

CLASS A OFFICE INVESTMENT

3258 Earl Campbell Parkway | Tyler, Texas



Gary Halbrooks

903.530.3374

garyhalbrooks@venueproperties.com

Venue
COMMERCIAL REAL ESTATE



PROPERTY INFORMATION

► **Address:** 3258 Earl Campbell Pkwy. | Tyler, Texas 75701

► **Two Buildings**

- Building 1: Office Building - 45,114 sf
- Building 2: Child Care Building - 6,536 sf
- Total: 51,650 sf

► **Land Area:** ±30.602 Acres

► **Zoning:** C-1 (Light Commercial)

► **Construction Date:** 2013

► **Amenities**

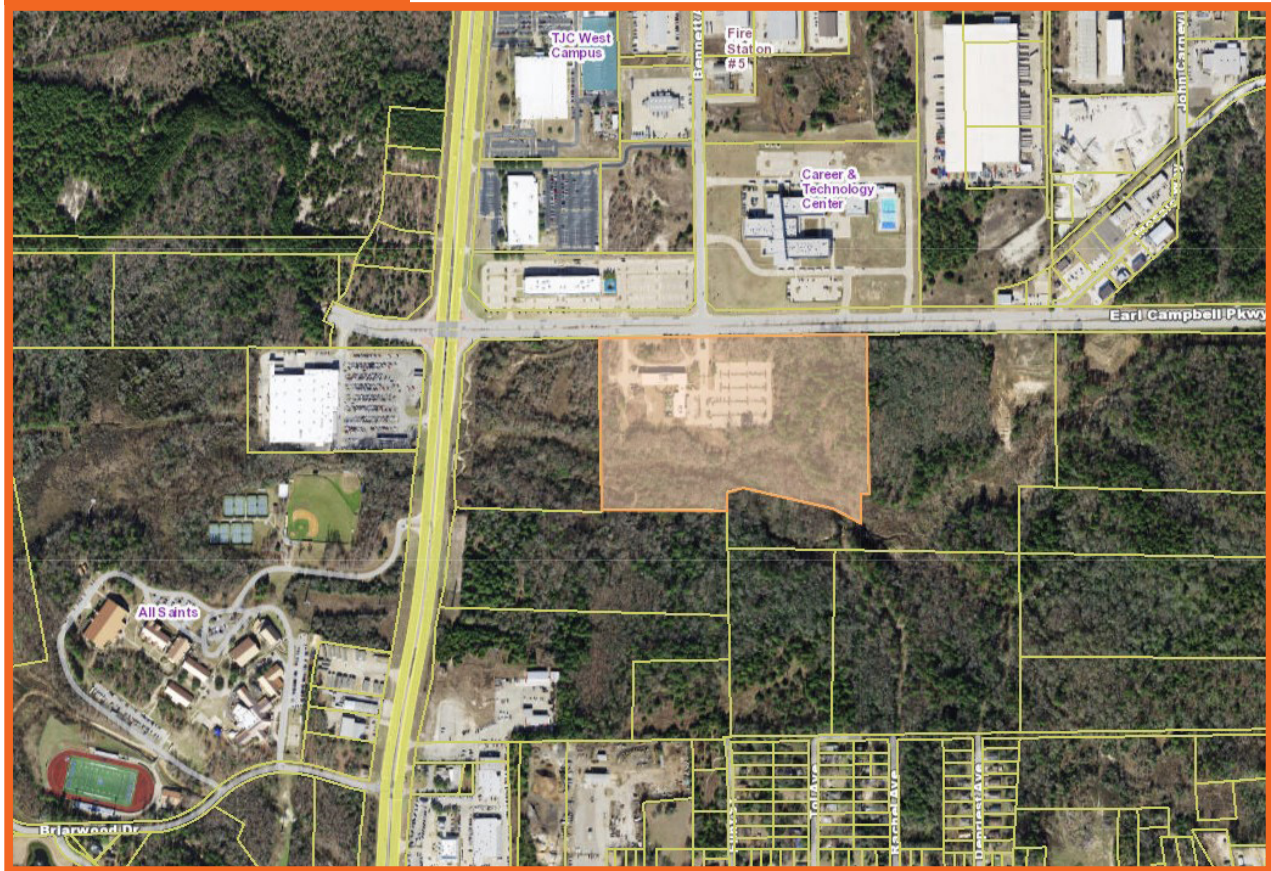
- Child Care Center
- Cafeteria
- Energy Management System
- Fire Sprinkler System
- Walking Trails
- Secure Parking
- Access Management System

► **Financial Information**

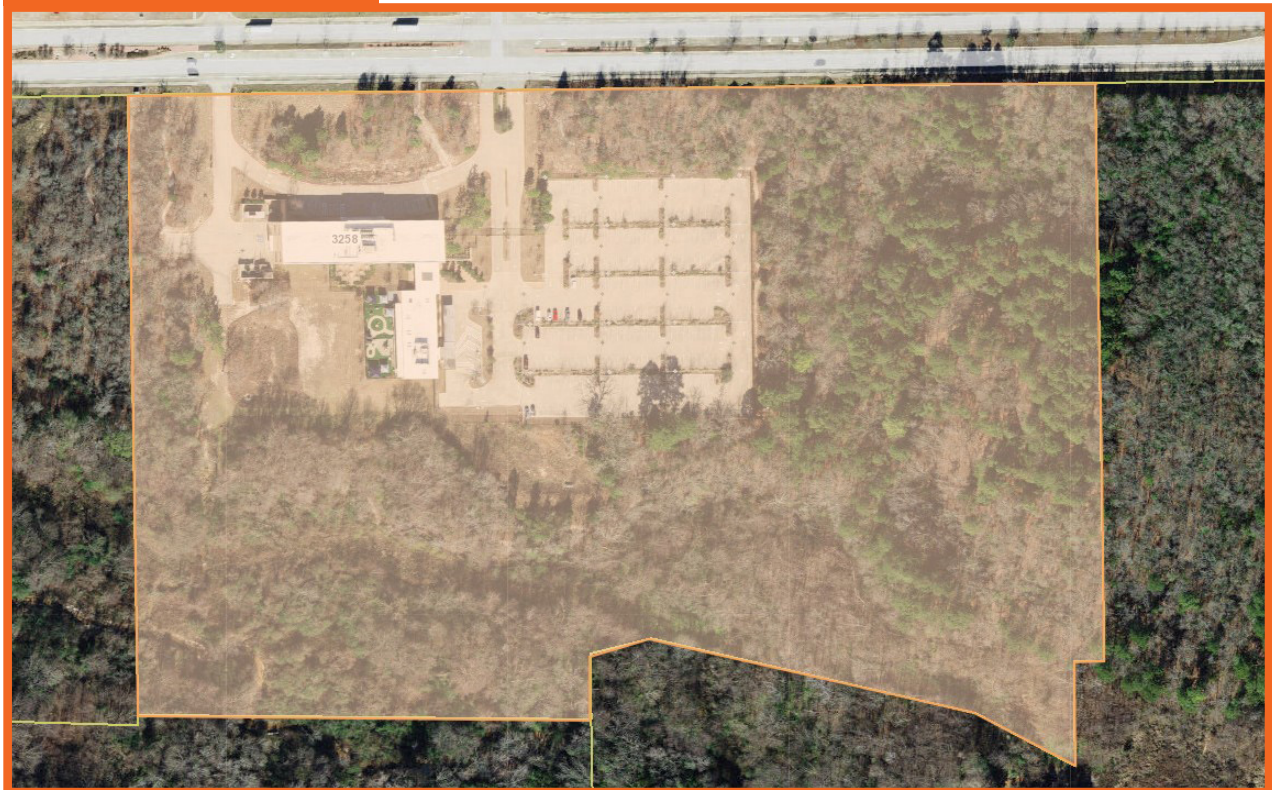
- Sale Price: \$9,400,000.00 / \$181.99 sf
- Well Below Replacement Cost
- FFE Available



BIRD'S EYE AERIAL



CLOSE-IN AERIAL



AREA USERS

► Education

- Tyler Junior College
- All Saints Episcopal School
- Tyler ISD Career and Technology Center

► Restaurants

- Ruby's BBQ
- Chicken Express
- Jucy's Hamburgers
- Burger King
- Taco Bell
- McDonald's
- Wendy's Hamburgers

► Retail

- Tractor Supply
- Walmart Super Center
- McCoy's Lumber
- Walmart Neighborhood Market
- Sam's Club

► Special Purpose

- The Cascades Country Club

