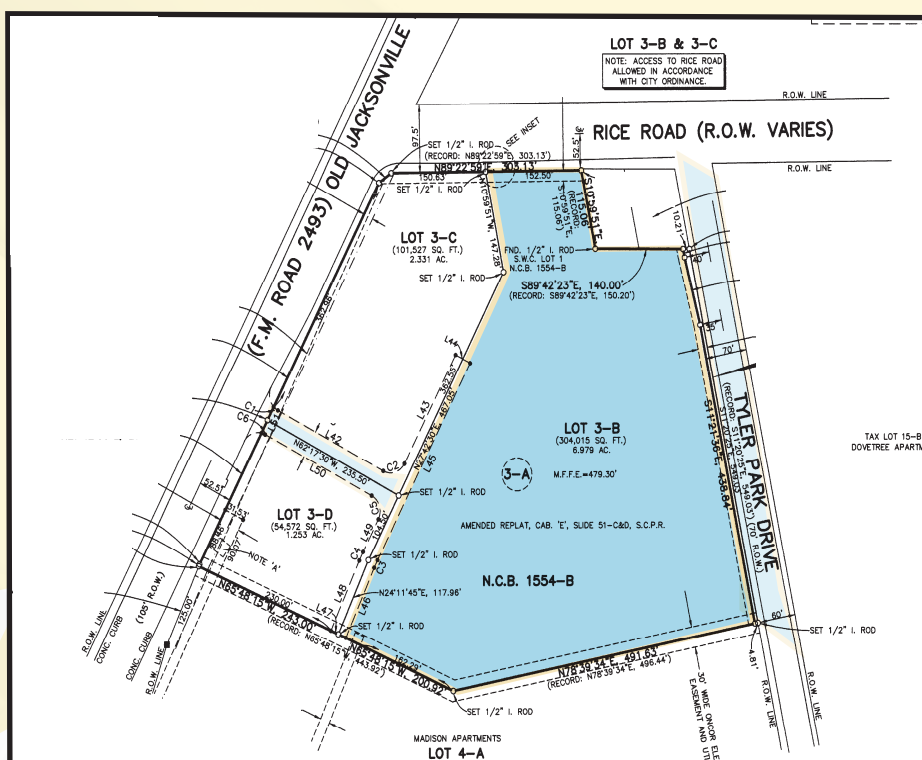


S TYLER LAND FOR SALE

Old Jacksonville Road @ Rice Road
(SOUTHEAST CORNER)

in TYLER'S FASTEST GROWING GROWTH CORRIDOR



UP TO 6.979 ACRES AVAILABLE - SUBDIVIDABLE

SURROUNDING USES

Banks, Residential Developments, Commercial Properties

ACCESS: Rice Road, Old Jacksonville Road, Town Park Drive

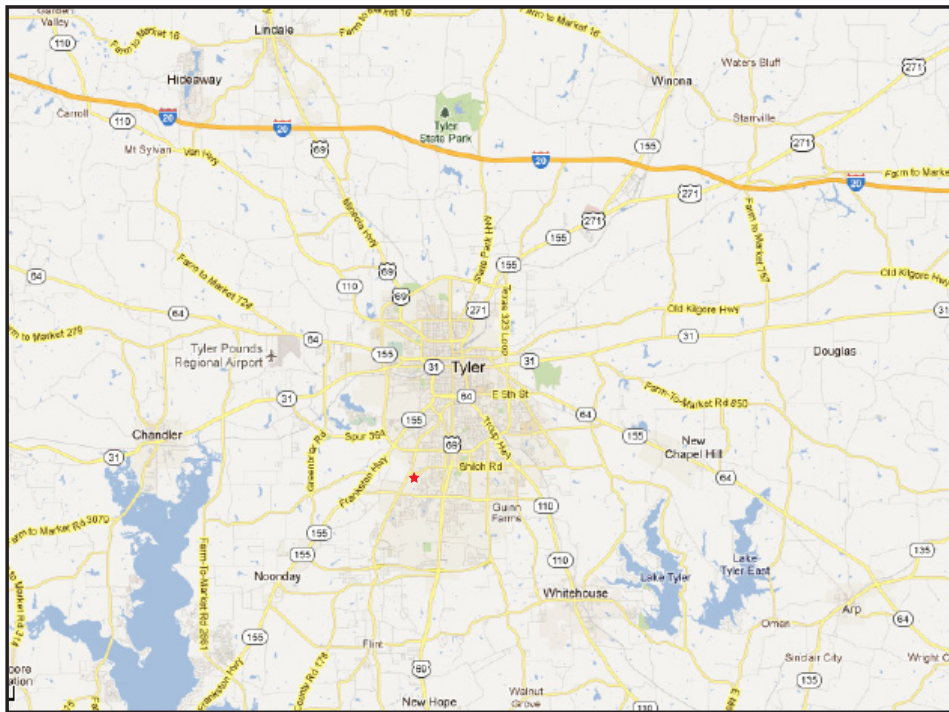
ZONING: Commercial (C-1) • **PRICE:** \$5.00/SF • **MORE DETAILS ATTACHED**

LEVEL, UTILITIES IN PLACE....READY FOR DEVELOPMENT!

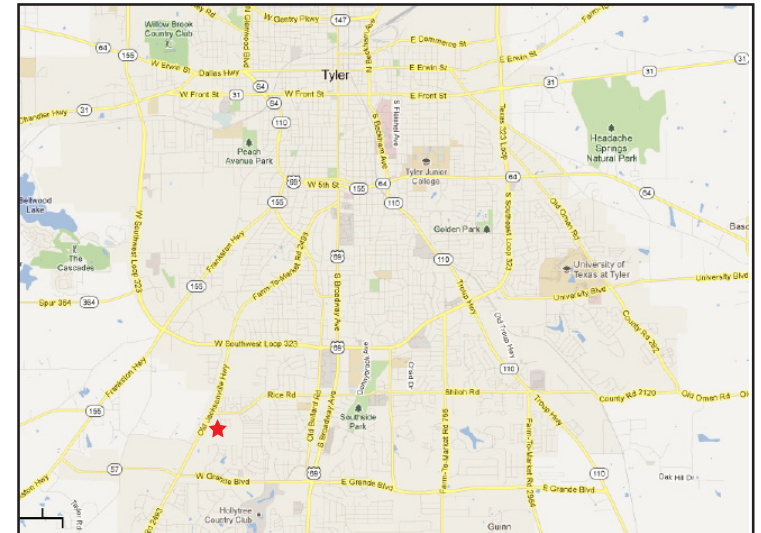
Got Questions? jodobbs@interlink-res.com • 903-534-9292



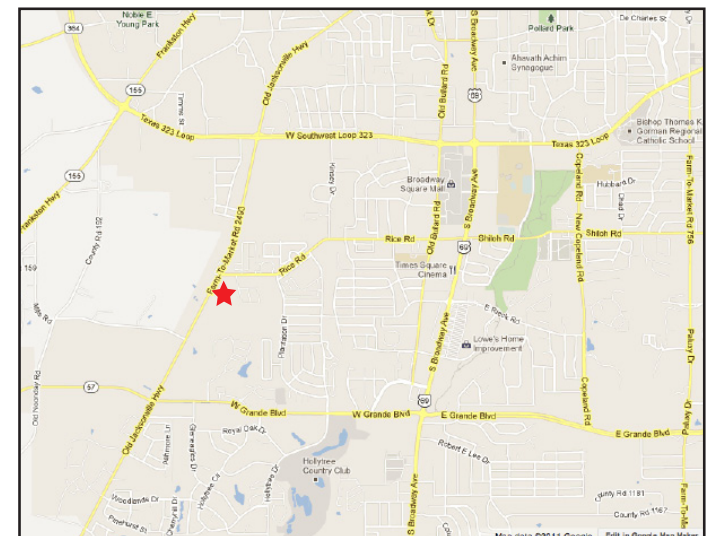
6.979 ac FOR SALE, Tyler TX
Old Jacksonville Road (FM 2493) @ Rice
AREA LOCATION MAPS



Smith County Area



South Tyler Area



Loop 323/Old Jacksonville Road/Rice Road

6.979 ac FOR SALE, Tyler TX
Old Jacksonville Rd (FM 2493) @ Rice Rd
AERIAL MAP





Executive Summary

Prepared by Jo DobbsInterlink Real Estate Services, Inc./Jo Dobbs

5202 Old Jacksonville Hwy, T...

Latitude: 32.291695

Longitude: -95.326559

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$26,546	\$31,224	\$26,053
2000 Median HH Income	\$36,572	\$40,943	\$36,718
2010 Median HH Income	\$44,934	\$48,186	\$45,698
2015 Median HH Income	\$51,853	\$56,118	\$53,577
1990-2000 Annual Rate	3.26%	2.75%	3.49%
2000-2010 Annual Rate	2.03%	1.6%	2.16%
2010-2015 Annual Rate	2.91%	3.09%	3.23%
Per Capita Income			
1990 Per Capita Income	\$17,616	\$18,876	\$14,521
2000 Per Capita Income	\$25,429	\$26,240	\$21,577
2010 Per Capita Income	\$28,527	\$28,827	\$24,307
2015 Per Capita Income	\$31,703	\$32,023	\$27,164
1990-2000 Annual Rate	3.74%	3.35%	4.04%
2000-2010 Annual Rate	1.13%	0.92%	1.17%
2010-2015 Annual Rate	2.13%	2.13%	2.25%
Average Household Income			
1990 Average Household Income	\$35,304	\$44,696	\$36,315
2000 Average Household Income	\$49,720	\$59,369	\$53,208
2010 Average HH Income	\$56,522	\$67,138	\$61,179
2015 Average HH Income	\$62,872	\$74,730	\$68,407
1990-2000 Annual Rate	3.48%	2.88%	3.89%
2000-2010 Annual Rate	1.26%	1.21%	1.37%
2010-2015 Annual Rate	2.15%	2.17%	2.26%
Households by Income			
Current median household income is \$45,698 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$53,577 in five years. In 2000, median household income was \$36,718, compared to \$26,053 in 1990.			
Current average household income is \$61,179 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$68,407 in five years. In 2000, average household income was \$53,208, compared to \$36,315 in 1990.			
Current per capita income is \$24,307 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$27,164 in five years. In 2000, the per capita income was \$21,577, compared to \$14,521 in 1990.			
Population by Employment			
Total Businesses	307	2,510	5,898
Total Employees	3,155	28,555	88,307

Currently, 92.5 percent of the civilian labor force in the identified market area is employed and 7.5 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 93.8 percent of the civilian labor force, and unemployment will be 6.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 62.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 63.9 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 16.7 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 19.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 81.1 percent of the market area population drove alone to work, and 2.5 percent worked at home. The average travel time to work in 2000 was 18.6 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.5 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 21.2 percent were high school graduates only (29.6 percent in the U.S.)
- 9.6 percent had completed an Associate degree (7.7 percent in the U.S.)
- 21.2 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 10.9 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.