

FOR SALE

3728 Southpark Dr. , Tyler, TX 75703

# SOUTHPARK OFFICE



## SALE PRICE

**\$390,000**

## OFFERING SUMMARY

Building Size:	4,200 SF
Price / SF:	\$92.86
Year Built:	1975
Zoning:	C-1

## PROPERTY OVERVIEW

Excellent location near busy intersection of East Loop 323 and Troup Highway. Property is directly south of Texas Roadhouse and is surrounded by retailers, medical/professional offices and restaurants.

## PROPERTY HIGHLIGHTS

- Located in office/medical district in the Hwy 110 and Loop 323 quadrant.
- Easy access to surrounding points of business and retail.
- Security System and keypad entry.
- Covered parking.

## Sale Brochure

PRESENTED BY:

**HAGAN BAKER**

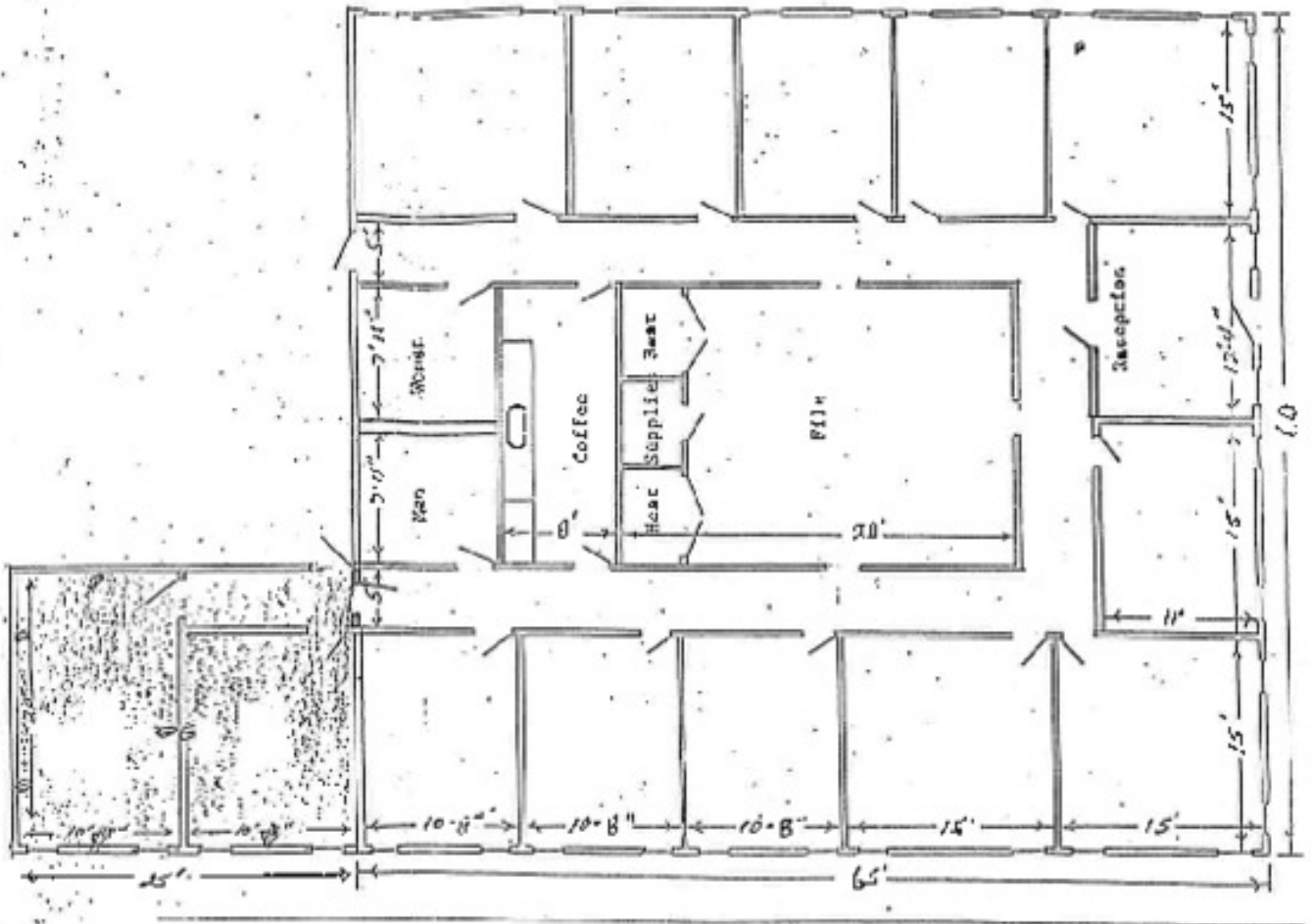
903.405.1954

HAGAN@DRAKETEXAS.COM

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Sale Brochure

FLOOR PLANS

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**PLAT OF SURVEY**  
 Showing property located at 3728 South Park Drive (also known as Southpark Drive) in Tyler, Texas, described as follows: Lot 3, New City Block 1092-D of Paluxy Square, according to plat of same recorded in Cabinet B, Slide 13-D of the Plat Records of Smith County, Texas.

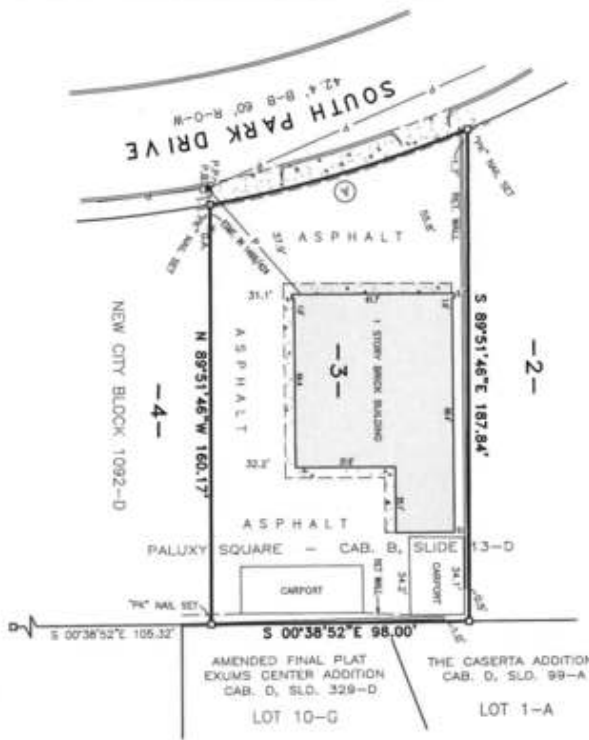
CENTRAL TITLE COMPANY G.F.# 6150416/CO

BUYER: C&M FOR RISE OF EAST TEXAS, INC.  
 SELLER: RPL PROPERTIES, LTD.

RESTRICTIONS IN S.C.C.F.N. 2008-800047299 DO AFFECT

EASEMENT IN VOLUME 368, PAGE 612 IS A BANKET EASEMENT THAT DOES AFFECT THE SUBJECT LOT.  
 EASEMENTS IN VOLUME 546, PAGE 392, VOLUME 1138, PAGE 17 AND VOLUME 991, PAGE 624 CANNOT BE LOCATED FROM THE INFORMATION SHOWN.  
 EASEMENT IN VOLUME 1146, PAGE 624 CANNOT BE LOCATED FROM THE INFORMATION SHOWN.  
 EASEMENT IN VOLUME 1174, PAGE 676 DOES NOT TO AFFECT THE SUBJECT LOT.

Curve	Radius	Tangent	Length	Data	Chord	Chord Bearing
A	475.11'	51.40'	109.39'	172°03'53"	109.20'	N 162°11'7" W



I, C.H. McLaughry, Jr., Registered Professional Land Surveyor No. 55336, do hereby certify that the plat shown herein was prepared from an actual survey made on the ground under my direction and supervision and conforms to the Texas Board of Professional Land Surveying minimum standards adopted September 1, 1992.

C.H. McLaughry, Jr., Registered Professional Land Surveyor No. 55336



**SurTex Land Surveying, Inc.**  
 5111 TROUP HWY. STE. 105  
 TYLER, TEXAS 75707

Phone: 409-291-1100  
 Fax: 409-291-1101  
 Website: www.surtextexas.com

Sale Brochure  
 SURVEY

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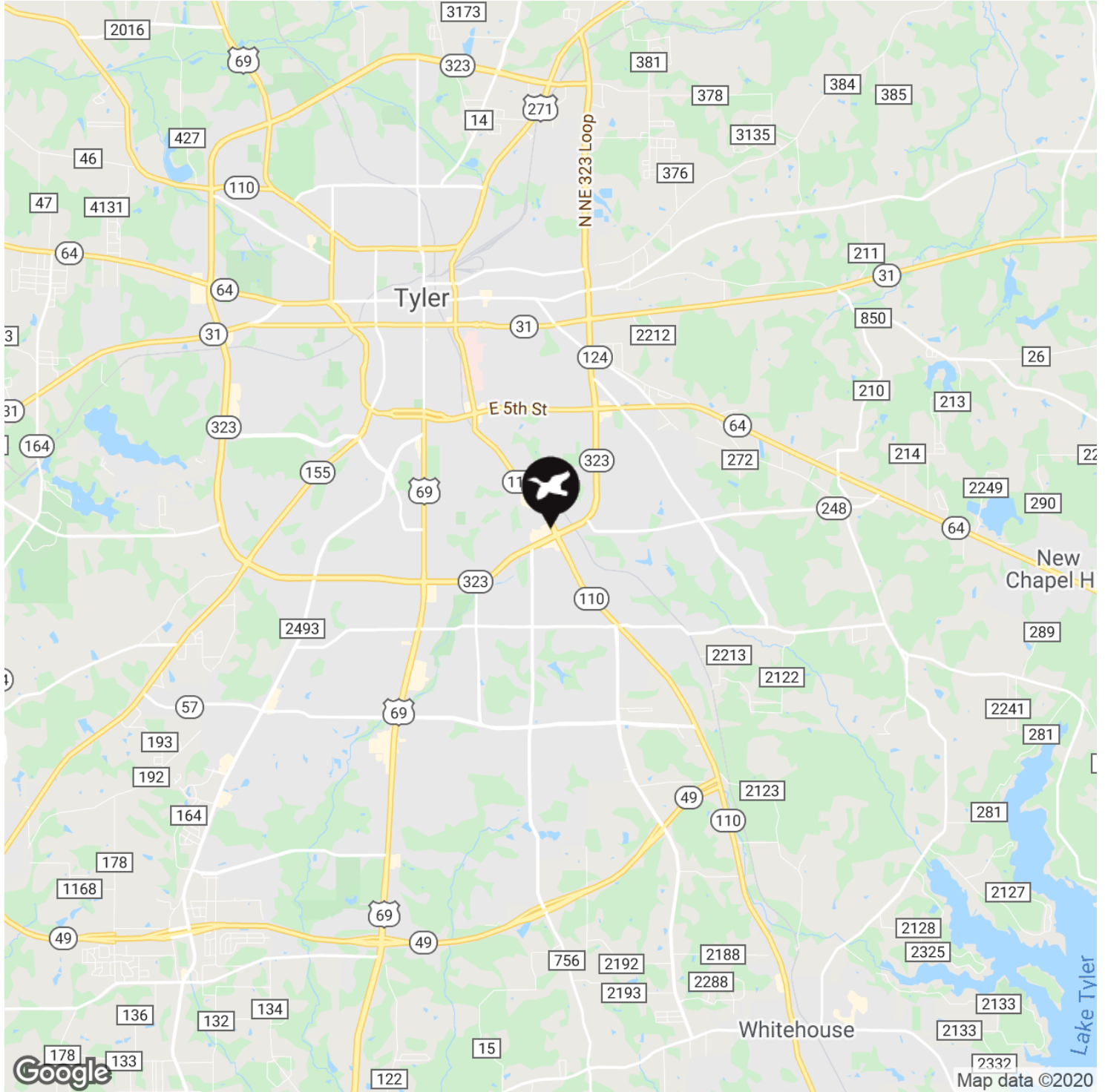
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ADDITIONAL PHOTOS

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LOCATION MAPS