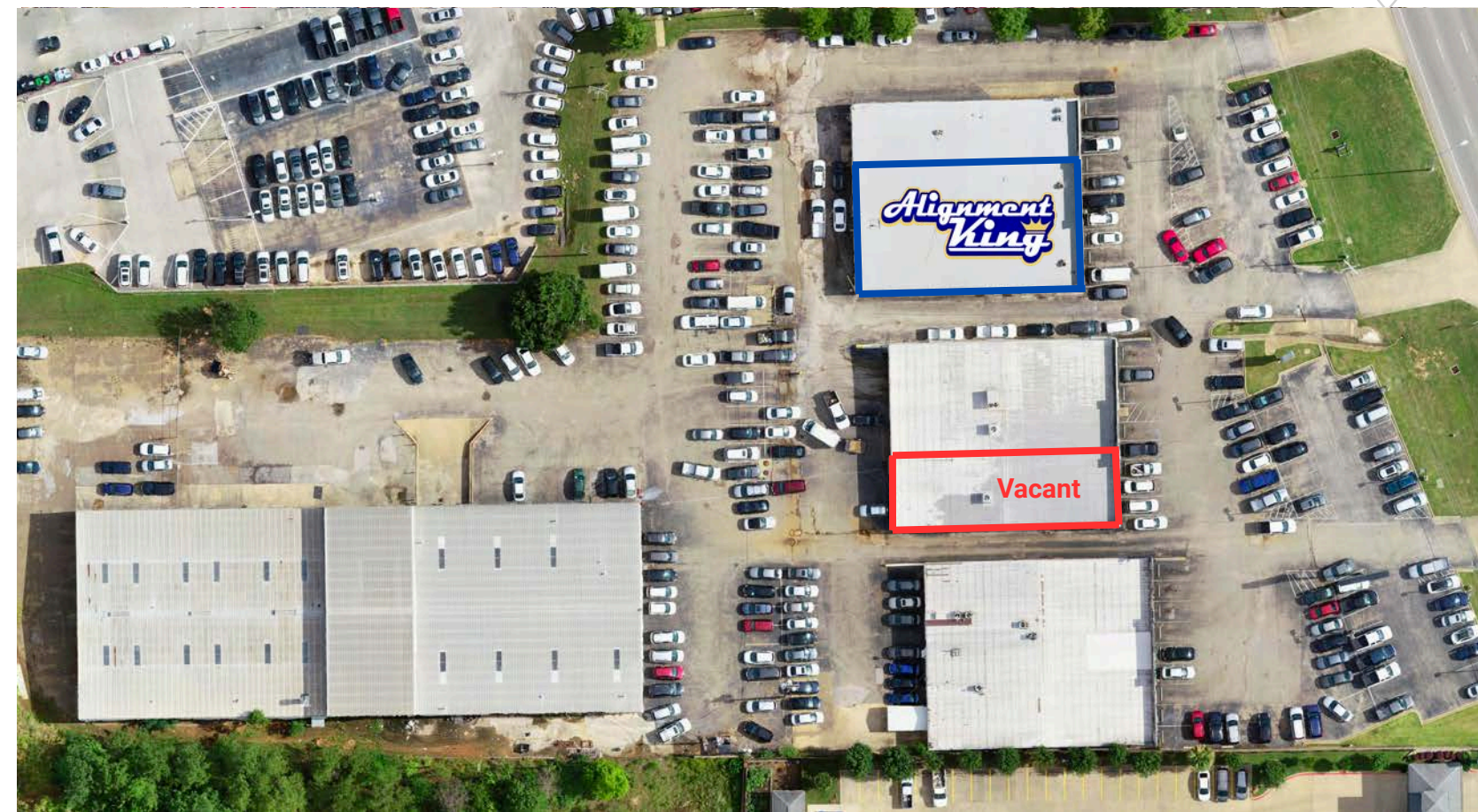
Name	Pinnacle Plaza
Address	3219 SSW Loop 323
City	Tyler
County	Smith
State	TX
Zip	75701
Total Rentable SF	53,112
Occupancy	94%
Price	\$5,200,000
Projected Cap Rate	8.41%
NOI	\$437,107.96
Land Size	4.559 acres
Zoning	M-1 (Partially in City Limits)



SITE PLAN



AERIAL IMAGES



ELEVATION IMAGES



FINANCIALS

FINANCIALS

	Per Unit
Rents	
Base Rents	\$434,247.12
NNN Reimbursement	\$82,281.36
Total Operating Income	\$516,528.48
Expenses	
CAM Maint.	\$4,654.33
Landscaping	\$4,676.52
Prop. Insurance	\$3,049.26
Mgmt Fees	\$16,347.04
Prop. Taxes	\$43,050.33
Water	\$1,042.50
Dumpster	\$6,600.54
Total Expenses	\$79,420.52
Net Operating Income	\$437,107.96

RENT ROLL

Unit #	Tenant	SF	\$ / SF / Year	Annual Rent	Lease Start	Term Maturity
Bldg 1 - 3215	Hertz	2,969	\$13.20	\$39,190.80	5/1/2005	4/30/2028
Bldg 1 - 3219	Alignment King	6,026	\$8.00	\$48,208.00	2/1/2026	3/31/2029
Bldg 2 - 3221 - A	Vacant-Projected	3,032	\$12.00	\$36,384.00		
Bldg 2 - 3223	Generator Super Center	2,998	\$12.00	\$35,976.00	4/1/2026	6/30/2029
Bldg 2 - 3225	Generator Super Center	3,094	\$12.00	\$37,128.00	4/1/2026	6/30/2029
Bldg 3 - 3227	Drive Time	8,909	\$14.05	\$125,174.40	2/1/2014	4/27/2028
Bldg 4 - 3235	Drive Time	15,453	\$3.03	\$46,800.00	7/21/2016	4/27/2028
Bldg 4 - 3235 - A	Generator Super Center	3,908	\$3.84	\$15,000.00	4/1/2026	6/30/2029
Bldg 4 - 3235 - C	XL Parts	6,723	\$7.50	\$50,389.92	1/4/2023	1/31/2028
TOTALS		53,112 SF		\$434,247.12		

PROXIMITY MAP



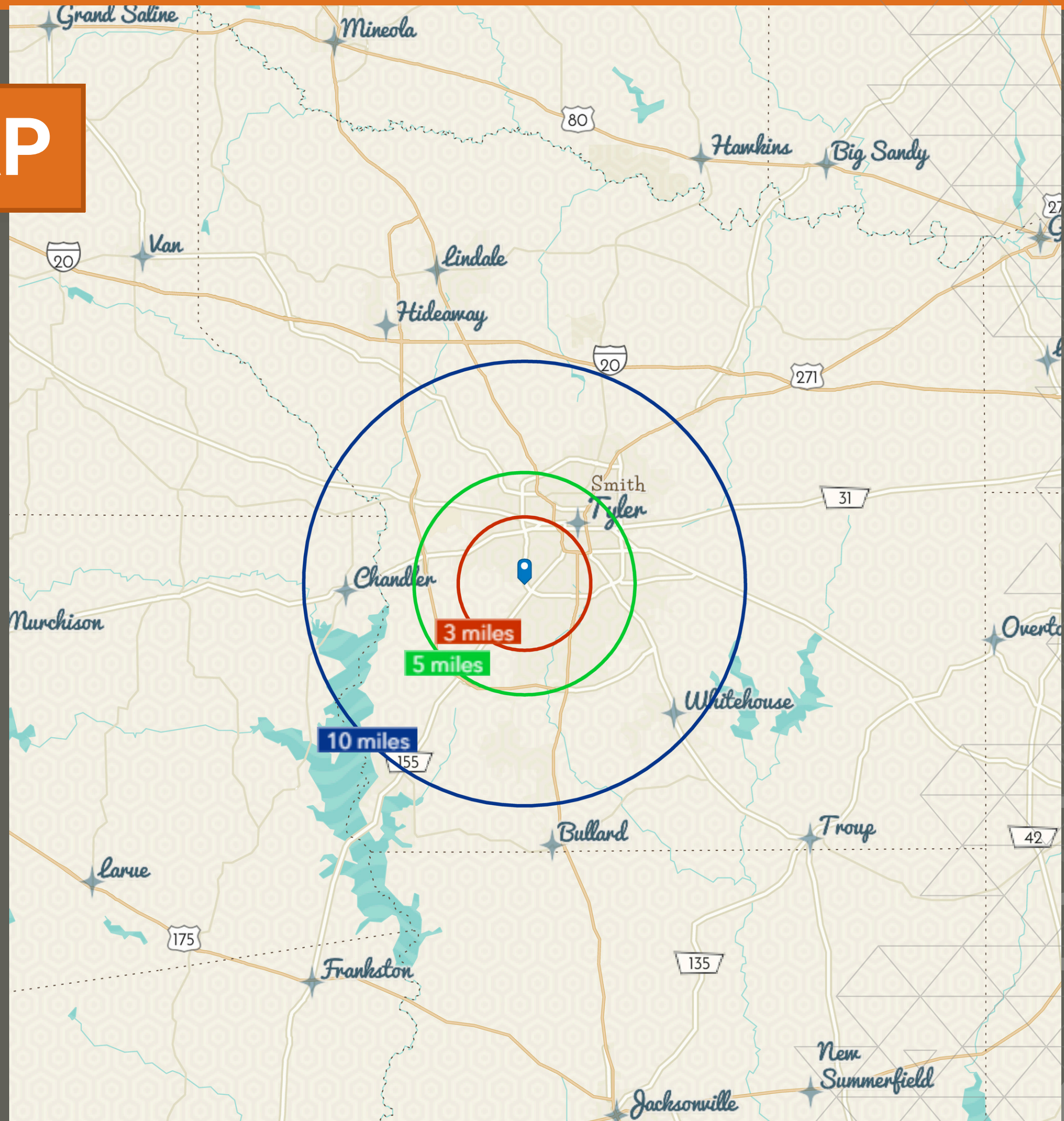


DEMOGRAPHICS MAP

POPULATION	3 MILE	5 MILE	10 MILES
Total Population	36,721	108,658	178,247
Median Age	38.8	36.3	36.8

HOUSEHOLD & INCOME	3 MILE	5 MILES	10 MILES
Total Households	15,961	42,847	68,592
# of Persons per HH	2.26	2.44	2.53
Average HH Income	\$93,459	\$90,198	\$93,289
Average House Value	\$269,913	\$240,384	\$ 241,901

Demographics data derived from Esri



ECONOMIC GROWTH - QUICK FACTS



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



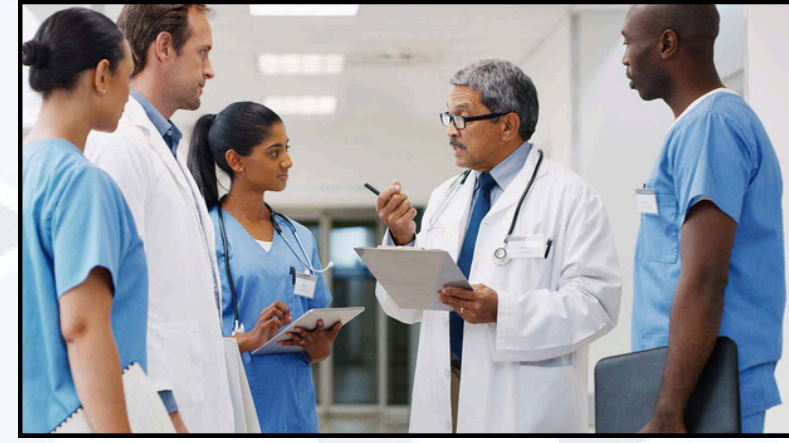
2.18% INCREASE

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



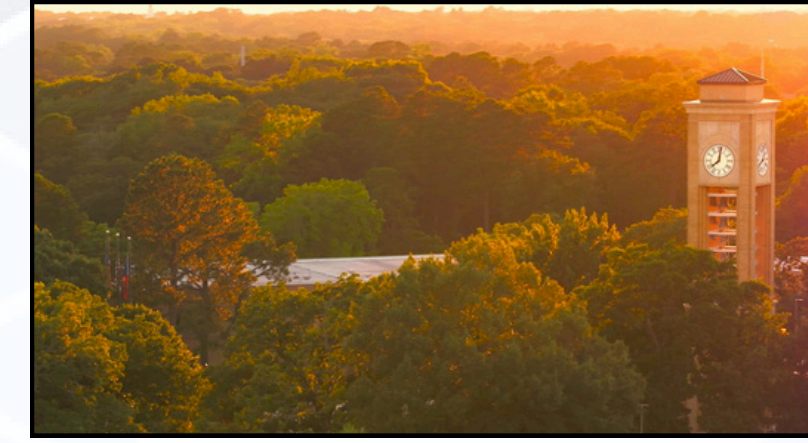
UT TYLER MEDICAL SCHOOL

- Construction of the five-story \$308M Medical Education Building (248K SF) 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, together with specialty hospitals, are responsible for 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
- **TJC** – 12,000+ students
- **Texas College** – 1,000+ students
- **Tyler Independent School District** – largest school district in East Texas, 18,600+ students



TYLER INTERSTATE COMMERCE PARK

- Tyler EDC is building a new 412-acre business park, strategically located off I-20 and State Highway 155 just north of Tyler.
- The park will allow for direct and indirect economic development and furnish more jobs for East Texans.



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