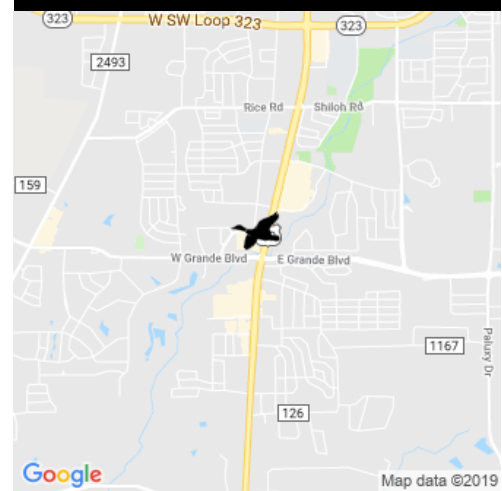


## High Visibility S. Broadway Retail

6313 S. Broadway Ave., Tyler, TX 75703



### LOCATION



### RETAIL BUILDING FOR SALE

Total SF: 3,324  
Total Acres: 1.010  
Sales Price: \$1,200,000.00 Total Price

### Features

- Rare S. Broadway opportunity; Approx. 1.010 acres
- Grande Blvd. and S. Broadway Ave. hard corner lighted intersection
- Approx. 42,000 VPD
- Two curb cuts on Broadway—Total of four access drives
- Currently developed as a car wash; Entire site is concrete paving
- Zoned C-2; Large pylon signage
- Located in the middle of Tyler's retail development corridor
- High visibility and easy access to Loop 323, new Loop 49 and Grande Ave.

### Excellent Re-development location

### Contact

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Founding Partner  
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