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Interlink
Real Estate Services, Inc.

# N TYLER ACREAGE FOR SALE

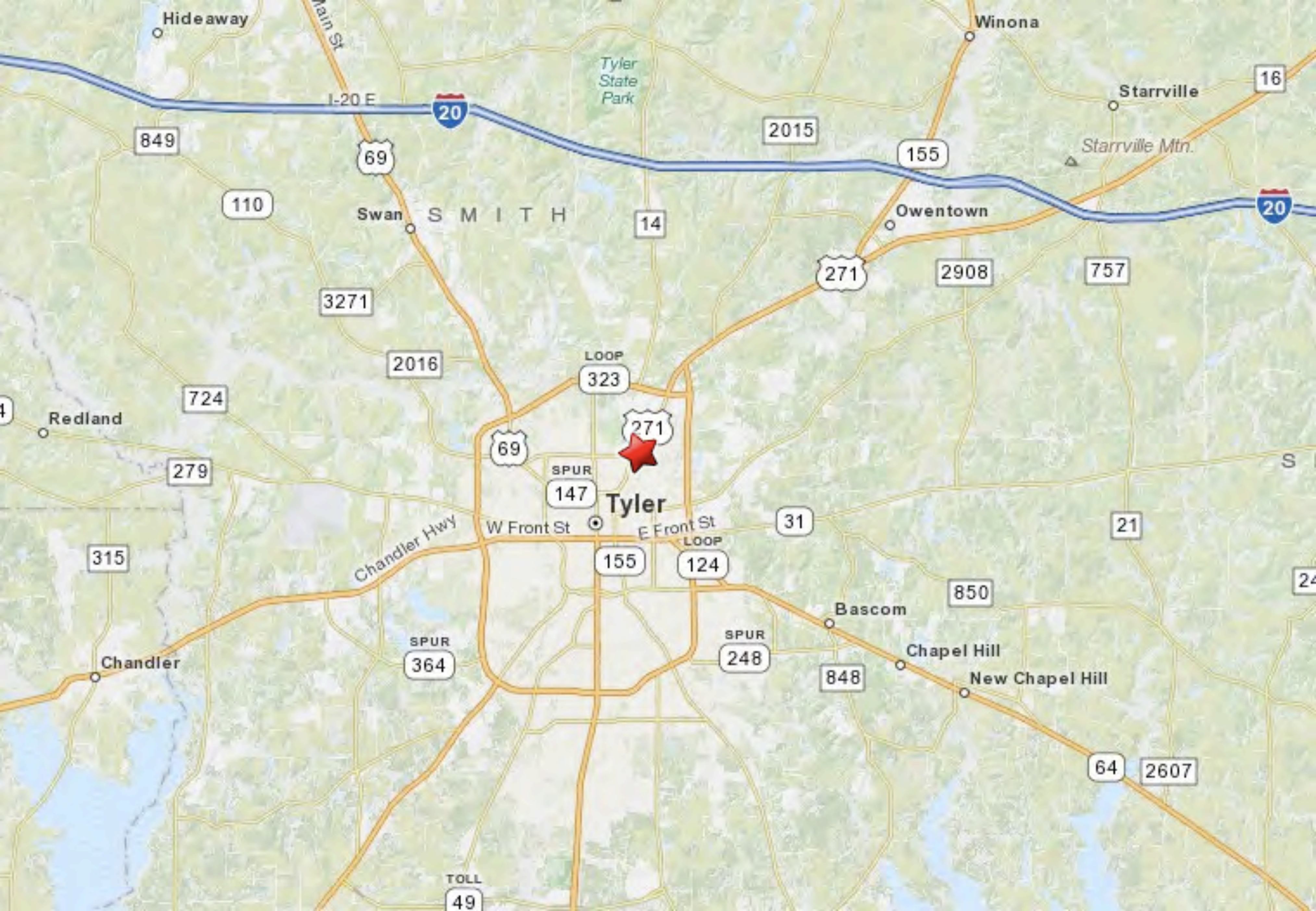
## UP TO 64 ACRES...IDEAL FOR INDUSTRIAL OR MULTIFAMILY DEVELOPMENT


- *Great Access:*
  - *Located on Duncan Street across from Carrier plant*
  - *Frontage on SH 271*
  - *Rail access on east side of property*
- *Sewage lines in place*
- *No easements across property*
- *Survey available*
- *Conceptual site plans attached*

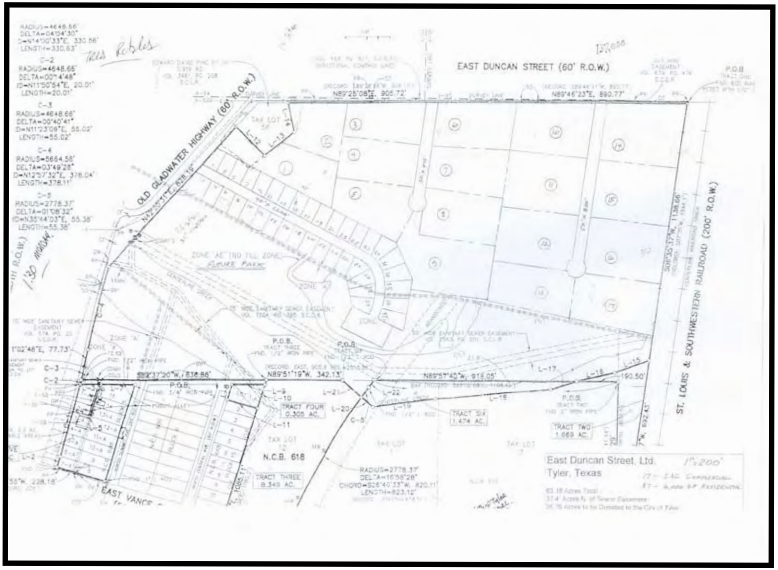
- ***PRICED TO SELL at $469,000***

**For Details, Contact Jo Dobbs, CCIM**
**903-534-9292**
**jodobbs@interlink-res.com**

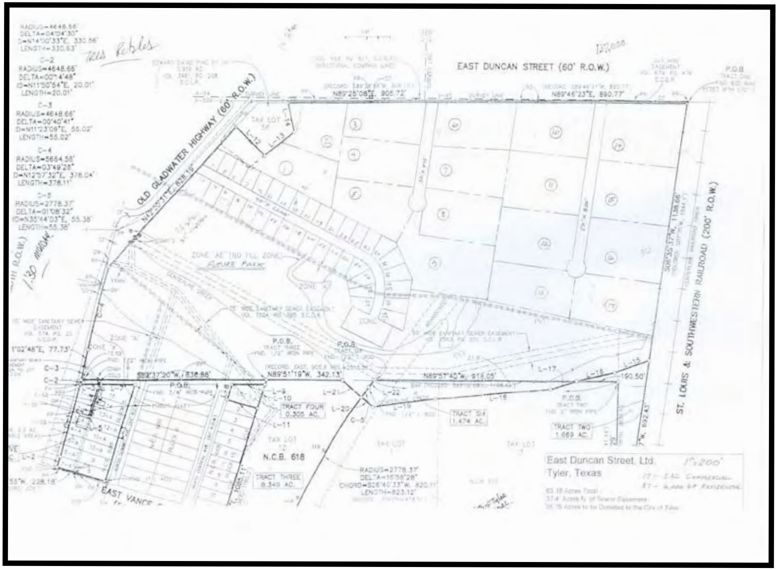
# DUNCAN ST ACREAGE FOR SALE, TYLER, TX


Hideaway
Main St
Winona
Tyler State Park
I-20 E
20
16
Starrville
849
69
2015
155
Starrville Mtn.
110
Swan
SMITH
14
Owentown
20
271
2908
757
3271
2016
LOOP
323
724
Redland
271
69
SPUR
147
Tyler
279
W Front St
E Front St
31
21
Chandler Hwy
LOOP
124
155
315
850
Bascom
SPUR
364
SPUR
248
Chapel Hill
Chandler
848
New Chapel Hill
64
2607
TOLL
49

# Sample Industrial Development Plan for Duncan Street Acreage



# Sample Multi-Family/Industrial Development Plan for Duncan Street Acreage



# Executive Summary

**Interlink Real Estate Services, Inc./Jo Dobbs**

**Lat: 32.370321, Lon: -95.283323**

| Site Type: Ring | Radius: 1 Miles | Radius: 3 Miles | Radius: 5 Miles |
|---|---|---|---|
| **2009 Population** | | | |
| Total Population | 4,737 | 39,933 | 79,381 |
| Male Population | 50.6% | 48.5% | 47.5% |
| Female Population | 49.4% | 51.5% | 52.5% |
| Median Age | 25.6 | 30.2 | 33.8 |
| **2009 Income** | | | |
| Median HH Income | $30,981 | $34,454 | $39,315 |
| Per Capita Income | $10,334 | $15,101 | $19,226 |
| Average HH Income | $39,344 | $44,144 | $52,298 |
| **2009 Households** | | | |
| Total Households | 1,226 | 12,700 | 28,320 |
| Average Household Size | 3.85 | 2.97 | 2.70 |
| **2009 Housing** | | | |
| Owner Occupied Housing Units | 58.1% | 50.7% | 54.7% |
| Renter Occupied Housing Units | 35.6% | 38.9% | 35.9% |
| Vacant Housing Units | 6.3% | 10.5% | 9.5% |
| **Population** | | | |
| 1990 Population | 3,837 | 35,012 | 67,314 |
| 2000 Population | 4,332 | 36,934 | 72,161 |
| 2009 Population | 4,737 | 39,933 | 79,381 |
| 2014 Population | 4,978 | 41,509 | 83,199 |
| 1990-2000 Annual Rate | 1.22% | 0.54% | 0.7% |
| 2000-2009 Annual Rate | 0.97% | 0.85% | 1.04% |
| 2009-2014 Annual Rate | 1% | 0.78% | 0.94% |

In the identified market area, the current year population is 79,381. In 2000, the Census count in the market area was 72,161. The rate of change since 2000 was 1.04 percent annually. The five-year projection for the population in the market area is 83,199, representing a change of 0.94 percent annually from 2009 to 2014. Currently, the population is 47.5 percent male and 52.5 percent female.

| **Households** | | | |
|---|---|---|---|
| 1990 Households | 1,160 | 11,983 | 24,923 |
| 2000 Households | 1,163 | 12,154 | 26,427 |
| 2009 Households | 1,226 | 12,700 | 28,320 |
| 2014 Households | 1,285 | 13,185 | 29,688 |
| 1990-2000 Annual Rate | 0.03% | 0.14% | 0.59% |
| 2000-2009 Annual Rate | 0.57% | 0.48% | 0.75% |
| 2009-2014 Annual Rate | 0.94% | 0.75% | 0.95% |

The household count in this market area has changed from 26,427 in 2000 to 28,320 in the current year, a change of 0.75 percent annually. The five-year projection of households is 29,688, a change of 0.95 percent annually from the current year total. Average household size is currently 2.70, compared to 2.64 in the year 2000. The number of families in the current year is 18,787 in the market area.

**Housing**

Currently, 54.7 percent of the 31,287 housing units in the market area are owner occupied; 35.9 percent, renter occupied; and 9.5 percent are vacant. In 2000, there were 28,770 housing unitsâ€" 56.1 percent owner occupied, 35.7 percent renter occupied and 8.2 percent vacant. The rate of change in housing units since 2000 is 0.91 percent. Median home value in the market area is $83,899, compared to a median home value of $162,279 for the U.S. In five years, median home value is projected to change by 2.42 percent annually to $94,565. From 2000 to the current year, median home value changed by 2.91 percent annually.

**Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.**

©2009 ESRI

**Lat: 32.370321, Lon: -95.283323**

| Site Type: Ring | Radius: 1 Miles | Radius: 3 Miles | Radius: 5 Miles |
|---|---|---|---|
| **Median Household Income** | | | |
| 1990 Median HH Income | $17,220 | $17,978 | $21,902 |
| 2000 Median HH Income | $26,088 | $27,346 | $31,300 |
| 2009 Median HH Income | $30,981 | $34,454 | $39,315 |
| 2014 Median HH Income | $33,402 | $37,620 | $44,626 |
| 1990-2000 Annual Rate | 4.24% | 4.28% | 3.63% |
| 2000-2009 Annual Rate | 1.88% | 2.53% | 2.5% |
| 2009-2014 Annual Rate | 1.52% | 1.77% | 2.57% |
| **Per Capita Income** | | | |
| 1990 Per Capita Income | $8,930 | $8,619 | $11,609 |
| 2000 Per Capita Income | $9,475 | $12,860 | $16,480 |
| 2009 Per Capita Income | $10,334 | $15,101 | $19,226 |
| 2014 Per Capita Income | $10,643 | $15,564 | $19,665 |
| 1990-2000 Annual Rate | 0.59% | 4.08% | 3.57% |
| 2000-2009 Annual Rate | 0.94% | 1.75% | 1.68% |
| 2009-2014 Annual Rate | 0.59% | 0.61% | 0.45% |
| **Average Household Income** | | | |
| 1990 Average Household Income | $24,438 | $23,628 | $30,636 |
| 2000 Average Household Income | $33,275 | $36,904 | $43,975 |
| 2009 Average HH Income | $39,344 | $44,144 | $52,298 |
| 2014 Average HH Income | $40,581 | $45,365 | $53,389 |
| 1990-2000 Annual Rate | 3.13% | 4.56% | 3.68% |
| 2000-2009 Annual Rate | 1.83% | 1.96% | 1.89% |
| 2009-2014 Annual Rate | 0.62% | 0.55% | 0.41% |

### Households by Income

Current median household income is $39,315 in the market area, compared to $54,719 for all U.S. households. Median household income is projected to be $44,626 in five years. In 2000, median household income was $31,300, compared to $21,902 in 1990.

Current average household income is $52,298 in this market area, compared to $71,437 for all U.S. households. Average household income is projected to be $53,389 in five years. In 2000, average household income was $43,975, compared to $30,636 in 1990.

Current per capita income is $19,226 in the market area, compared to the U.S. per capita income of $27,277. The per capita income is projected to be $19,665 in five years. In 2000, the per capita income was $16,480, compared to $11,609 in 1990.

### Population by Employment

| | | | |
|---|---|---|---|
| Total Businesses | 113 | 2,758 | 5,096 |
| Total Employees | 1,926 | 53,667 | 83,958 |

Currently, 93.1 percent of the civilian labor force in the identified market area is employed and 6.9 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 95.2 percent of the civilian labor force, and unemployment will be 4.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 59.2 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:

- 49.2 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 22.4 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 28.3 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 76.8 percent of the market area population drove alone to work, and 1.9 percent worked at home. The average travel time to work in 2000 was 19.5 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 24.8 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 25.6 percent were high school graduates only (29.8 percent in the U.S.)
- 7.1 percent had completed an Associate degree (7.2 percent in the U.S.)
- 13.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 7.2 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

**Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.**