

BLUE RIDGE

Office/Retail Development

Blue Mountain Blvd. & Cumberland Rd., Tyler, TX 75703



DRAKE
REAL ESTATE & INVESTMENTS

Presented By: Matthew Marshall, CCIM & Casey Hymer
www.DrakeTexas.com

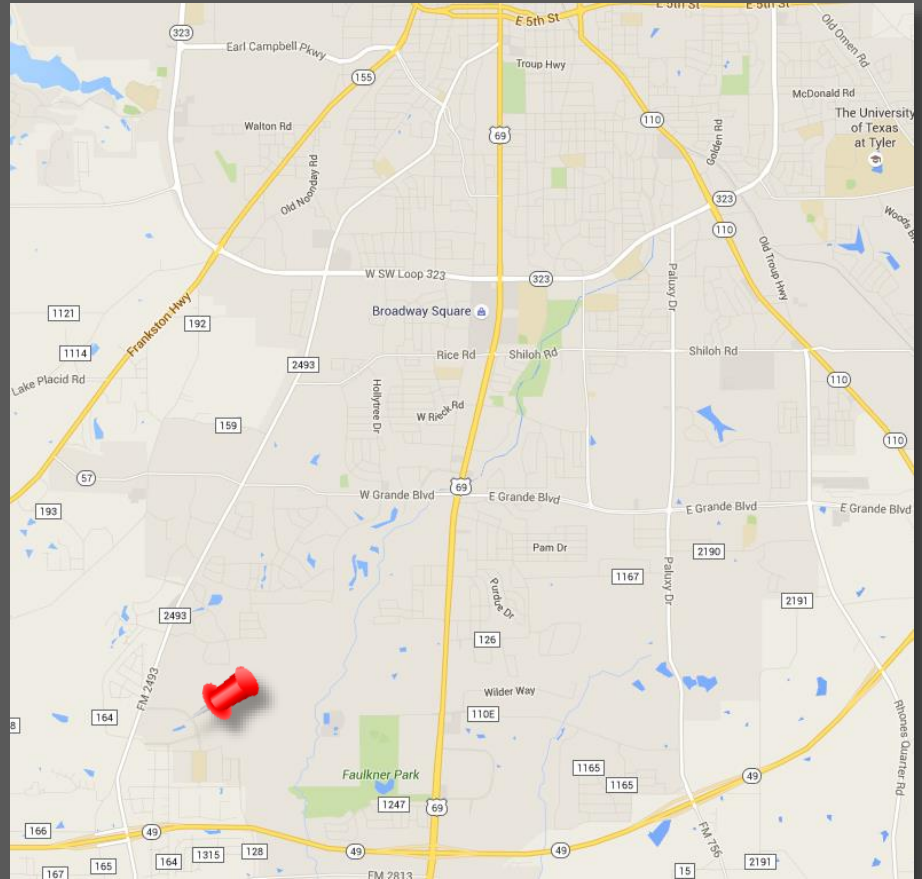
OFFICE / RETAIL PAD SITES FOR SALE

BUILDING & PRICING SUMMARY:

Sale Price: \$7-\$12/psf

See Pricing & Zoning Pages

Multiple Lots Available



Description of the Property and Trade Area:

Office/Retail Sites in Blue Ridge Retail/Office Development, Multiple lots ready for development available for Sale. Can be purchased separately or combined.

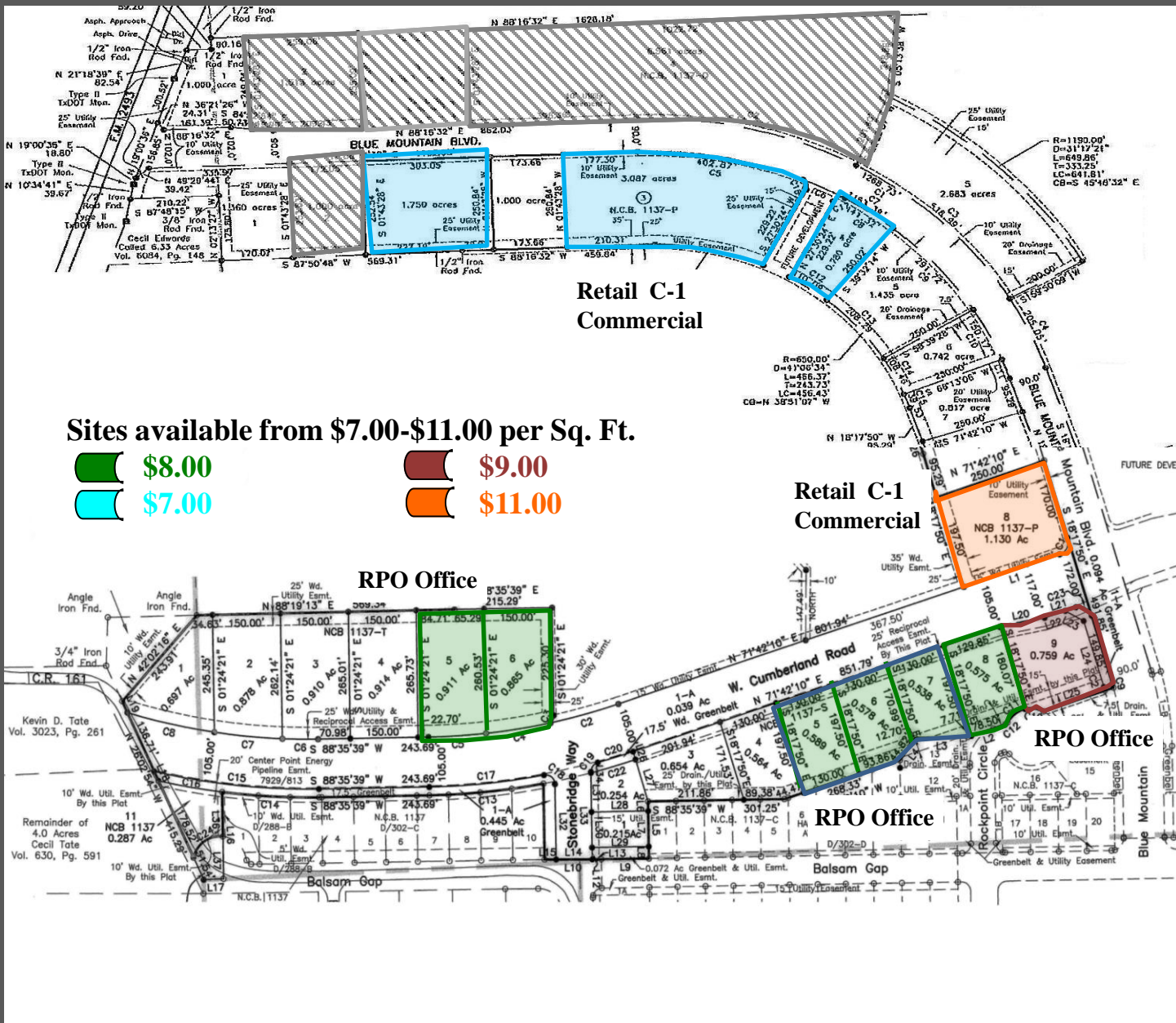
Located in Tyler's newest retail / restaurant development corridor, Blue Ridge is a new Master Planned Community featuring commercial and retail development, and residential surrounding the new Jack Elementary.

Excellent visibility and access from Old Jacksonville Hwy. or new Cumberland Road extension, just south of Tyler's Loop 323.



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SITE PLAN & PRICING

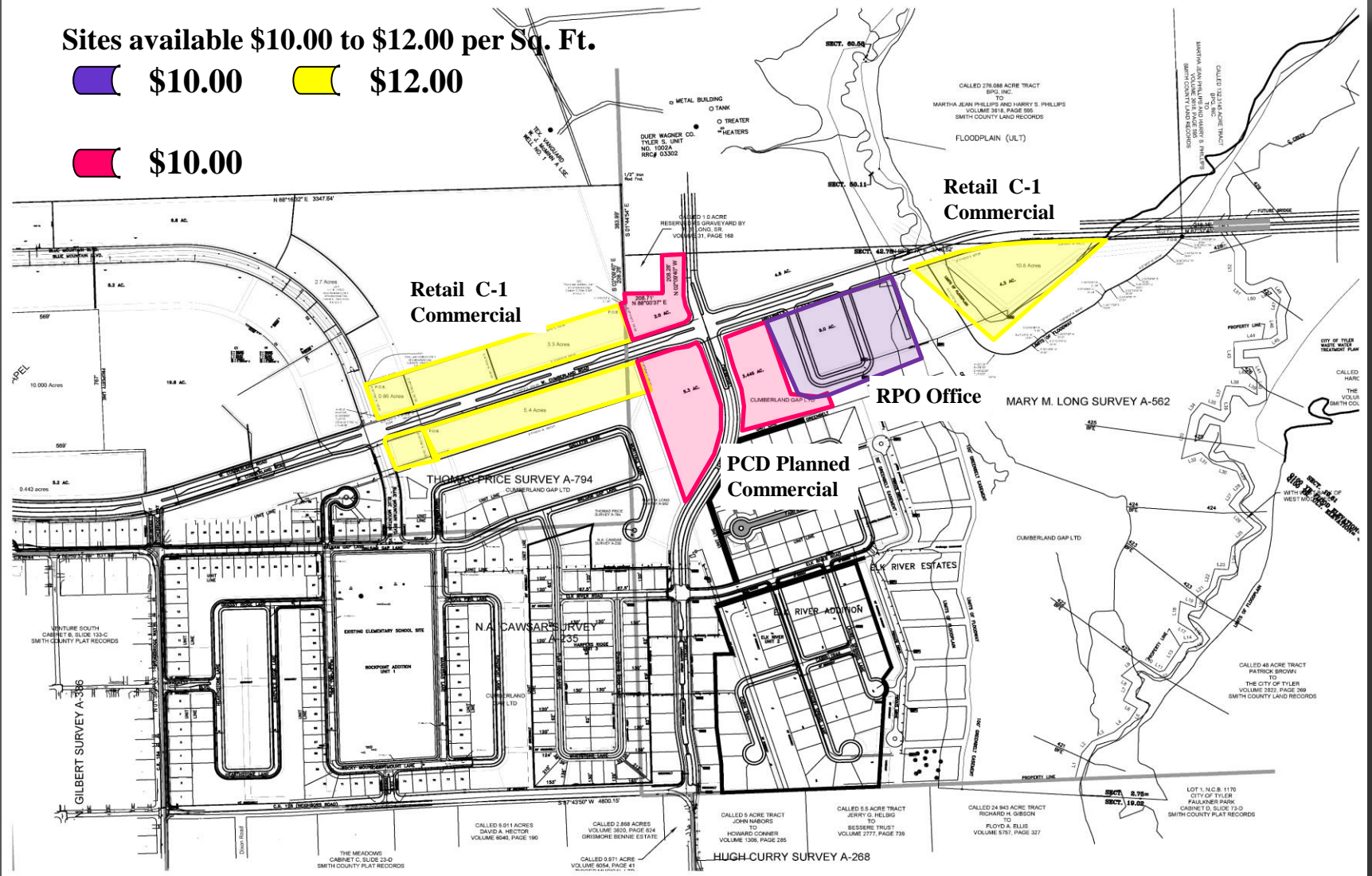


SITE PLAN & PRICING

Sites available \$10.00 to \$12.00 per Sq. Ft.

 \$10.00  \$12.00

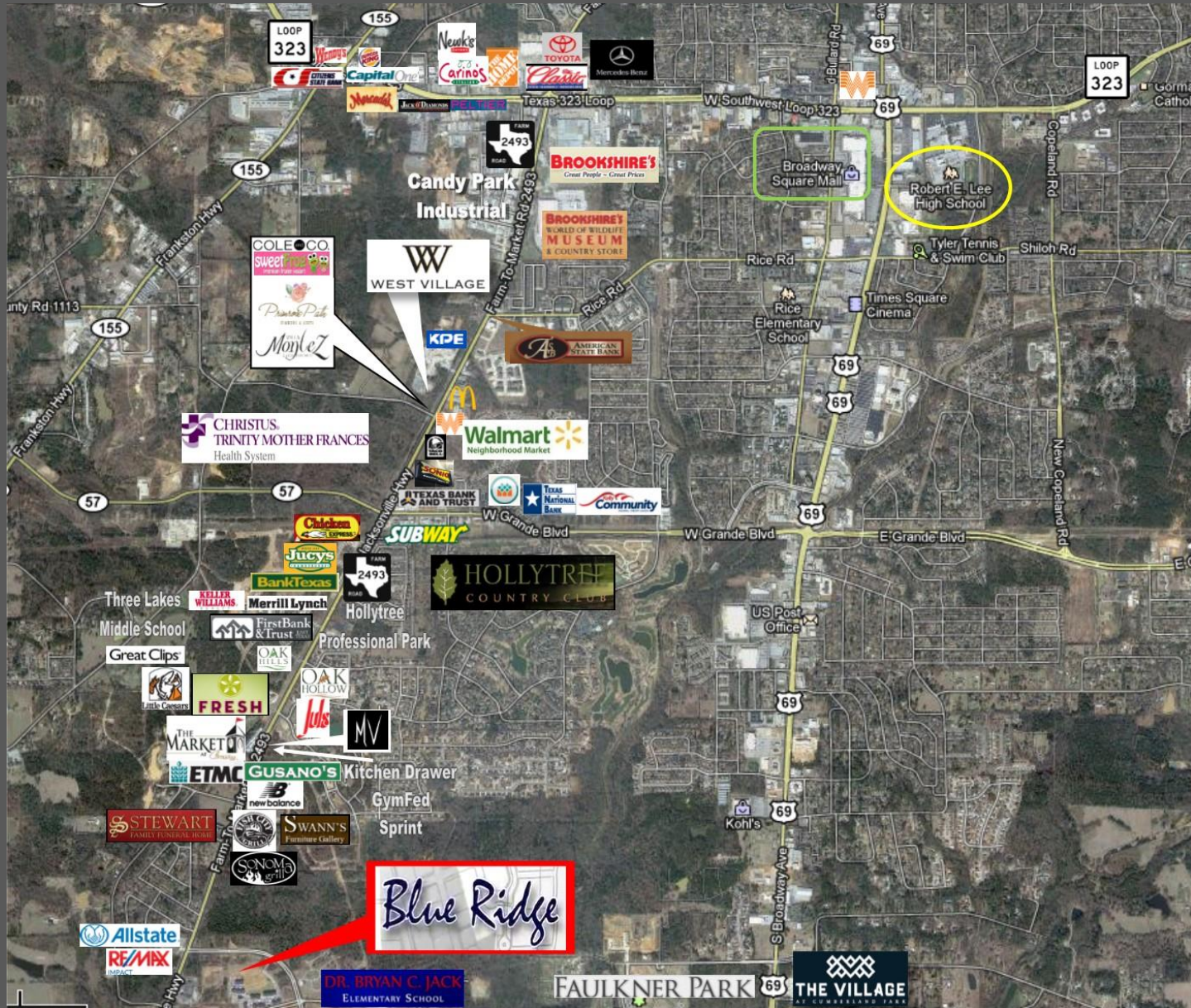
 \$10.00



AERIAL



AERIAL



BLUE RIDGE DEVELOPMENT



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