

WALMART NHM SHADOW-ANCHORED LAND/PADS AVAILABLE

Tyler, TX



LOCATION:

NEQ & SEQ of Earl Campbell Pkwy & Old Noonday Rd, Tyler, TX 75701

PROPERTY HIGHLIGHTS:

- Walmart NHM has experienced substantial customer growth over the last several years – **now drawing almost 800k annual visits to their store** (per Placer AI)
- **3.04 acres** immediately adjacent to Walmart fronting Frankston highway (will divide; retail pad opportunity fronting Frankston)
- **6.63 acres** NEC of Noonday and Earl Campbell (ideal for MF, Office or Medical; currently zoned SFR but zoning change very probable with the City)
- **3.9 acres** at the SEC of Noonday and Earl Campbell zoned C-1, allowing for a variety of retail uses and potentially able to be re-zoned for other uses
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,585	58,295	114,501
Daytime Population	5,834	91,589	146,773
Avg. HH Income	\$76,117	\$87,375	\$96,171

TRAFFIC COUNTS:

Earl Campbell Pkwy:	6,134 VPD (2023)
Frankston Hwy:	15,131 VPD (2023)

CONTACT: **WALKER HAIRSTON** | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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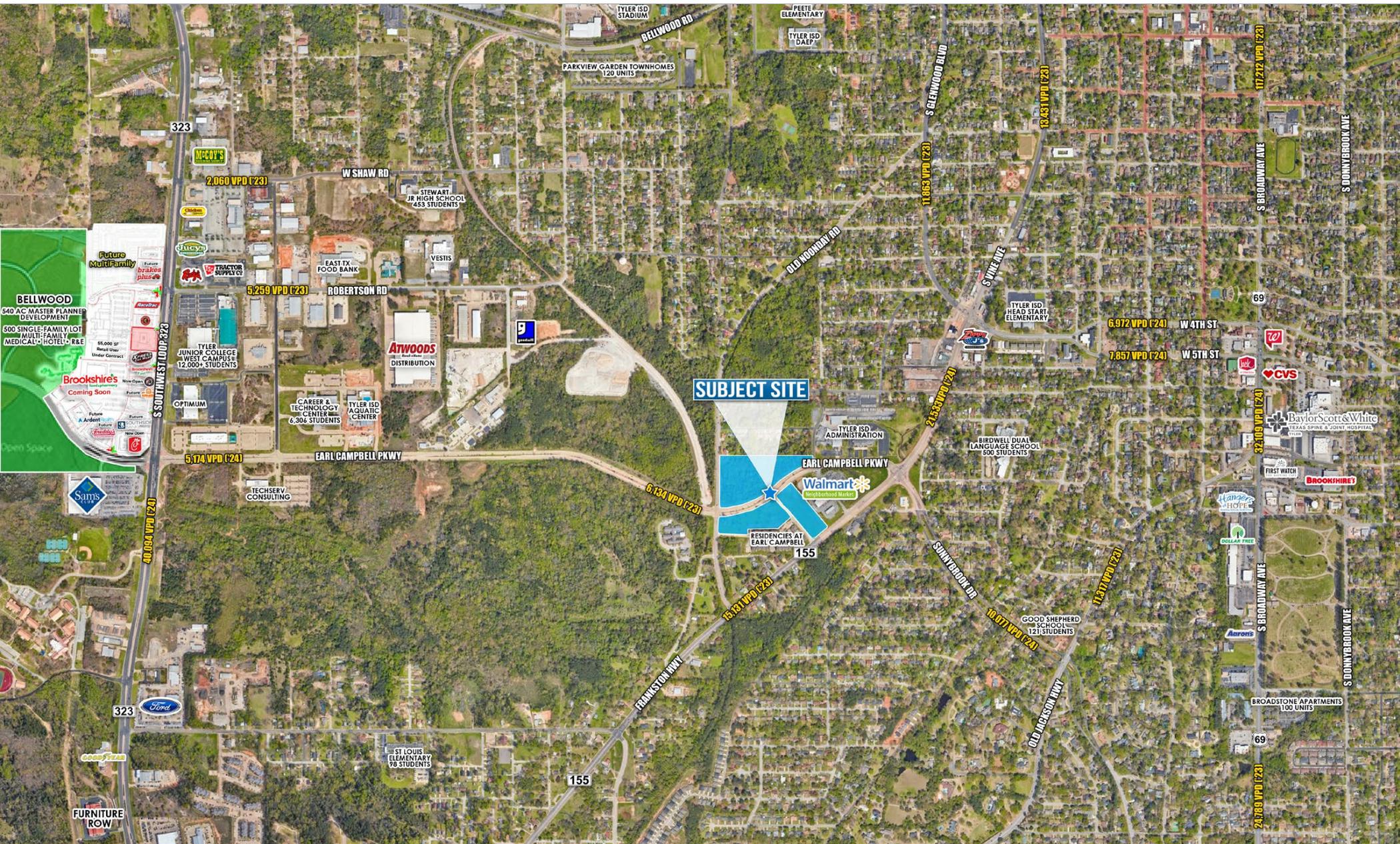


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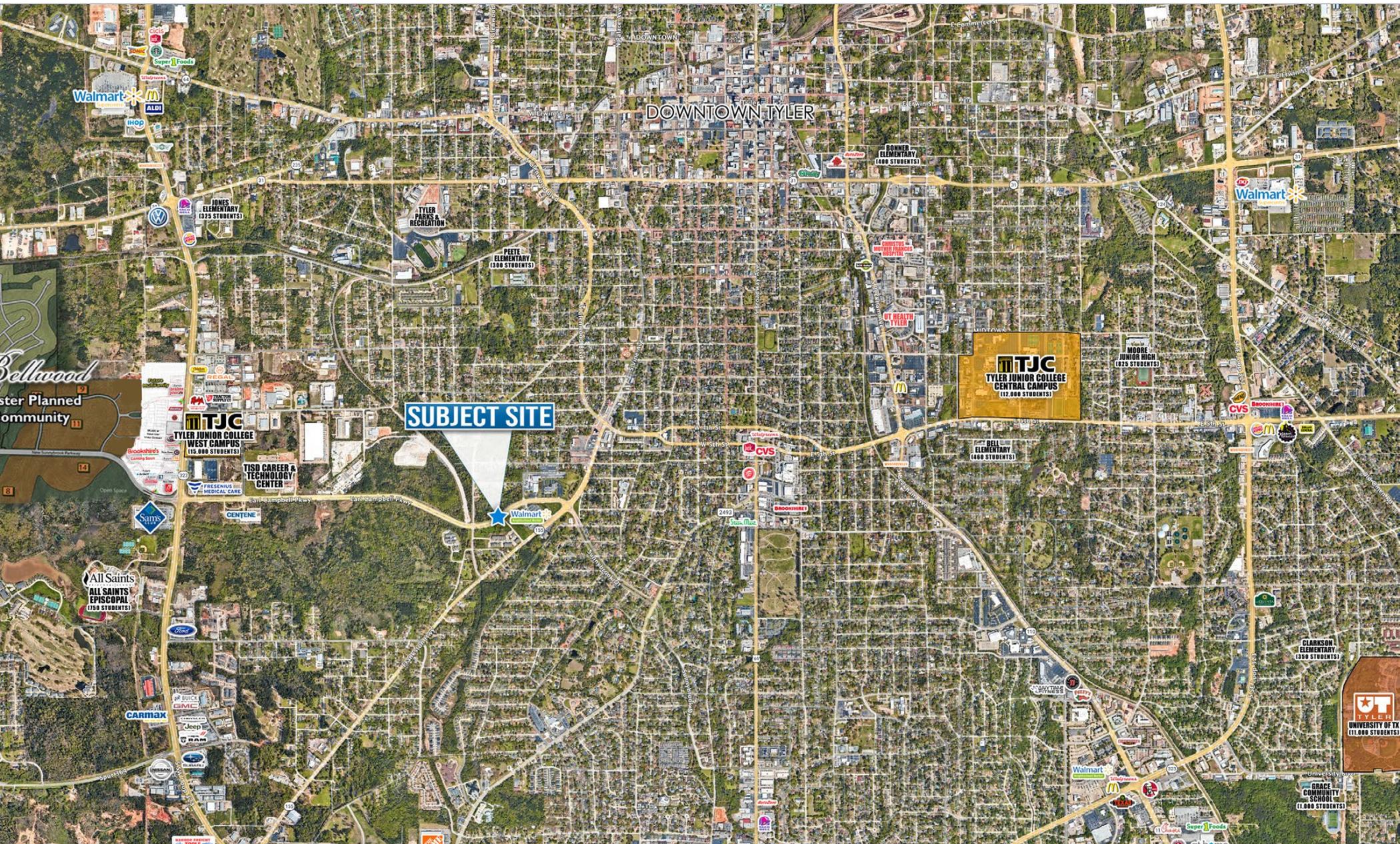
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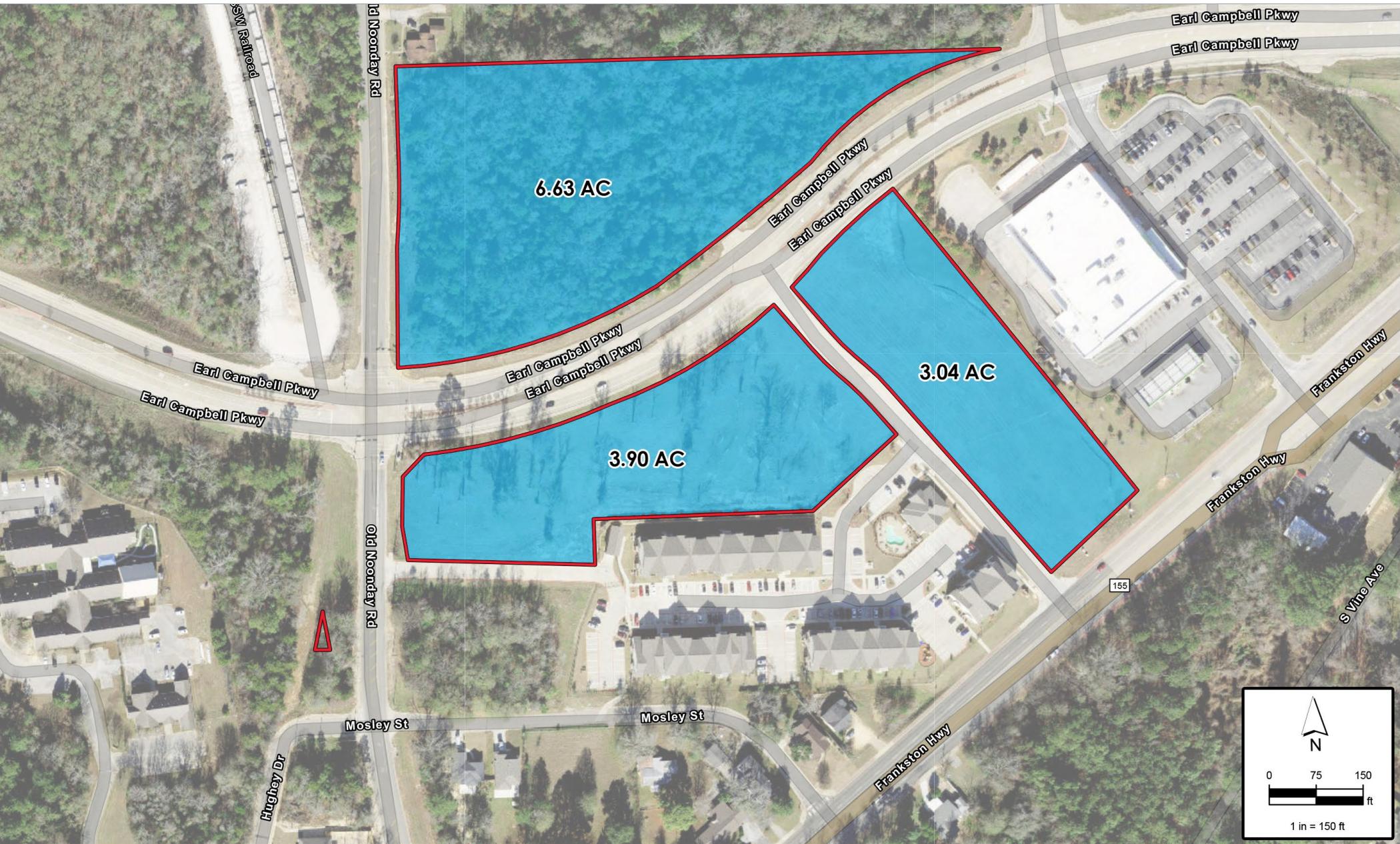


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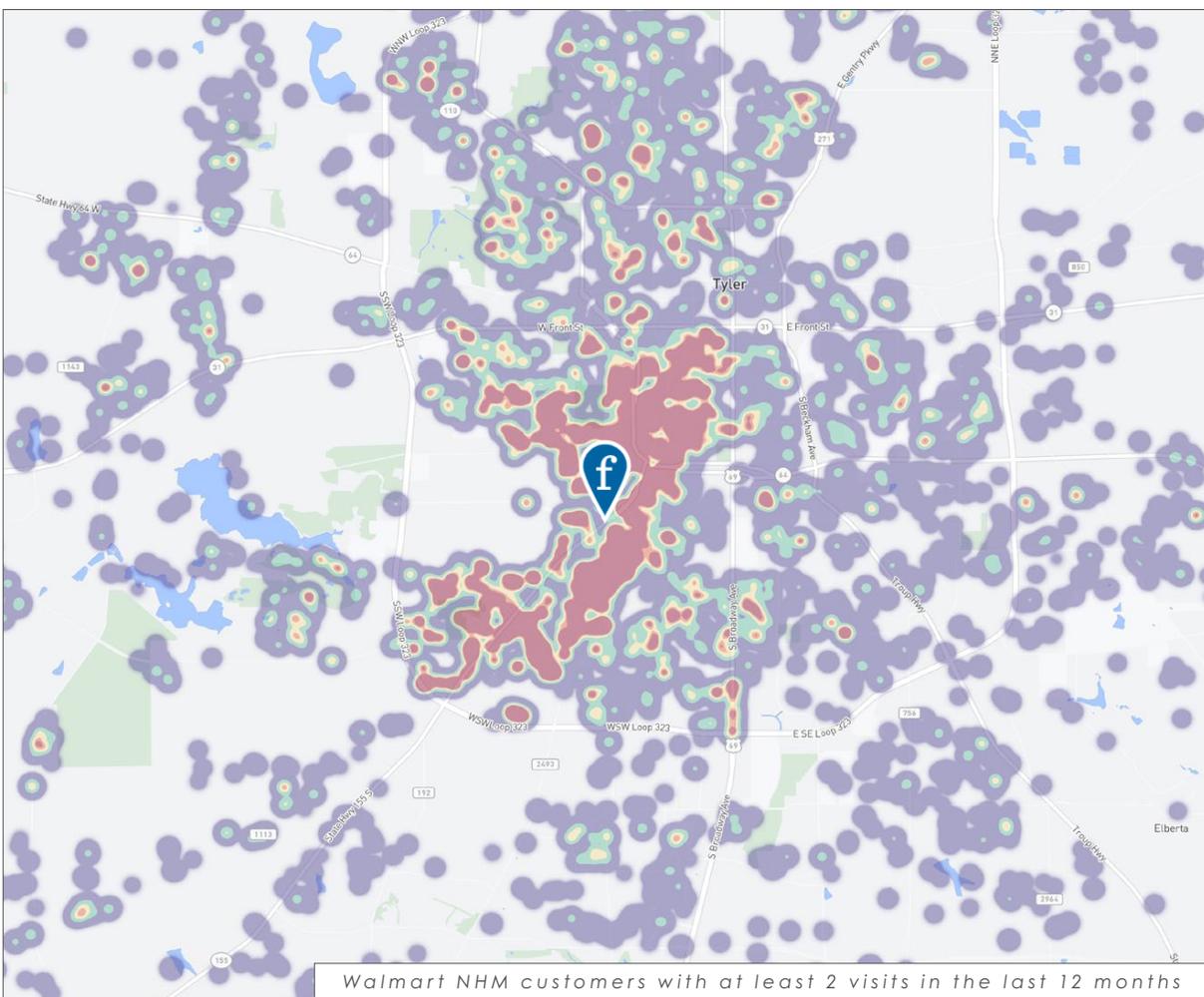
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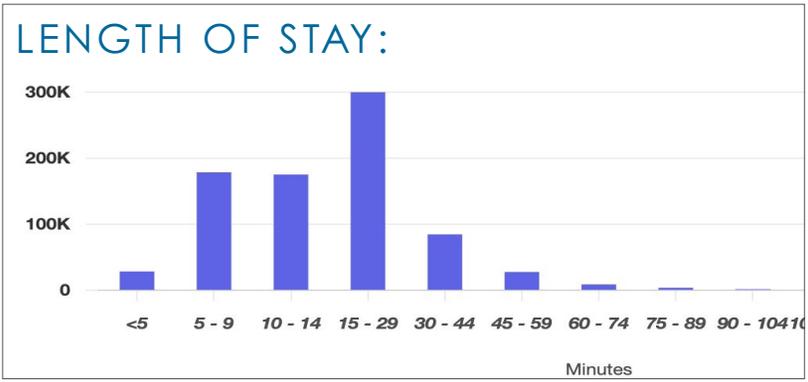
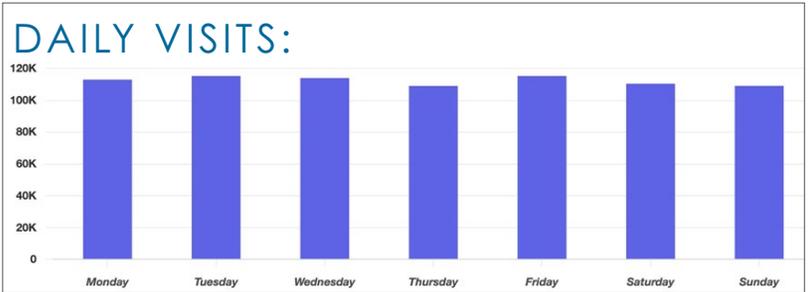
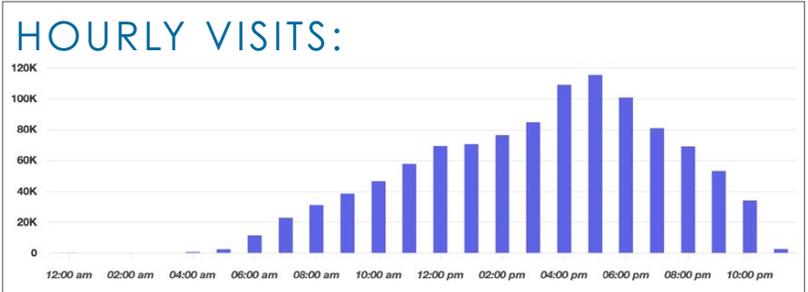
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AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: Jan 2025 to Jan 2026)

Walmart neighborhood Market:	est. # of Customers	est. # of visits
	2,200,000	5,300,000

NEARBY RETAIL TRAFFIC: • WALMART NEIGHBORHOOD MARKET



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DEMOGRAPHIC SUMMARY

Tyler: Earl Campbell & Old Noontday

Ring of 3 miles

KEY FACTS



58,295

Population



91,589

Daytime Population



0.72%

'23-'28 Compound Annual Growth Rate



23,508

Households



\$242,475

Median Home Value



36.2

Median Age

EDUCATION



20%

High School Diploma



23%

Some College



28.14%

Bachelor's Degree or Graduate Degree

INCOME



\$61,060

Median Household Income



\$87,375

Average Household Income



\$35,640

Per Capita Income



\$90,302

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$76,672

Total Annual Expenditures



\$3,140

2025 Meals at Restaurants



\$5,904

2025 Meals at Home



\$25,022

Retail Goods



\$3,122

Entertainment



\$813

Personal Care



\$6,067

Health Care

BUSINESS



4,541

Total Businesses



60,683

Total Employees



42.58%

Blue Collar Occupation



57.42%

White Collar Occupation

Tapestry

Top 3 segments by household count



[View comparison table](#)

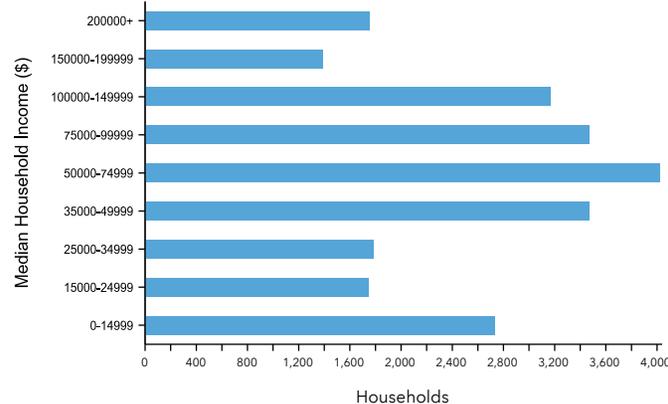
2025 Race and ethnicity (Esri)

The largest group: White Alone (47.60)

The smallest group: Pacific Islander Alone (0.10)

Indicator ▲	Value	Diff
White Alone	47.60	-15.89
Black Alone	23.95	+8.83
American Indian/Alaska Native Alone	0.70	-0.03
Asian Alone	1.65	+0.40
Pacific Islander Alone	0.10	+0.05
Other Race	15.02	+5.32
Two or More Races	10.99	+1.32
Hispanic Origin (Any Race)	29.16	+8.88

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



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 **SALES AGENT** 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.

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Buyer / Tenant / Seller / Landlord Initials

Date