



RETAIL PROPERTY AVAILABLE

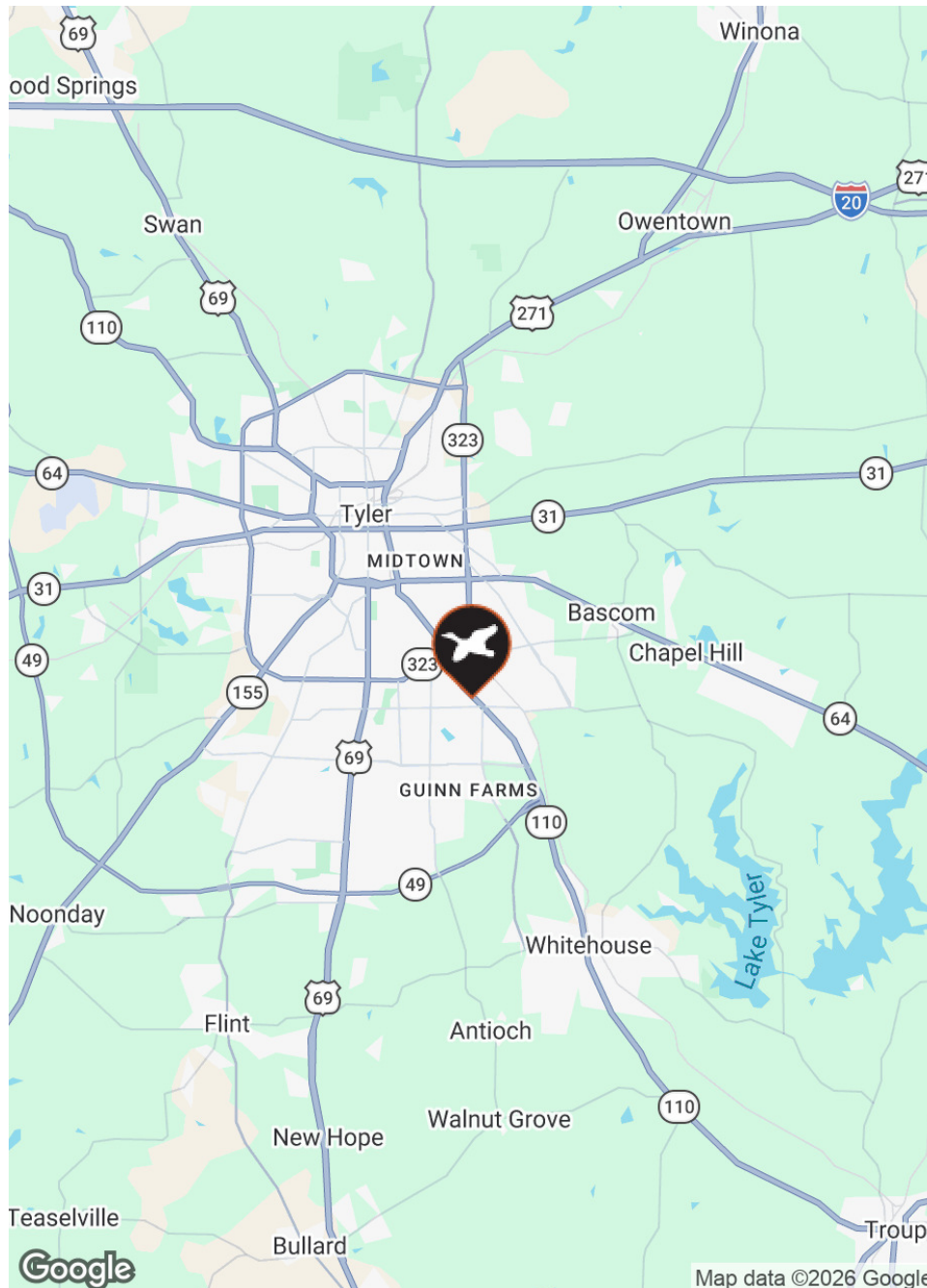
HIGH-VISIBILITY RETAIL & REDEVELOPMENT OPPORTUNITY

4818 Troup Hwy Tyler, TX 75703

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LOCATION

4818 Troup Hwy Tyler, Texas 75703

SIZE

28,648 SF

LOT SIZE

3.75 Acres

TRAFFIC COUNTS

21,207 CPD

ZONING

C-2 Heavy Commercial

PROPERTY HIGHLIGHTS

- Hard corner signalized intersection surrounded by major traffic generators including Walmart, Super 1 Foods, Whataburger, and Chick-fil-A
- Multiple development and disposition options, including pad sites, redevelopment, or continued use of existing improvements
- Strong potential for retail, restaurant, financial services, automotive, and other high-exposure commercial uses
- Rare large-tract opportunity within an established retail corridor

DEMOGRAPHICS

Total Households
Total Population
Average HH Income

0.25 MILES

223
628
\$62,368

0.5 MILES

869
2,192
\$70,681

1 MILE

3,098
7,581
\$86,843

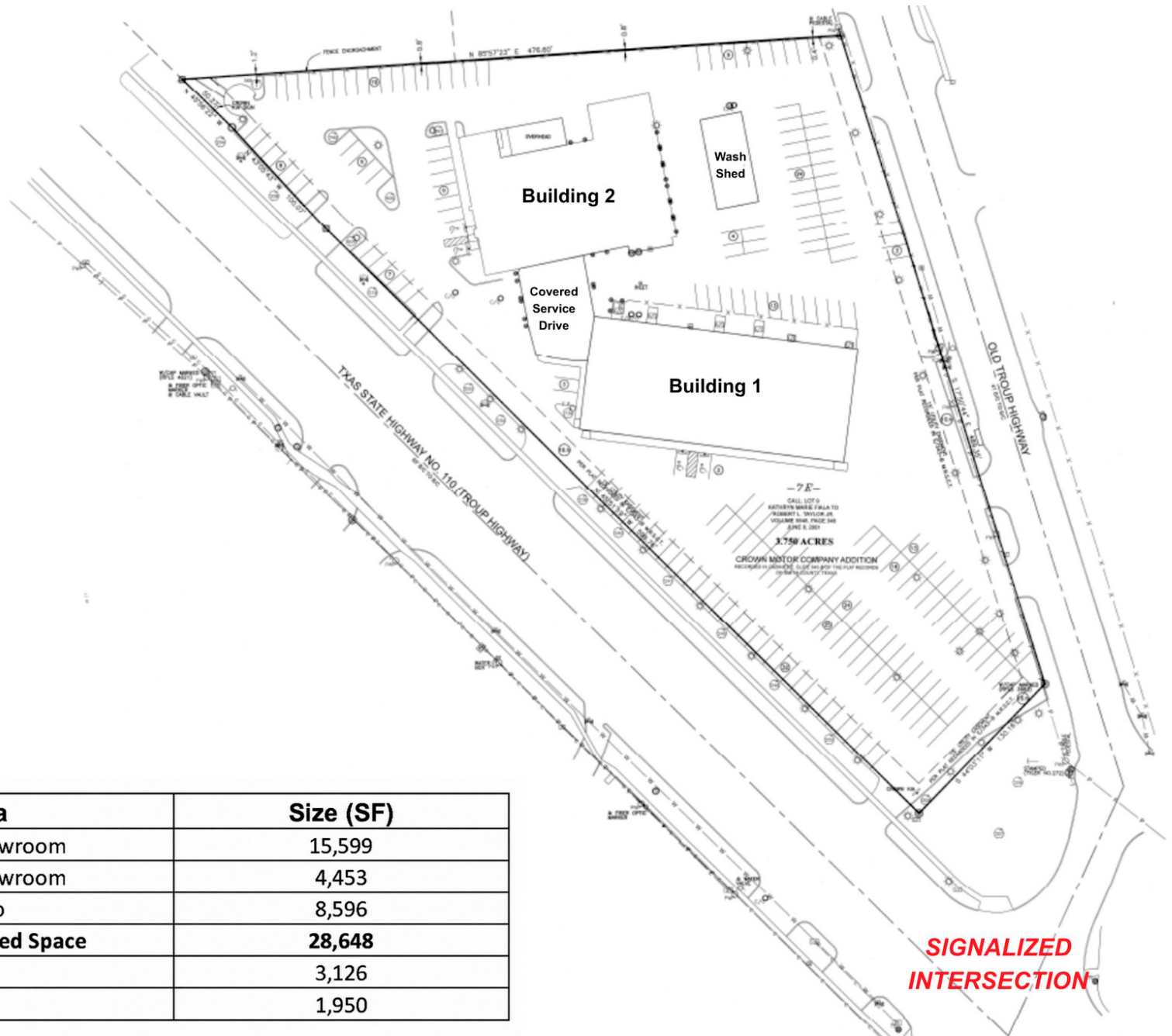




NEARBY RETAILERS ANNUAL VISITS

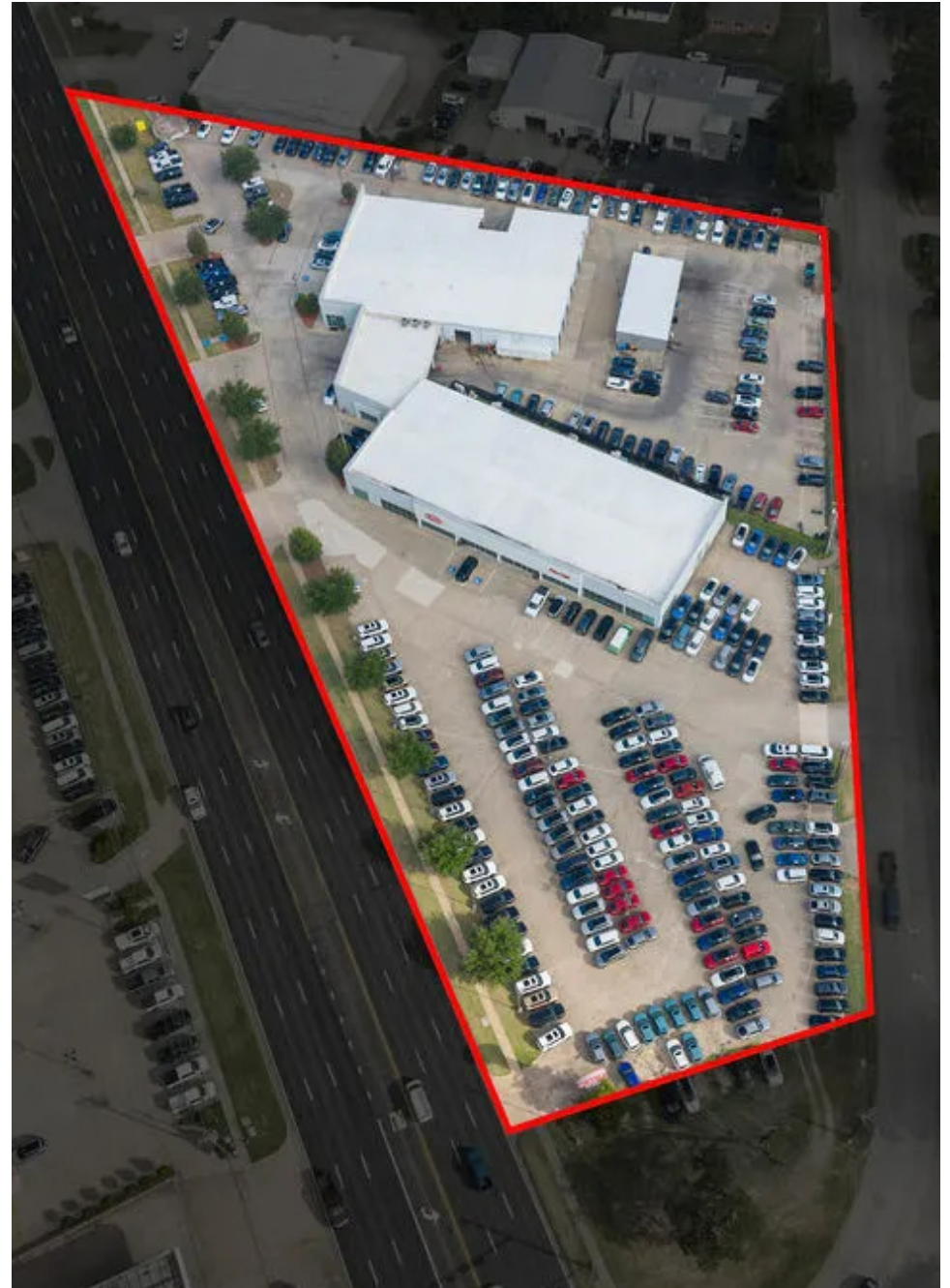
	2.3 M VISITS		624K VISITS
	677K VISITS		517K VISITS
	406K VISITS		457K VISITS

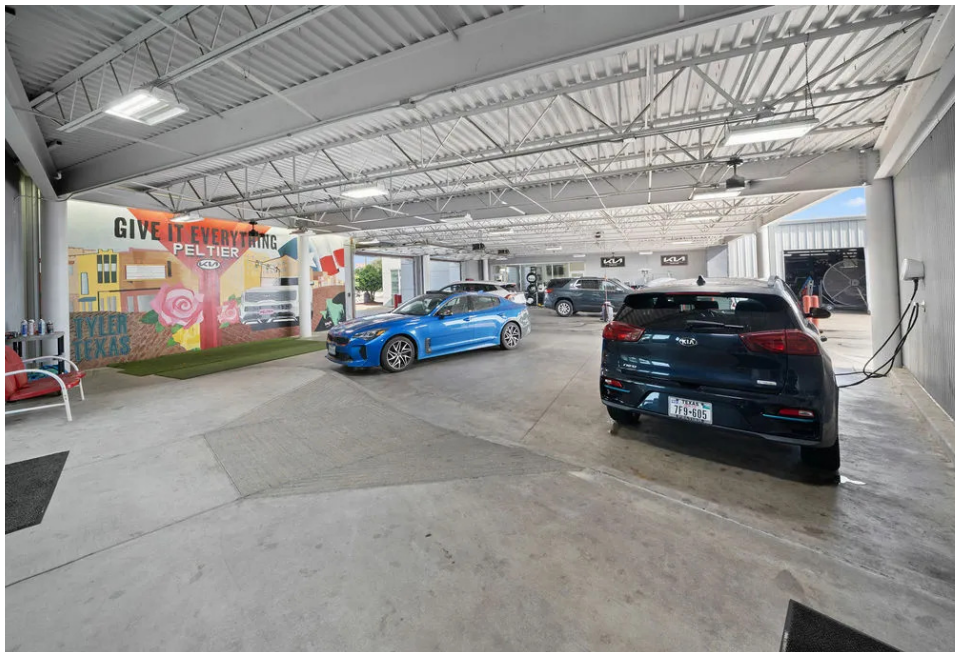




Area	Size (SF)
Building 1 Office / Showroom	15,599
Building 2 Office / Showroom	4,453
Building 2 Service Shop	8,596
Total Enclosed Space	28,648
Covered Service Drive	3,126
Wash Shed	1,950

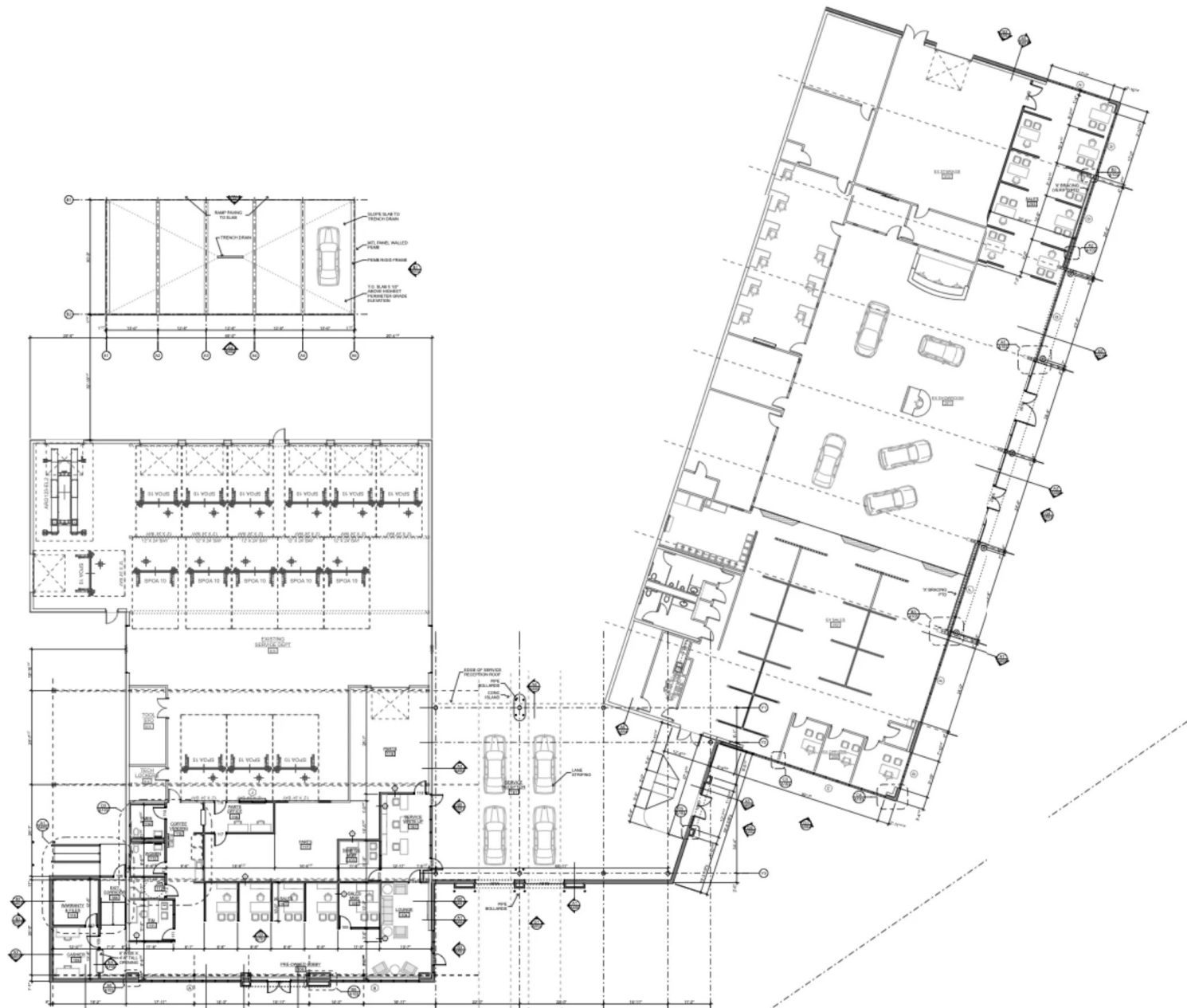
















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