

TYLER PAD SITE(S) AVAILABLE

Tyler, TX

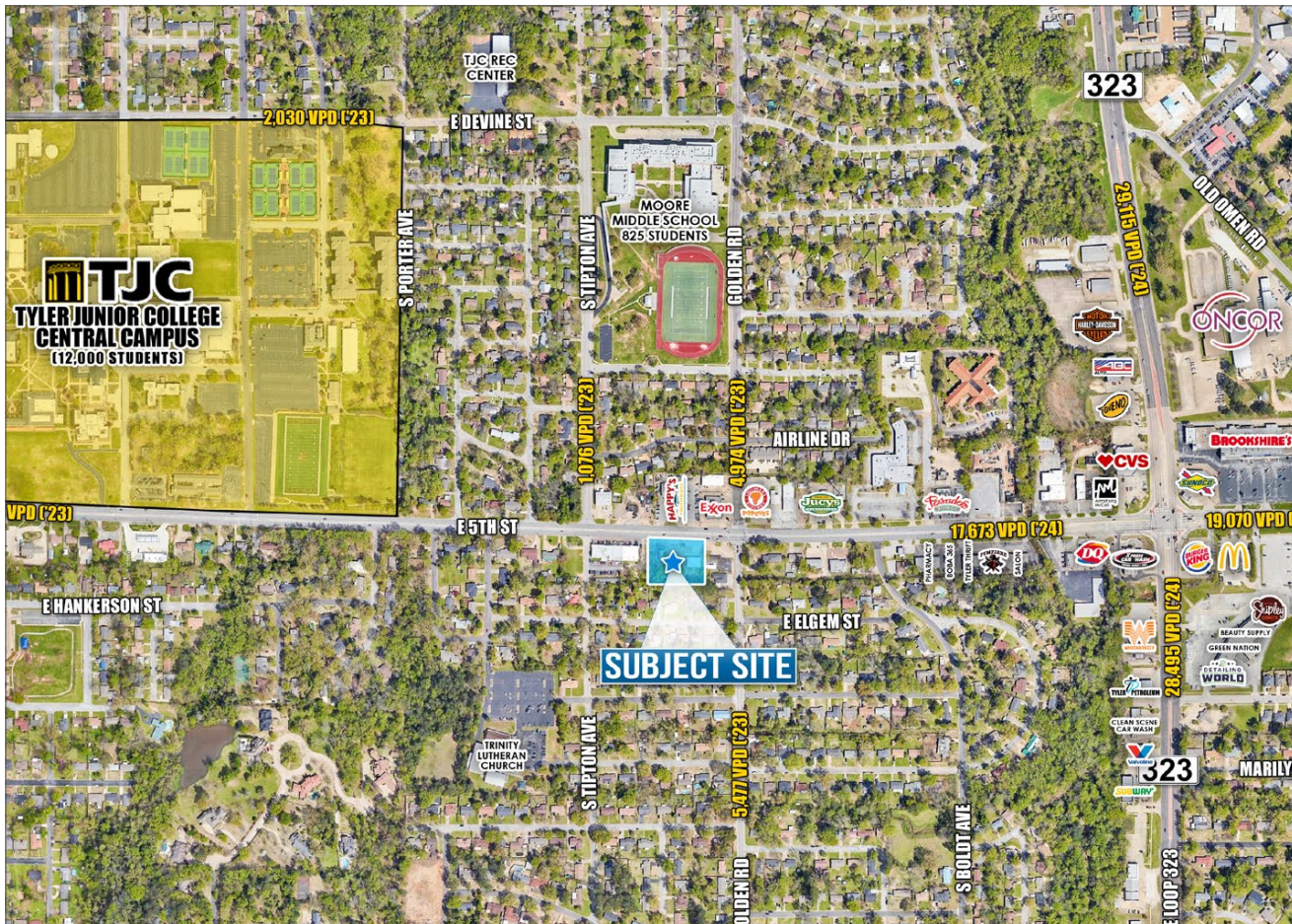
****TENANTS OPERATING; DO NOT DISTURB****

LOCATION:

2119 E 5th Street
Tyler, TX 75701

PROPERTY HIGHLIGHTS:

- **Total Acreage:** +/- 1.25 AC (divisible)
- Prime 5th St. Pad site potential
- Excellent frontage/access/visibility to one of the major east/west arterials with close proximity to Loop 323
- Ground Lease or Sale considered
- Contact broker for pricing



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	9,287	57,132	109,917
Daytime Population	11,154	82,003	141,728
Avg. HH Income	\$83,874	\$89,329	\$91,905

TRAFFIC COUNTS:

E 5th Street:	17,673 VPD (2024)
Golden Road:	4,974 VPD (2023)
Loop 323:	29,115 VPD (2024)

CONTACT:

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CONNOR COUGHLIN | 469.563.6020 | CONNOR@FALCONCOMPANIES.COM

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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DEMOGRAPHIC SUMMARY

2119 E 5th St, Tyler, Texas, 75701

Ring of 3 miles

KEY FACTS



57,132

Population



82,003

Daytime Population



0.80%

'23-'28 Compound Annual Growth Rate



22,301

Households



\$244,851

Median Home Value



34.3

Median Age

EDUCATION



20%

High School Diploma



22%

Some College



28.87%

Bachelor's Degree or Graduate Degree

INCOME



\$63,583

Median Household Income



\$89,329

Average Household Income



\$35,082

Per Capita Income



\$95,276

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$78,471

Total Annual Expenditures



\$3,226

2025 Meals at Restaurants



\$6,021

2025 Meals at Home



\$25,619

Retail Goods



\$3,190

Entertainment



\$833

Personal Care



\$6,193

Health Care

BUSINESS



3,802

Total Businesses



53,277

Total Employees



40.01%

Blue Collar Occupation

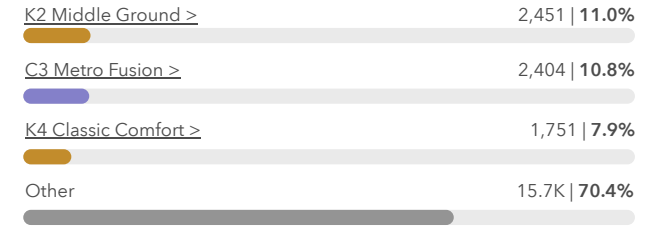


59.98%

White Collar Occupation

Tapestry

Top 3 segments by household count



[View comparison table](#)

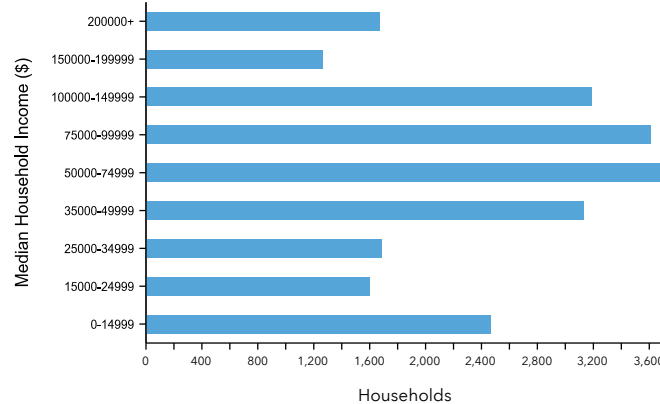
2025 Race and ethnicity (Esri)

The largest group: White Alone (51.31)

The smallest group: Pacific Islander Alone (0.07)

Indicator ▲	Value	Diff
White Alone	51.31	-12.18
Black Alone	19.76	+4.64
American Indian/Alaska Native Alone	0.73	0
Asian Alone	2.01	+0.76
Pacific Islander Alone	0.07	+0.02
Other Race	14.98	+5.28
Two or More Races	11.14	+1.47
Hispanic Origin (Any Race)	28.74	+8.46

Bars show deviation from Tyler-Longview(Lufkin & Nacogdoches), TX



INFORMATION ABOUT BROKERAGE SERVICES

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SUBAGENT** is a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Falcon Realty Advisors
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License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date