



PAD SITES AVAIL FOR GROUND LEASE OR BTS

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NEQ CHANDLER HWY & LOOP 323
 TYLER, TX



KYLE HARDESTY KHARDESTY@VENTUREDFW.COM

LOCATION

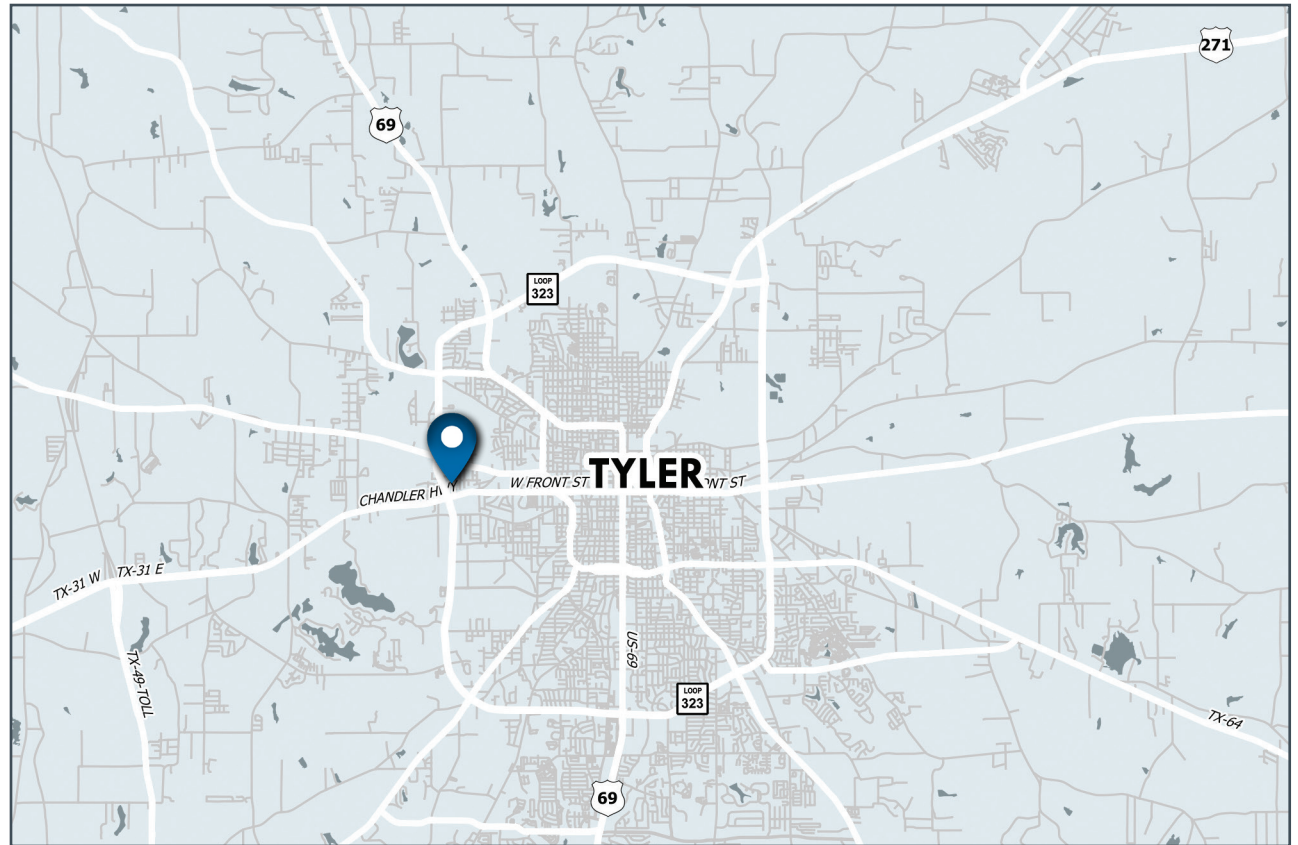
NEQ CHANDLER HWY & LOOP 323
TYLER, TX

SIZE

2.5 AC (CAN BE SUBDIVIDED)

TRAFFIC COUNTS

CHANDLER HWY	LOOP 323
17,883 VPD	30,384 VPD



PROPERTY HIGHLIGHTS

- ★ MAJOR RETAILERS WALMART, ALDI & SUPER 1 FOODS ARE LESS THAN 1/2 MILE NORTH

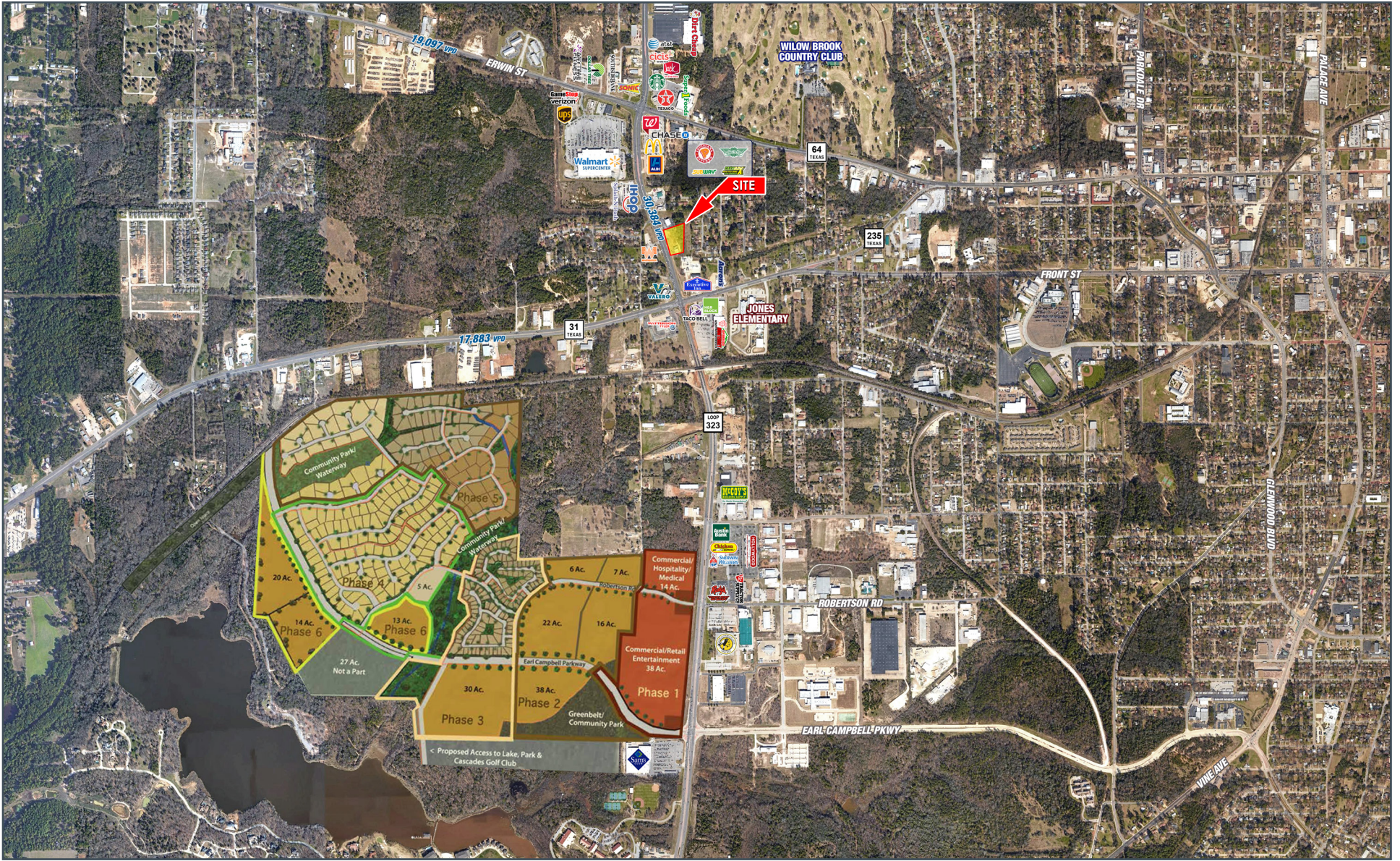
2018 DEMOGRAPHIC SUMMARY

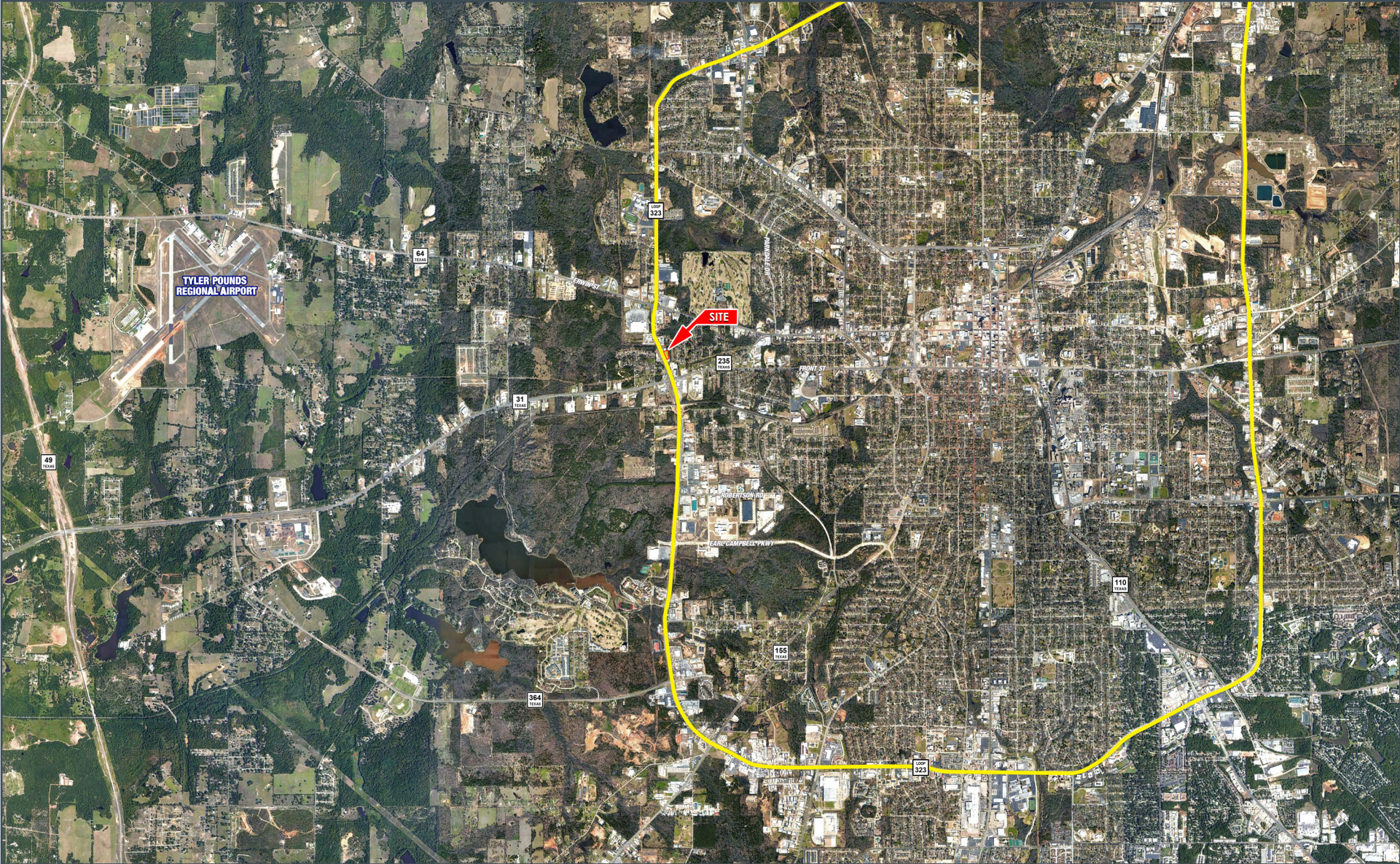
	3 MILES	5 MILES
EST. POPULATION	42,509	90,161
EST. DAYTIME POPULATION	32,189	73,284
EST. AVG. HH INCOME	\$53,574	\$62,965

AREA ATTRACTIONS











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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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