

HARD CORNER +/- 3.62 AC TRACT FOR SALE

Tyler, TX



LOCATION:

NEC Loop 323 & State Park Hwy (FM 14)
Tyler, TX 75706

PROPERTY HIGHLIGHTS:

- **Land Size:** Approx. 3.62 Acres
- Hard Corner development tract in Tyler ETJ on North Loop 323 and Highway 14; approx.. 600 linear feet of frontage on Loop 323
- Excellent access from both directions; eastbound traffic enters site via dedicated left turn lane on Loop 323
- Strong traffic counts on both major arterials; Highway 14 connects all the way to Interstate 20 less than 5 miles north of the site
- Close proximity to new Tyler EDC-led Business Park; substantial infrastructure improvements happening to greatly increase utilities
- Call Broker for more info

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,172	25,755	64,621
Daytime Population	2,788	26,577	82,851
Avg. HH Income	\$74,803	\$66,176	\$74,548

TRAFFIC COUNTS:

Loop 323:	20,905 VPD (2024)
State Park Hwy:	13,212 VPD (2024)

CONTACT:

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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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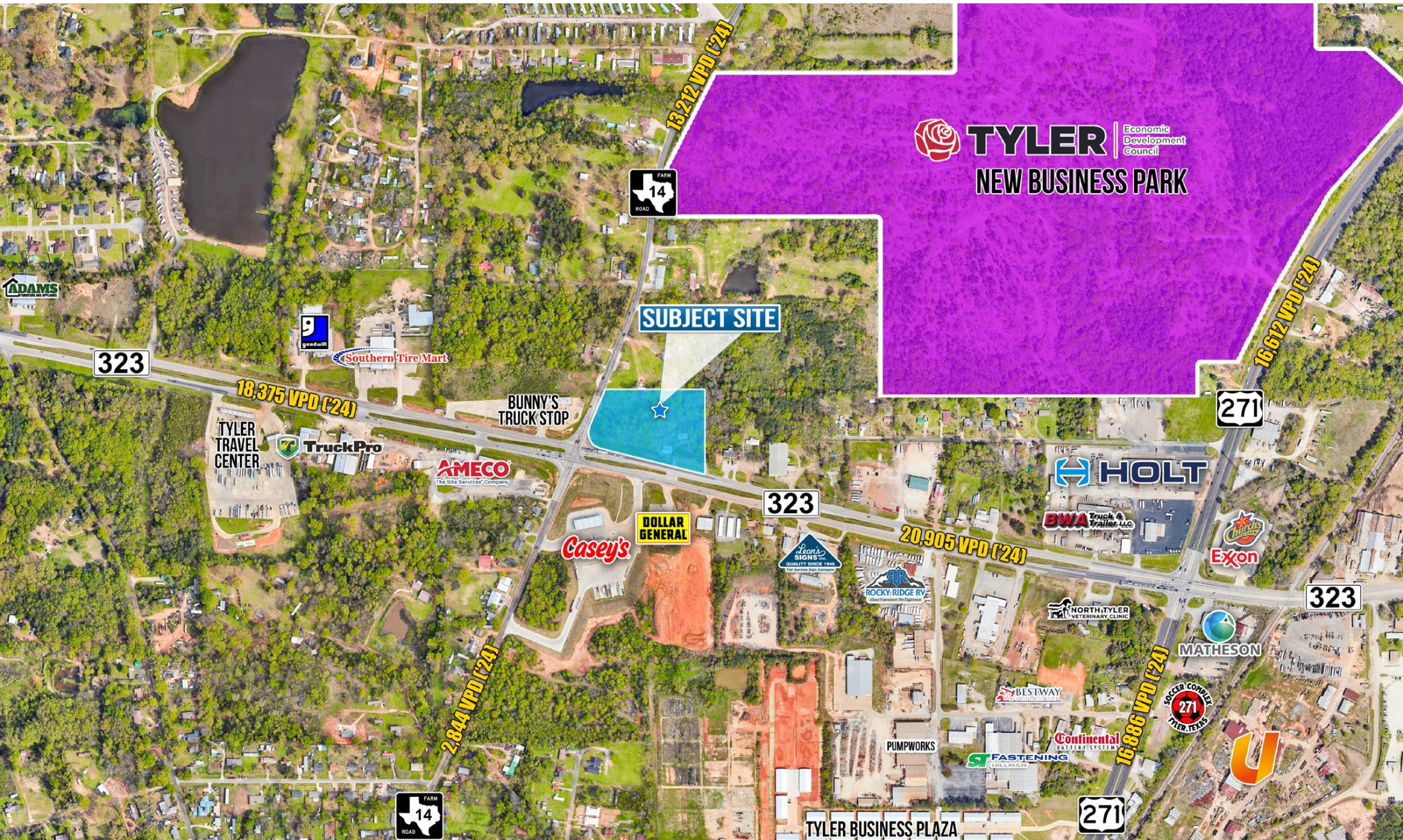
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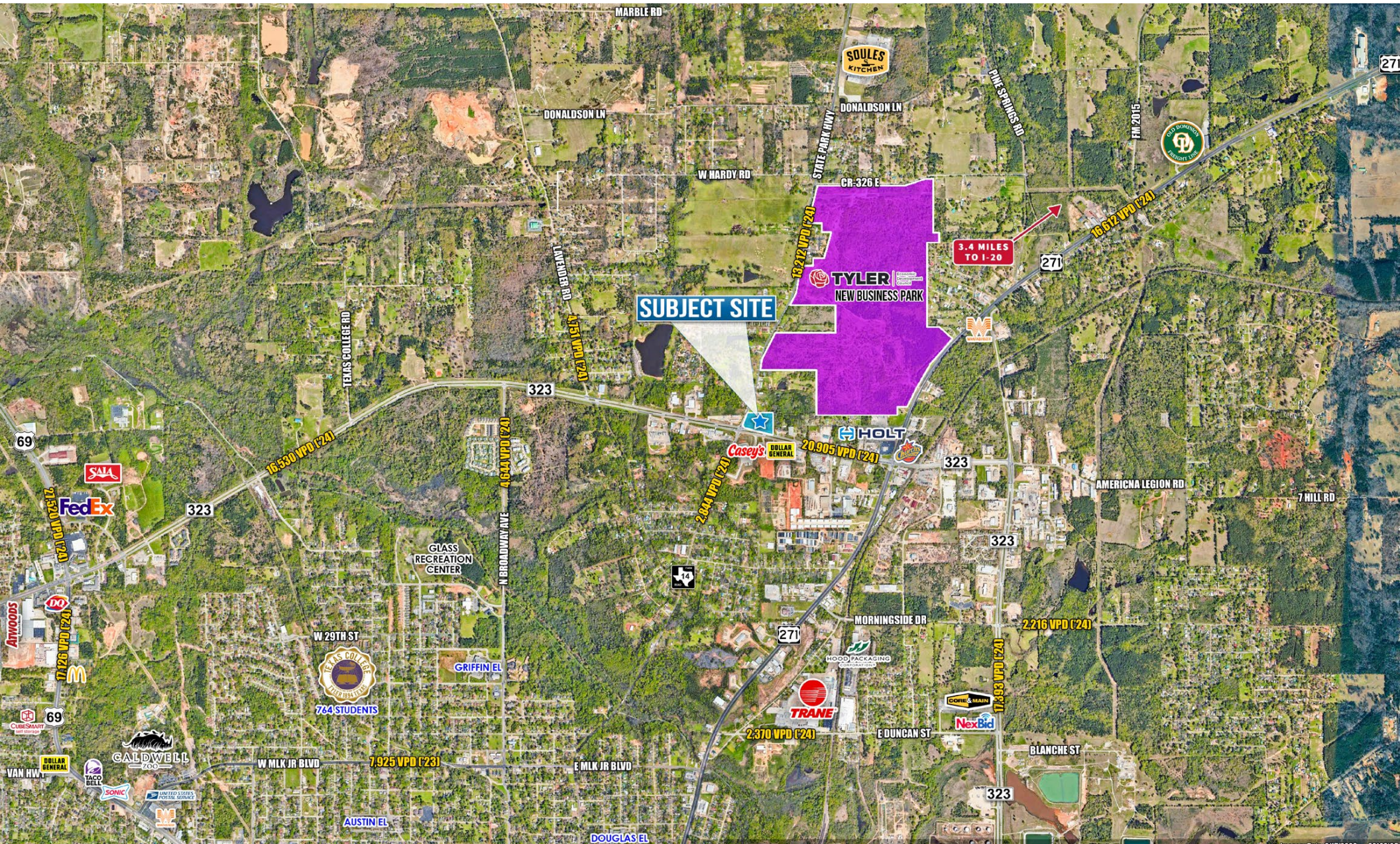


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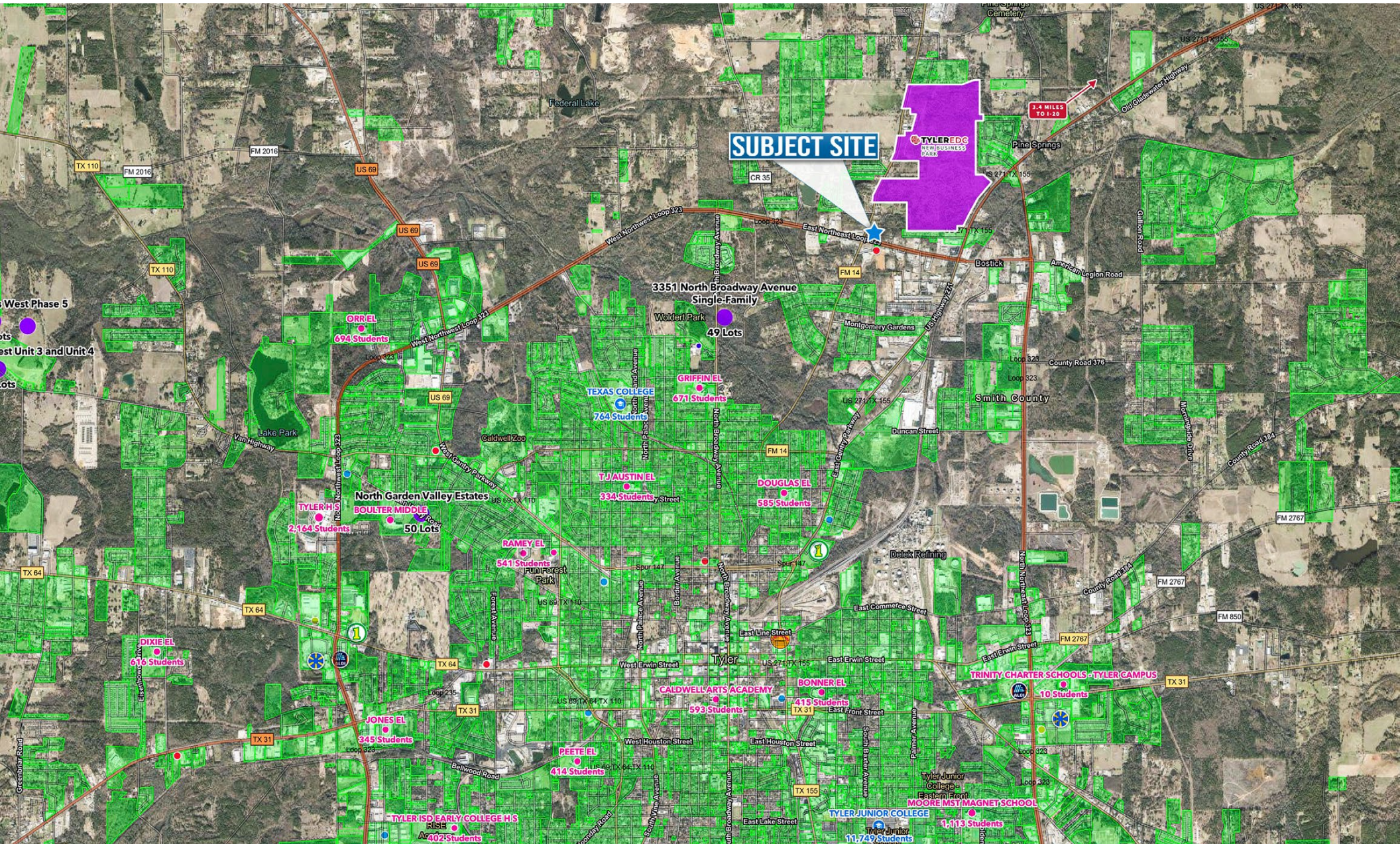


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DEMOGRAPHIC SUMMARY

Tyler: NEC Loop 323 & FM-14

Ring of 3 miles

KEY FACTS



25,755

Population



26,577

Daytime Population



0.99%

'23-'28 Compound Annual Growth Rate



8,461

Households



\$115,103

Median Home Value



32.2

Median Age

EDUCATION



28%

High School Diploma



19%

Some College



9.41%

Bachelor's Degree or Graduate Degree

INCOME



\$53,374

Median Household Income



\$66,176

Average Household Income



\$22,289

Per Capita Income



\$68,999

Median Net Worth

BUSINESS



1,142

Total Businesses



12,205

Total Employees



63.45%

Blue Collar Occupation



36.53%

White Collar Occupation

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$58,749

Total Annual Expenditures



\$2,523

2025 Meals at Restaurants



\$4,517

2025 Meals at Home



\$19,107

Retail Goods



\$2,308

Entertainment



\$625

Personal Care

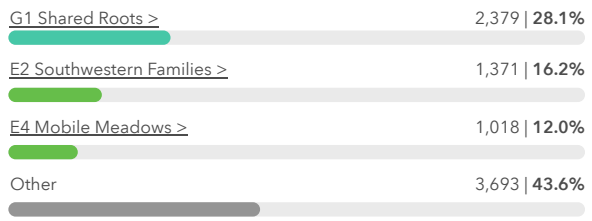


\$4,552

Health Care

Tapestry

Top 3 segments by household count



[View comparison table](#)

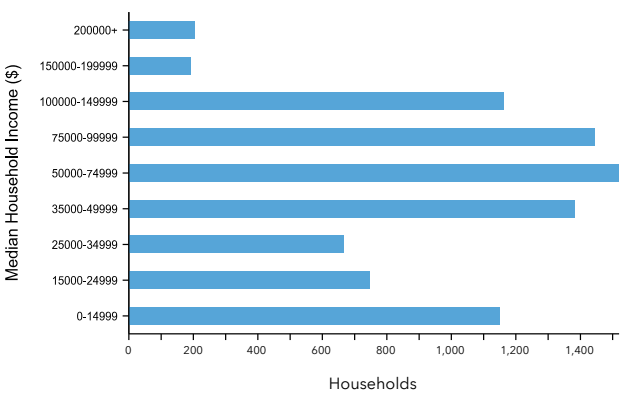
2025 Race and ethnicity (Esri)

The largest group: Hispanic Origin (Any Race) (53.55)

The smallest group: Pacific Islander Alone (0.02)

Indicator #	Value	Diff
White Alone	24.03	-39.46
Black Alone	29.52	+14.40
American Indian/Alaska Native Alone	1.20	+0.47
Asian Alone	0.32	-0.93
Pacific Islander Alone	0.02	-0.03
Other Race	29.81	+20.11
Two or More Races	15.11	+5.44
Hispanic Origin (Any Race)	53.55	+33.27

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



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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** must be sponsored by 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
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

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Buyer / Tenant / Seller / Landlord Initials

Date