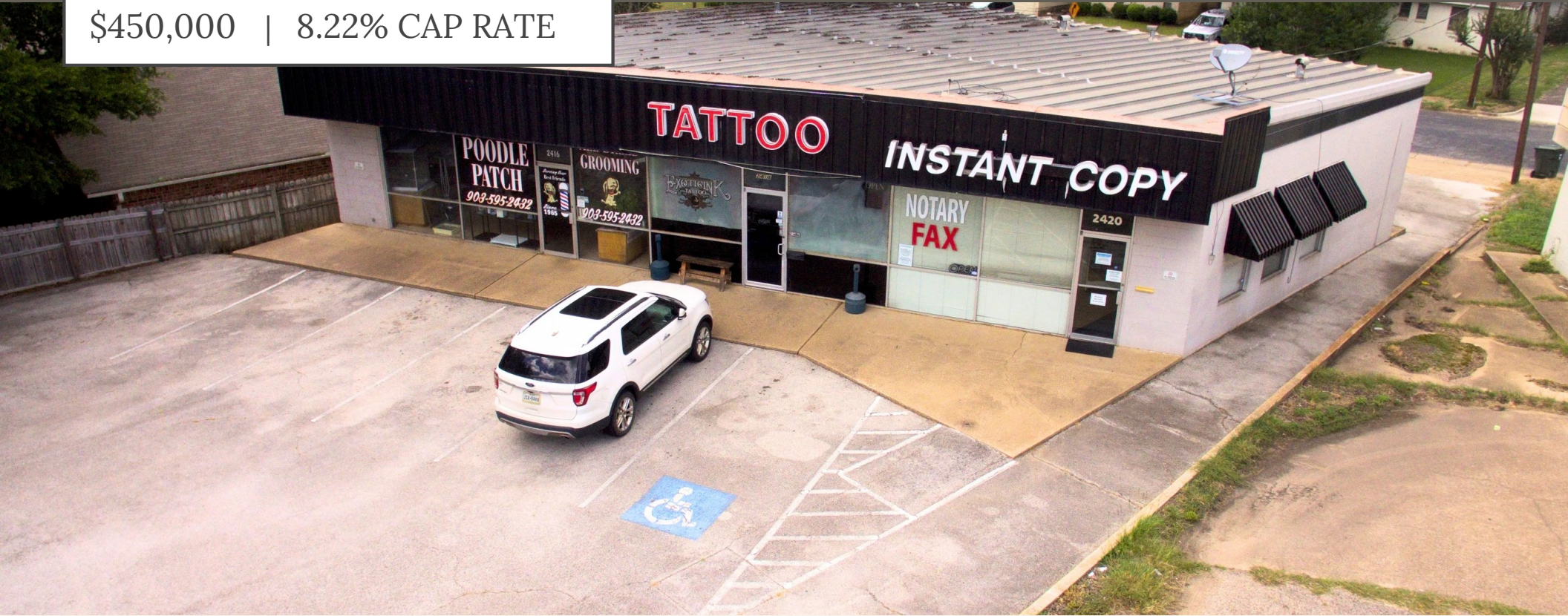


Retail Investment Opportunity

2416 E. Southeast Loop 323, Tyler, TX 75701

\$450,000 | 8.22% CAP RATE



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PROPERTY OVERVIEW

Ihrig Properties is pleased to offer for sale a fully occupied, 3-tenant retail investment located along E. Southeast Loop 323 in Tyler, Texas. The $\pm 2,800$ SF building has been 100% occupied by its current tenants for 12+ years, providing investors with stable in-place income, long-term tenancy, and future upside through under-market rents. Current NOI is \$36,992, providing an 8.22% cap rate at the \$450,000 asking price. Positioned along one of Tyler's major commercial corridors, the property benefits from excellent visibility on Loop 323, with traffic counts of approximately 41,000 vehicles per day. The site sits just east of Troup Highway and between Troup Highway and University Boulevard, offering convenient access to surrounding retail, office, medical, and residential demand drivers.



2416 E. SOUTHEAST LOOP 323

Investment Highlights

- Fully occupied 3-tenant retail investment
- ±2,800 SF retail building on an 8,276 SF lot
- \$36,992 NOI at an 8.22% cap rate
- \$450,000 asking price
- Tenants have been in place 12+ years
- NNN lease structure with contractual rent bumps
- Under-market rents provide future upside
- Excellent visibility along E. Southeast Loop 323
- Approximately 41,000 vehicles per day pass the site
- Located just east of Troup Highway, between Troup Hwy & University Blvd
- Convenient access to surrounding retail, office, medical & residential demand drivers
- Zoned C-1 with 16 on-site parking spaces

\$450,000

ASKING PRICE

8.22%

CAP RATE

\$36,992

NOI

2,800 SF

TOTAL BUILDING





IHRIG
PROPERTIES

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