Interlink
REAL ESTATE SERVICES, INC.

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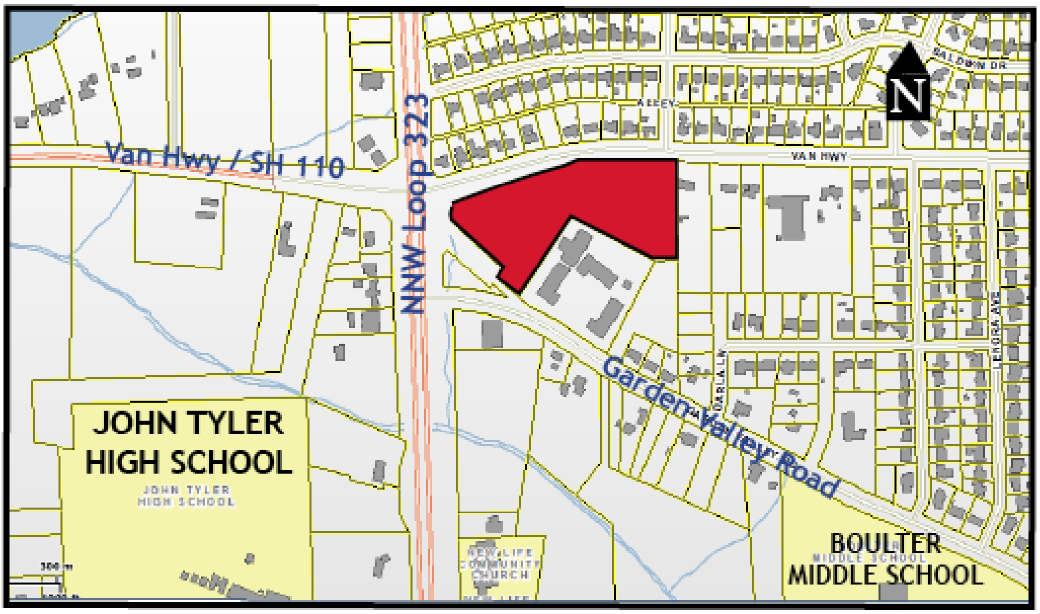
CORNER LAND TRACT FOR SALE, Tyler, TX



6.122 acres

EXCELLENT DEVELOPMENT OPPORTUNITY

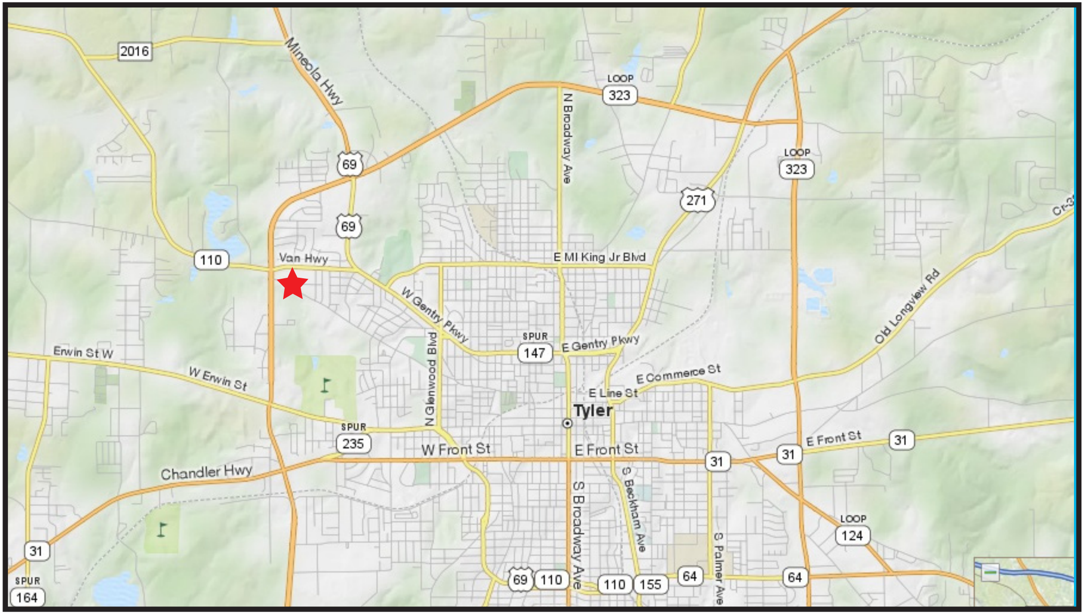
- *Zoned for Commercial & Multi-Family Development*
- *Only available corner tract on Tyler's West Loop at signalized intersection*
- *Traffic count: 38,000+ vehicles per day*
- *In close proximity to Wal-Mart , Walgreens, Chase Bank, Sonic, Tractor Supply, Brookshires, Schools, Residential Development, etc.*
- *Detailed brochure attached*

Price: $332,000 ($1.24/sf)

For details: contact Jo Dobbs, CCIM • 903-534-9292 • jodobbs@interlink-res.com

CORNER TRACT FOR SALE
(Commercial / Multi-Family)
Southeast Corner of Loop 323 @ Van Hwy/SH 110
Tyler, TX

LOCATION MAP



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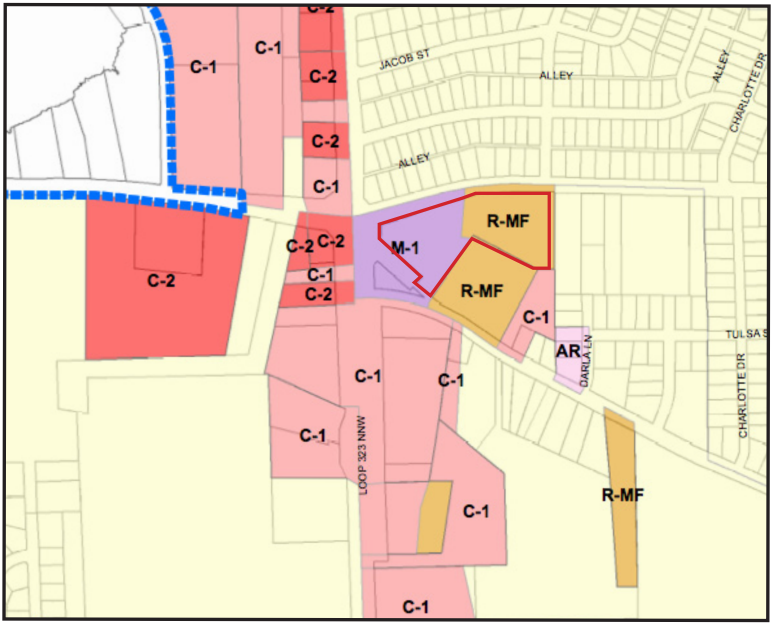
Tyler, TX

AERIAL VIEW of PROPERTY

CORNER TRACT FOR SALE
(Commercial / Multi-Family)
SEC of Loop 323 @ Van Hwy/SH 110
Tyler, TX

ZONING MAP



Zoning Definitions:

M-1: The M-1 district is primarily intended to provide for the location and development of low impact industries and supporting commercial and public uses, which generate relatively low levels of noise, smoke, odor, dust, or intense light. These industrial and manufacturing uses may require good accessibility to air, rail, or street transportation routes.

R-MF: The R-MF district is primarily intended to accommodate multifamily development at a maximum density of 24 dwelling units per acre.

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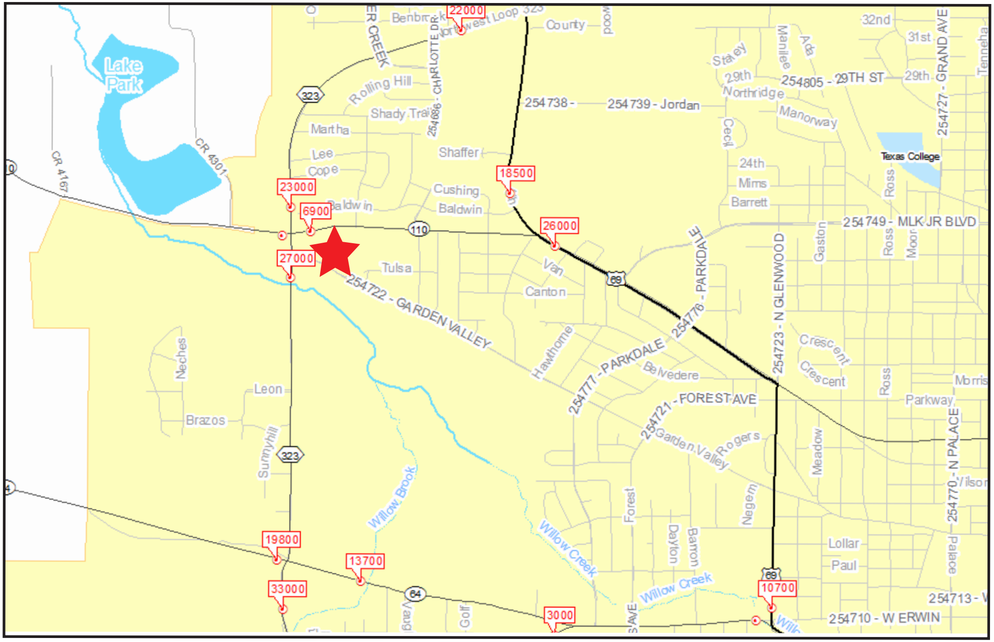
2010 Traffic Count Map



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

Lat: 3811810.714731, Lon: -1... **Latitude: 32.368735**
Longitude: -95.340286

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	4,656	33,215	66,991
Male Population	47.9%	48.9%	48.0%
Female Population	52.1%	51.1%	52.0%
Median Age	28.8	30.9	34.1
2010 Income			
Median HH Income	$37,612	$34,278	$37,593
Per Capita Income	$13,527	$13,976	$16,855
Average HH Income	$41,861	$40,966	$46,856
2010 Households			
Total Households	1,475	10,702	23,180
Average Household Size	3.15	2.98	2.76
2010 Housing			
Owner Occupied Housing Units	63.7%	51.5%	56.1%
Renter Occupied Housing Units	30.9%	37.7%	34.0%
Vacant Housing Units	5.4%	10.8%	9.9%
Population			
1990 Population	4,171	29,623	57,781
2000 Population	4,442	30,916	60,850
2010 Population	4,656	33,215	66,991
2015 Population	4,812	34,678	70,553
1990-2000 Annual Rate	0.63%	0.43%	0.52%
2000-2010 Annual Rate	0.46%	0.7%	0.94%
2010-2015 Annual Rate	0.66%	0.87%	1.04%

In the identified market area, the current year population is 66,991. In 2000, the Census count in the market area was 60,850. The rate of change since 2000 was 0.94 percent annually. The five-year projection for the population in the market area is 70,553, representing a change of 1.04 percent annually from 2010 to 2015. Currently, the population is 48.0 percent male and 52.0 percent female.

	1 mile radius	3 miles radius	5 miles radius
Households			
1990 Households	1,375	10,060	20,917
2000 Households	1,437	10,247	21,610
2010 Households	1,475	10,702	23,180
2015 Households	1,525	11,181	24,447
1990-2000 Annual Rate	0.44%	0.18%	0.33%
2000-2010 Annual Rate	0.25%	0.42%	0.69%
2010-2015 Annual Rate	0.67%	0.88%	1.07%

The household count in this market area has changed from 21,610 in 2000 to 23,180 in the current year, a change of 0.69 percent annually. The five-year projection of households is 24,447, a change of 1.07 percent annually from the current year total. Average household size is currently 2.76, compared to 2.70 in the year 2000. The number of families in the current year is 15,647 in the market area.

Housing

Currently, 56.1 percent of the 25,732 housing units in the market area are owner occupied; 34.0 percent, renter occupied; and 9.9 percent are vacant. In 2000, there were 23,551 housing units - 58.0 percent owner occupied, 33.8 percent renter occupied and 8.3 percent vacant. The rate of change in housing units since 2000 is 0.87 percent. Median home value in the market area is $77,980, compared to a median home value of $157,913 for the U.S. In five years, median home value is projected to change by 3.14 percent annually to $91,030. From 2000 to the current year, median home value changed by 2.6 percent annually.

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.

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Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	$23,424	$17,716	$21,077
2000 Median HH Income	$28,055	$25,937	$30,057
2010 Median HH Income	$37,612	$34,278	$37,593
2015 Median HH Income	$46,664	$39,582	$44,724
1990-2000 Annual Rate	1.82%	3.89%	3.61%
2000-2010 Annual Rate	2.9%	2.76%	2.21%
2010-2015 Annual Rate	4.41%	2.92%	3.53%
Per Capita Income			
1990 Per Capita Income	$8,954	$8,205	$10,852
2000 Per Capita Income	$11,450	$12,023	$15,177
2010 Per Capita Income	$13,527	$13,976	$16,855
2015 Per Capita Income	$14,888	$15,534	$18,689
1990-2000 Annual Rate	2.49%	3.89%	3.41%
2000-2010 Annual Rate	1.64%	1.48%	1.03%
2010-2015 Annual Rate	1.94%	2.14%	2.09%
Average Household Income			
1990 Average Household Income	$26,532	$22,902	$29,163
2000 Average Household Income	$33,331	$34,335	$41,360
2010 Average HH Income	$41,861	$40,966	$46,856
2015 Average HH Income	$46,108	$45,510	$51,932
1990-2000 Annual Rate	2.31%	4.13%	3.56%
2000-2010 Annual Rate	2.25%	1.74%	1.22%
2010-2015 Annual Rate	1.95%	2.13%	2.08%

Households by Income

Current median household income is $37,593 in the market area, compared to $54,442 for all U.S. households. Median household income is projected to be $44,724 in five years. In 2000, median household income was $30,057, compared to $21,077 in 1990.

Current average household income is $46,856 in this market area, compared to $70,173 for all U.S. households. Average household income is projected to be $51,932 in five years. In 2000, average household income was $41,360, compared to $29,163 in 1990.

Current per capita income is $16,855 in the market area, compared to the U.S. per capita income of $26,739. The per capita income is projected to be $18,689 in five years. In 2000, the per capita income was $15,177, compared to $10,852 in 1990.

Population by Employment			
Total Businesses	161	2,037	4,306
Total Employees	2,599	21,695	71,526

Currently, 89.5 percent of the civilian labor force in the identified market area is employed and 10.5 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 91.3 percent of the civilian labor force, and unemployment will be 8.7 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, 57.5 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:

- 45.6 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 23.5 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 30.9 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 75.5 percent of the market area population drove alone to work, and 1.8 percent worked at home. The average travel time to work in 2000 was 20.3 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:

- 25.2 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 27.9 percent were high school graduates only (29.6 percent in the U.S.)
- 7.8 percent had completed an Associate degree (7.7 percent in the U.S.)
- 11.8 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 6.0 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.

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Demographic Rings