

OFFICE BUILDING FOR LEASE

LEASE RATE: \$20 SF/YR (FULL SERVICE)



One American Center

909 ESE Loop 323, Tyler, TX 75701

- 7-story Class A office building with 112,736 RSF
- Available spaces from 794 RSF to 2,892 RSF contiguous
- Flexible lease terms tailored to tenant needs
- Tenant improvements negotiable
- On-site property management and engineering
- Amenities include conference room, kitchen, break room, vending, and UPS/USPS drop boxes
- Abundant parking for tenants and visitors, with secure after-hours keycard access

Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

phumber@bcptx.com



PROPERTY DESCRIPTION

Conveniently located on Loop 323, the beautiful, red building sits nestled on the corner of Copeland Rd. One American Center offers close proximity to Tyler's medical district as well as the heart of Tyler's dining and retail corridor. With several entrance/exit options, accessing the local surroundings is made simple and hassle-free. For Tenants, One American Center offers a 4-story atrium in the building entrance, conference room, kitchen, break room, vending, and highly professional, on-site property management and engineering.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr (Full Service)
Number of Units:	35
Available SF:	392 - 3,114 SF
Building Size:	114,344 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	422	3,515
Total Population	328	1,087	8,291
Average HH Income	\$114,429	\$113,410	\$107,557

Mark Whatley, CCIM

Owner/Broker
903.530.0955
mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker
281.382.1438
phumber@bcptx.com



Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

phumber@bcptx.com

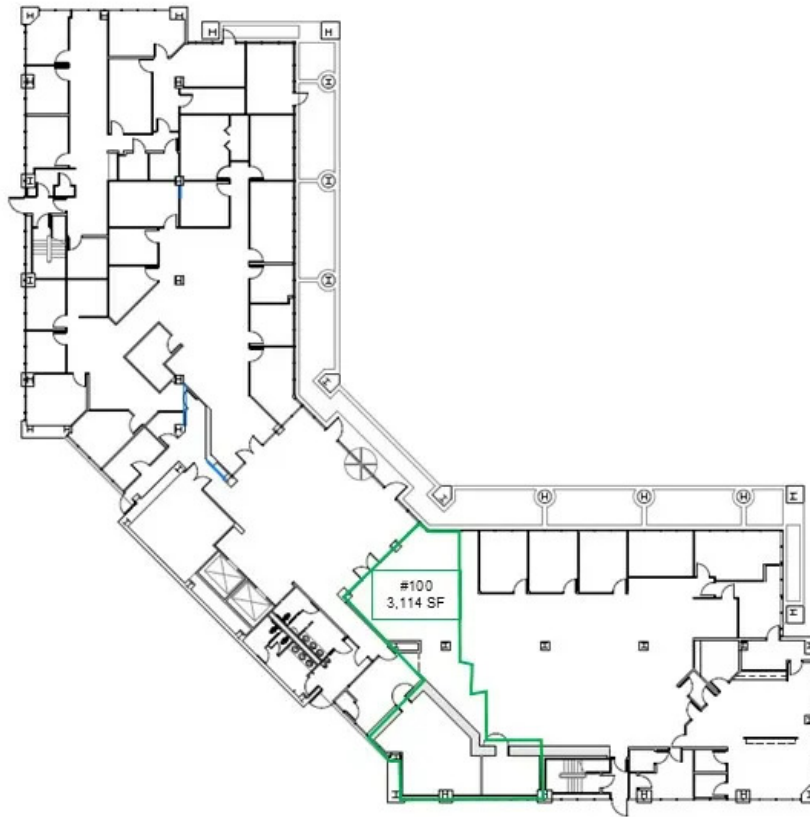
BCP

**BURNS
COMMERCIAL
PROPERTIES**



1st Floor Plan
January 2025

One American Center
909 ESE Loop 323
Tyler, TX



FIRST
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

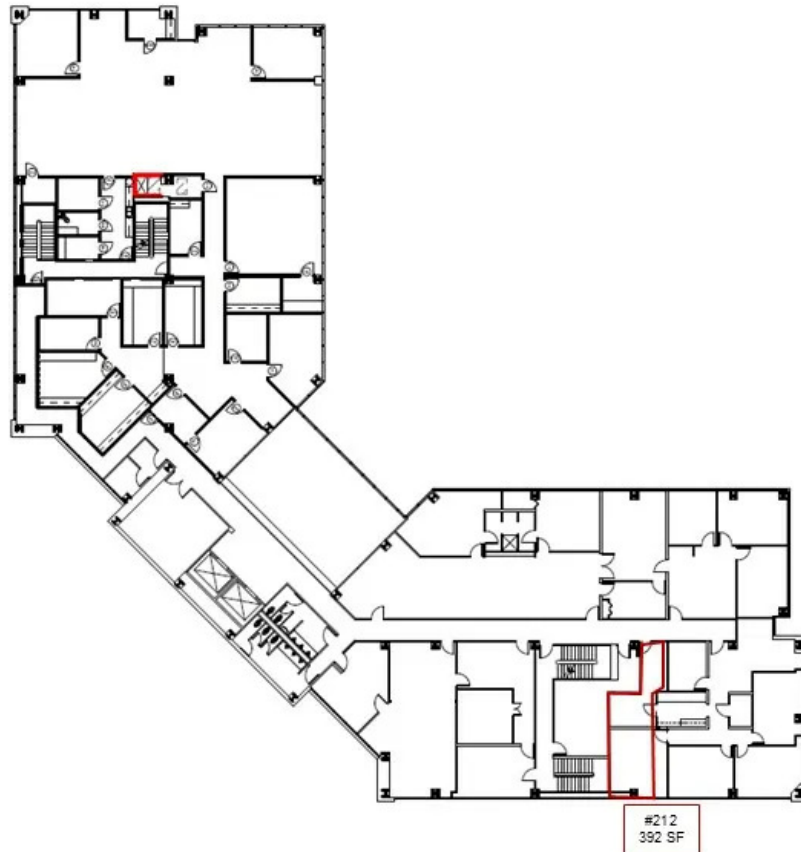
phumber@bcptx.com





2nd Floor Plan
January 2025

One American Center
909 ESE Loop 323
Tyler, TX



SECOND
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

phumber@bcptx.com

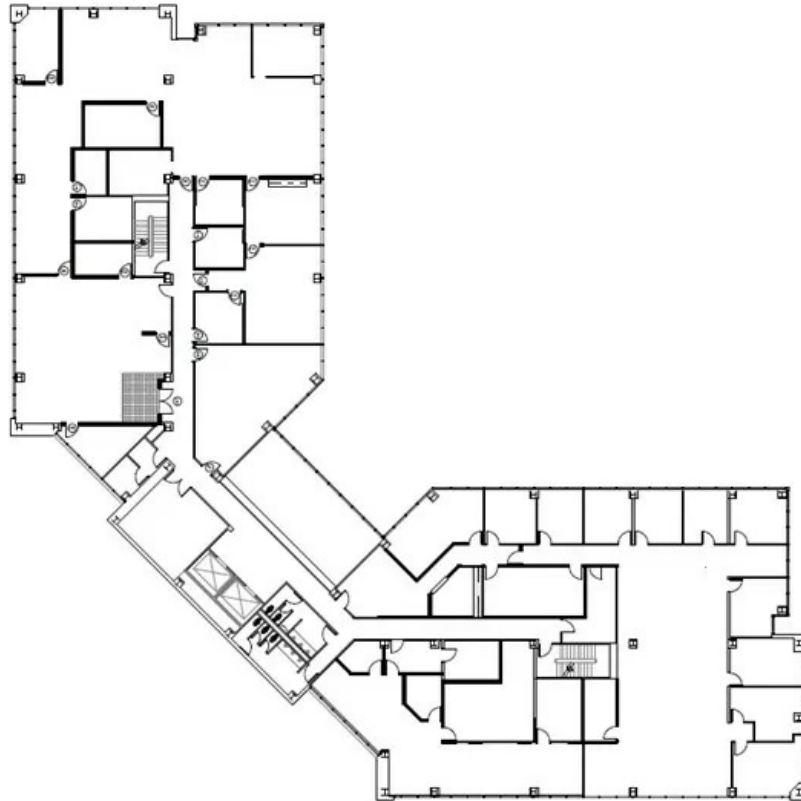


**BURNS
COMMERCIAL
PROPERTIES**



3rd Floor Plan
November 2024

**One American Center
909 ESE Loop 323
Tyler, TX**



THIRD
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

Mark Whatley, CCIM

Owner/Broker
903.530.0955
mwhatley@bcptx.com

Philip Humber, CCIM

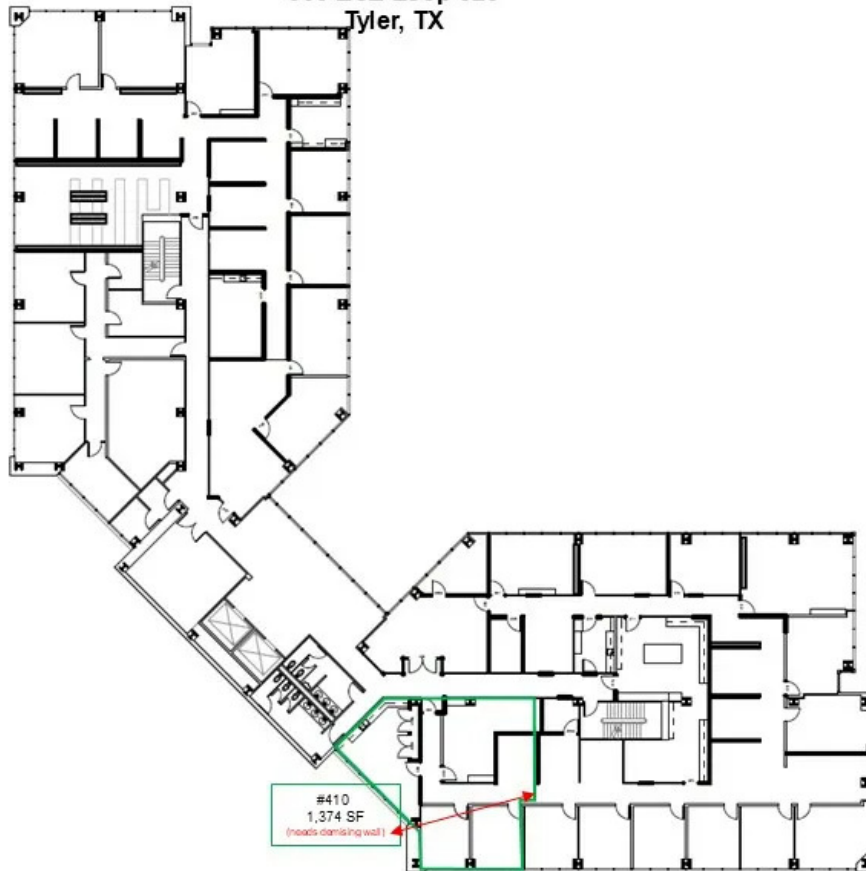
Associate Broker
281.382.1438
phumber@bcptx.com





4th Floor Plan
November 2024

One American Center
909 ESE Loop 323
Tyler, TX



FOURTH
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

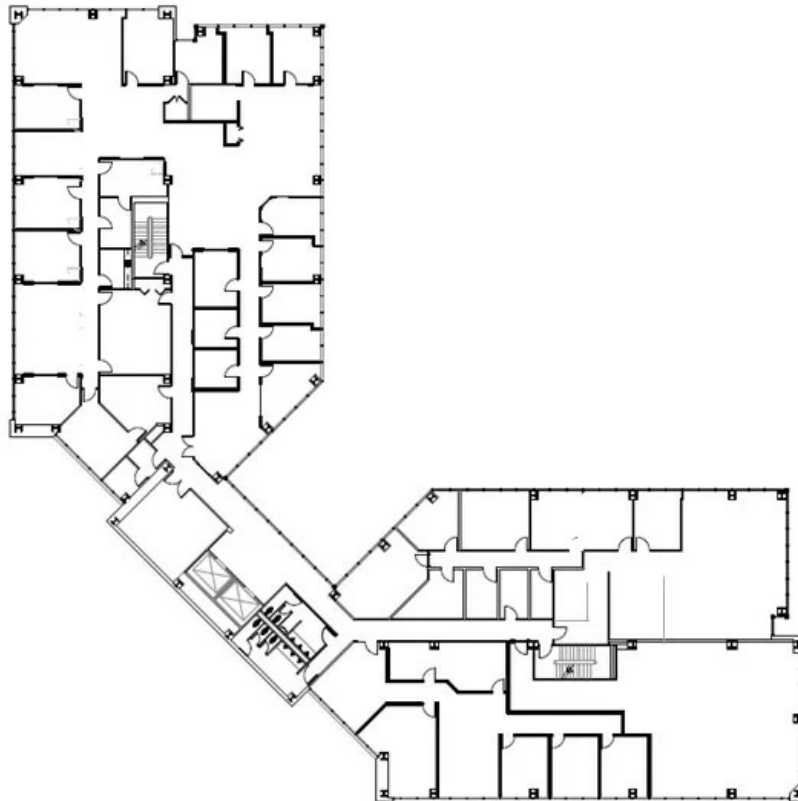
phumber@bcptx.com





5th Floor Plan
January 2025

**One American Center
909 ESE Loop 323
Tyler, TX**



FIFTH
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

phumber@bcptx.com



**BURNS
COMMERCIAL
PROPERTIES**



6th Floor Plan
April 2025

One American Center
909 ESE Loop 323
Tyler, TX



SIXTH
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

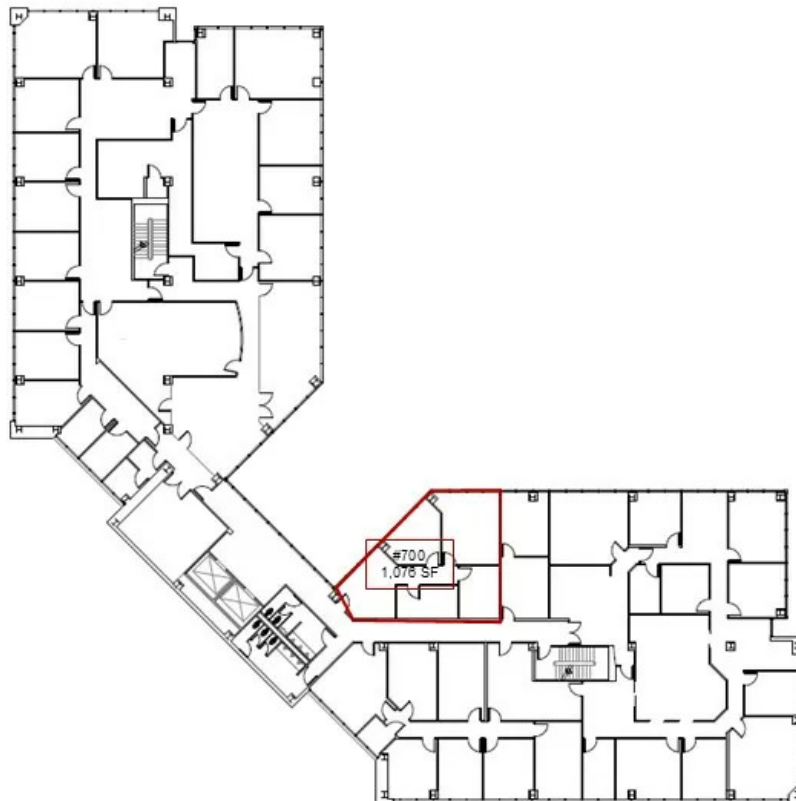
phumber@bcptx.com





7th Floor Plan
April 2025

One American Center
909 ESE Loop 323
Tyler, TX



SEVENTH
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

Mark Whatley, CCIM

Owner/Broker
903.530.0955
mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker
281.382.1438
phumber@bcptx.com





Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

phumber@bcptx.com

BCP

BURNS
COMMERCIAL
PROPERTIES



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Burns Commercial Properties, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Whatley	423898	mwhatley@bcptx.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Humber	675335	phumber@bcptx.com	(281) 382-1438
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker

281.382.1438

phumber@bcptx.com



**BURNS
COMMERCIAL
PROPERTIES**