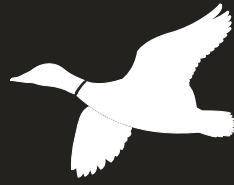


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**DRAKE**  
REAL ESTATE & INVESTMENTS



## Loop 323 Office / Retail Location

1512 ESE Loop 323 Tyler, Texas 75701

- Approx. 2,024 SF free span building with brick/stone exterior & metal roof
- 0.529 acre lot; Zoned C-1
- Reception/foyer, office, conference room, co-working area, break area
- Concrete flooring
- New paint throughout, central air, large windows allowing natural light
- Pylon signage visible from Loop 323
- 11 off-street concrete parking spots
- Just west of one of Tyler's most heavily trafficked intersections — Loop 323 and Hwy. 110 (Troup Hwy)
- High traffic and visibility with easy access
- Tenant responsible for all utilities

**For Lease - \$2,200 per mo. / Mod. Gross**

**For Sale - \$350,000**

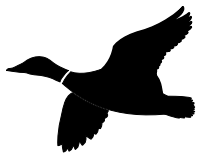
1537 E. Grande Blvd., Suite 400

Tyler, TX 75703

903-581-3737

# OFFICE / RETAIL BUILDING

- Loop 323 is a major traffic thoroughfare providing easy access to Hwy. 110, Hwy. 69, Hwys. 31 & 64, I-20 and all parts of East Texas
- Excellent high-visibility office or retail location

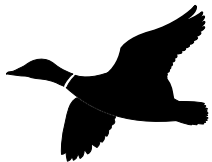
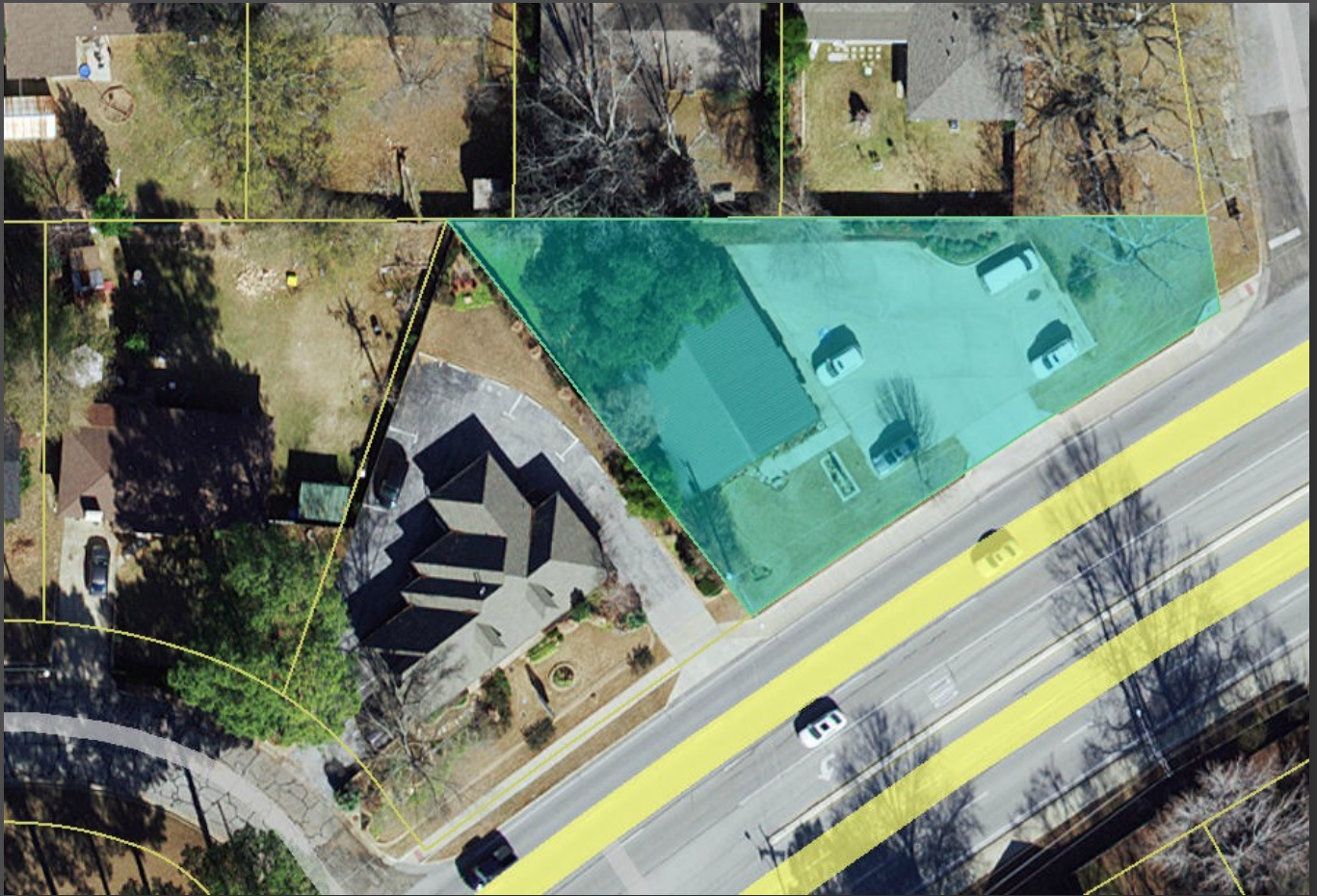


**For Lease - \$2,200 per mo./ Mod. Gross**  
**For Sale - \$350,000**

[hagan@draketexas.com](mailto:hagan@draketexas.com)

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# OFFICE / RETAIL BUILDING



**For Lease - \$2,200 per mo./ Mod. Gross**  
**For Sale - \$350,000**

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