



**Interlink**  
REAL ESTATE SERVICES, INC.

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## PROPERTY FOR SALE OR FOR LEASE



3916 Loop 323 SSW, Tyler, TX  
(NWC of Loop 323 @ SH 155)

Total Building Size: 11,430sf

2.613 acres

Price: \$1,950,000

~~~~~

DETAILED INFORMATION PACKAGE & PICTURES  
AVAILABLE AT [WWW.INTERLINK-RES.COM](http://WWW.INTERLINK-RES.COM)  
OR BY MAIL UPON REQUEST



Zoning: C-2 / General Commercial

Year Built: 1999

Parking Spaces: 36

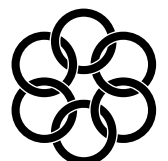
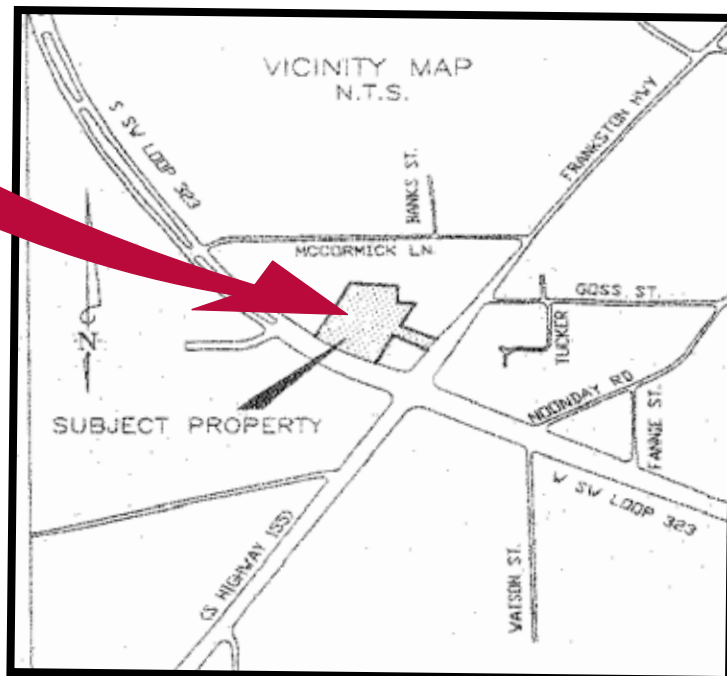
Building Breakdown:

|            |           |
|------------|-----------|
| Showroom:  | 2,584 sf  |
| Office:    | 2,084 sf  |
| Parts:     | 488 sf    |
| Service:   | 5,114 sf  |
| Mezzanine: | 1,160 sf  |
| Total:     | 11,430 sf |

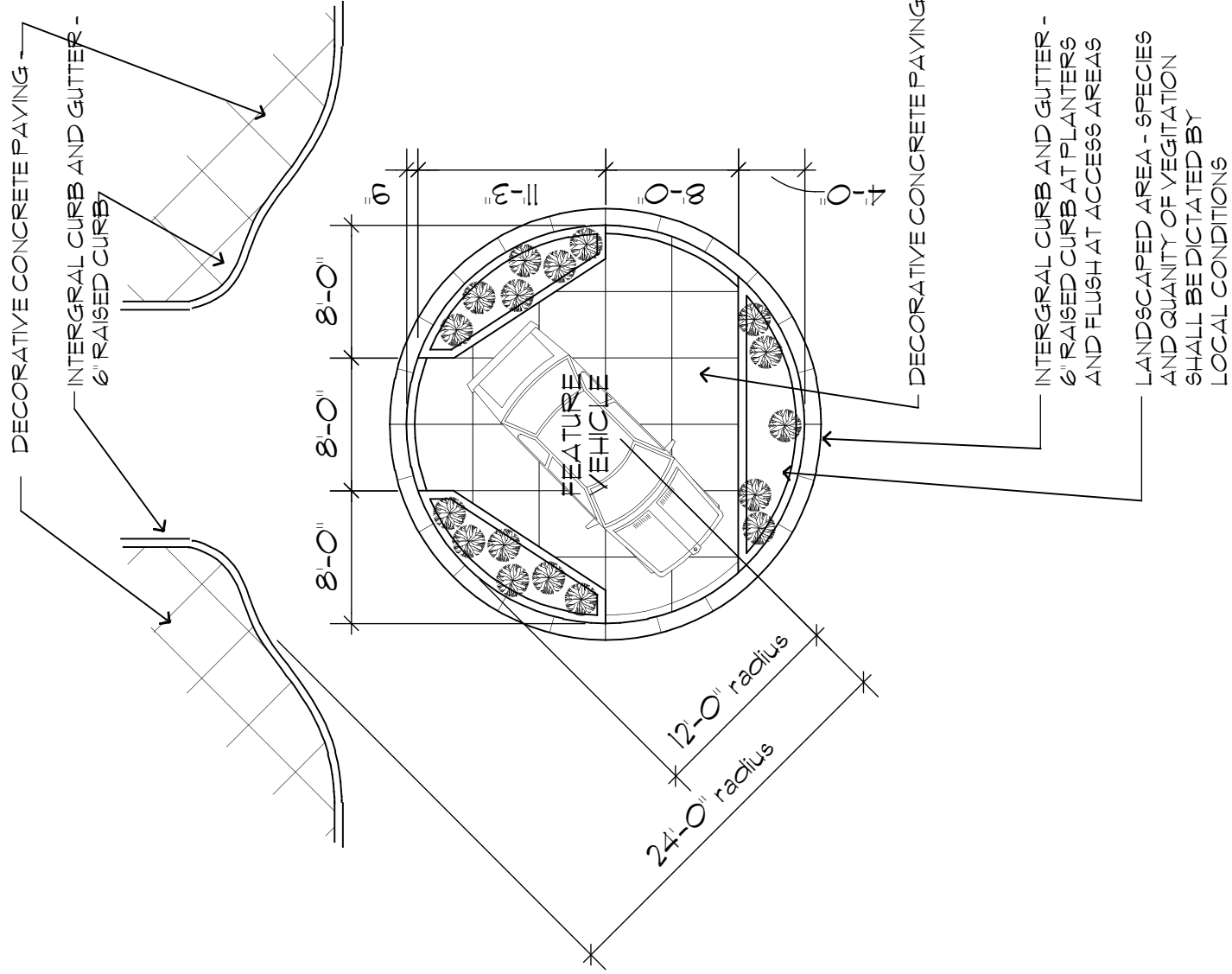
**For details:** contact Jo Dobbs, CCIM • 903-534-9292 • jodobbs@interlink-res.com



**PROPERTY FOR SALE**  
**3916 Loop 323 WSW @ SH 155**  
**Tyler, TX**  
**(former Saturn Dealership)**

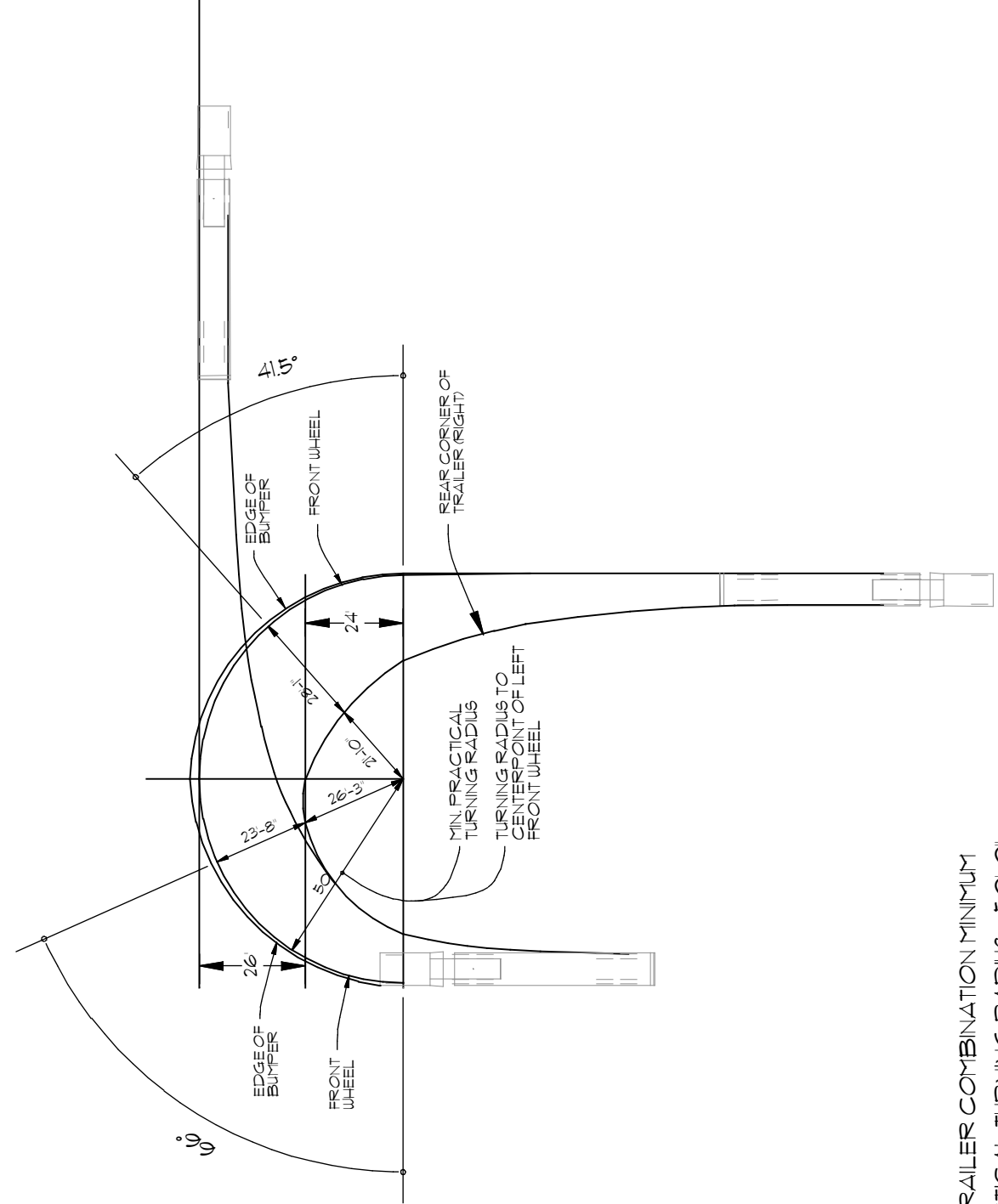






TYPICAL FEATURE VEHICLE  
DISPLAY AT BUILDING ENTRY

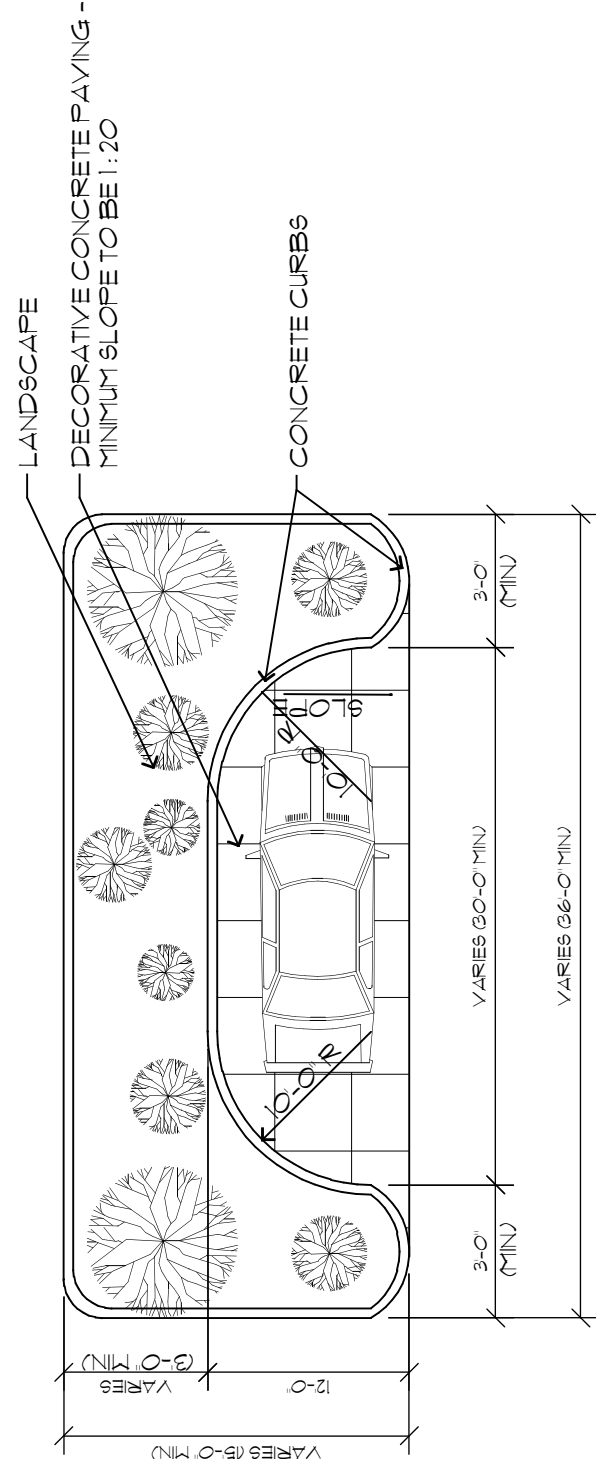
NOT TO SCALE



SEMI-TRAILER COMBINATION MINIMUM  
PRACTICAL TURNING RADIUS = 50'-0"  
THIS DIAGRAM IS FROM ARCHITECTURAL GRAPHIC  
STANDARDS 6TH EDITION P.18.170.

SEMI-TRAILER TURNING RADIUS

NOT TO SCALE



TYPICAL END CAP  
VEHICLE DISPLAY

NOT TO SCALE

NOTE:  
SITE CONFIGURATION INCLUDES A 300 FT.  
FRONTAGE ON S.W. LOOP 323 TO DISPLAY/  
ACCESS DRIVE FROM STATE HIGHWAY 155,  
AND CONTAINS A TOTAL OF 262 ACRES.

| BANTAM SITE DATA       |               |
|------------------------|---------------|
| TOTAL SITE AREA:       | 262 ac.       |
| BUILDING AREA:         | 11930 sq. ft. |
| OUTDOOR DISPLAY AREA:  | 25286 sq. ft. |
| TOTAL PARKING SPACES:  | 139           |
| NEW VEHICLE DISPLAY:   | 16            |
| NEW VEHICLE INVENTORY: | 44            |
| USED VEHICLE DISPLAY:  | 45            |
| CUSTOMER PARKING:      | 18            |
| IN-SERVICE PARKING:    | 4             |
| TEAM MEMBER PARKING:   | 12            |

**Parking Required**

11930 Sq. Ft. Bldg Area @ 1/600 = 20 Spaces  
25286 Sq. Ft. Display Area @ 1/2000 = 12 Spaces  
32 Total Spaces

**Parking Provided**

34 Total Spaces  
2 Handicapped

STATE HIGHWAY 155



SATURN OF TYLER

Fitzpatrick.Butler  
Architects

FitzpatrickButler Architects, Inc.  
509 West Hobbs  
Tyler, TX 75701  
903.592.0728  
903.593.0369 fax

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SITE PLAN

GENERAL NOTE:  
REFER TO SITE IMPROVEMENT PLANS  
FOR ACTUAL SITE LAYOUT & DIMENSION

G.C. TO PROVIDE ELECTRICAL POWER TO ILLUMINATED  
SIGNAGE - COORDINATE WITH SIGNAGE SUPPLIER/  
INSTALLER TYP 3 SIGNS

S.W. LOOP 323



**PROPERTY FOR SALE**  
**3916 Loop 323 WSW @ SH 155**  
**Tyler, TX**  
***(former Saturn Dealership)***  
**VIEWS of BUILDING**



**West side of building**



**East side of building**



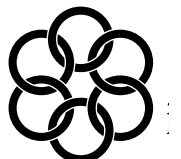
**Rear of Building  
(North Side)**



**PROPERTY FOR SALE**  
**3916 Loop 323 WSW @ SH 155**  
**Tyler, TX**  
***(former Saturn Dealership)***

**Property Basics**

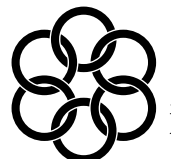
|                    |                                                                                                                             |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Legal Description: | Lot 28C, Block 840F<br>City of Tyler                                                                                        |
| Land Size:         | 2.613 acres                                                                                                                 |
| Zoning:            | C-2 / General Commercial                                                                                                    |
| Building Size:     | 11,430 sf                                                                                                                   |
| Year Built:        | 1999                                                                                                                        |
| Traffic Count:     | 43,000 (TxDOT 2007 count)<br>(annual avg daily count)                                                                       |
| Access:            | Exceptional                                                                                                                 |
| Visibility:        | Exceptional                                                                                                                 |
| Curb Cuts:         | One onto Loop 323<br>One onto SH 155                                                                                        |
| Taxes:             | Approx \$38,400/year                                                                                                        |
| Drainage:          | Slopes slightly downward from<br>the south to the north to the<br>rear of the property; therefore,<br>no drainage problems. |



**PROPERTY FOR SALE**  
**3916 Loop 323 WSW @ SH 155**  
**Tyler, TX**  
***(former Saturn Dealership)***

**BASIC BUILDING FACTS**

|                       |                                                                                                     |
|-----------------------|-----------------------------------------------------------------------------------------------------|
| Foundation:           | Reinforced concrete.                                                                                |
| Exterior Walls:       | Brick and block and metal siding.                                                                   |
| Roof:                 | Low pitch aluminum panels with gutters and down spouts.                                             |
| Floor Finish:         | Carpet/tile in office areas; finished concrete in storage and shop areas.                           |
| Interior Wall Finish: | Painted drywall, wallpaper, paneling in offices; finished warehouse in work areas.                  |
| Ceiling Finish:       | Drop in, suspended acoustical ceiling featuring 2'x4' in offices; finished warehouse in work areas. |
| Lighting:             | Recessed fluorescent strip and flush-mounted fluorescent lighting.                                  |
| Heat:                 | Forced air in conjunction with cooling system in offices; heat only in warehouse area.              |
| Cooling:              | Zoned electric cooled air in office/showroom areas; fan and flow ventilation in warehouse areas.    |
| Electrical:           | Adequate main service, commercial grade, service based upon use and occupancy.                      |
| Plumbing:             | Plumbing service determined to be adequate; adequate fixtures for existing improvements.            |
| Parking:              | Adequate per zoning regulations.                                                                    |



**PROPERTY FOR SALE**  
**3916 Loop 323 WSW @ SH 155**  
**Tyler, TX**  
*(former Saturn Dealership)*  
**SURROUNDING PROPERTIES**



**Adjacent property  
to West**



**Adjacent property  
to Northeast**



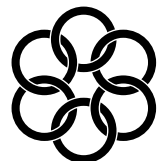
**Across SH 155  
to West**



**Adjacent property  
to East**



**Across Loop 323  
to South**





## Executive Summary

Prepared By: Jo Dobbs, CCIM

| Site Type: Radius | Lat: 32.308263<br>Lon: -95.336758<br>Radius: 1.0 mile | Lat: 32.308263<br>Lon: -95.336758<br>Radius: 3.0 mile | Lat: 32.308263<br>Lon: -95.336758<br>Radius: 5.0 mile |
|-------------------|-------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|
|-------------------|-------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|

### 2008 Population

|                   |       |        |        |
|-------------------|-------|--------|--------|
| Total Population  | 1,582 | 34,093 | 95,749 |
| Male Population   | 38.4% | 45.7%  | 47.2%  |
| Female Population | 61.6% | 54.3%  | 52.8%  |
| Median Age        | 55.5  | 39.0   | 35.4   |

### 2008 Income

|                   |          |          |          |
|-------------------|----------|----------|----------|
| Median HH Income  | \$19,294 | \$45,611 | \$44,151 |
| Per Capita Income | \$13,855 | \$28,139 | \$24,735 |
| Average HH Income | \$31,548 | \$66,178 | \$63,596 |

### 2008 Households

|                        |       |        |        |
|------------------------|-------|--------|--------|
| Total Households       | 575   | 14,479 | 36,694 |
| Average Household Size | 2.27  | 2.30   | 2.53   |
| 1990-2000 Annual Rate  | 0.22% | 0.84%  | 0.81%  |

### 2008 Housing

|                               |       |       |       |
|-------------------------------|-------|-------|-------|
| Owner Occupied Housing Units  | 43.8% | 51.3% | 54.4% |
| Renter Occupied Housing Units | 47.8% | 39.7% | 37.1% |
| Vacant Housing Units          | 8.4%  | 8.9%  | 8.5%  |

### Population

|                       |        |        |         |
|-----------------------|--------|--------|---------|
| 1990 Population       | 1,223  | 28,434 | 81,011  |
| 2000 Population       | 1,188  | 30,430 | 87,173  |
| 2008 Population       | 1,582  | 34,093 | 95,749  |
| 2013 Population       | 1,800  | 36,596 | 101,890 |
| 1990-2000 Annual Rate | -0.29% | 0.68%  | 0.74%   |
| 2000-2008 Annual Rate | 3.53%  | 1.39%  | 1.14%   |
| 2008-2013 Annual Rate | 2.62%  | 1.43%  | 1.25%   |

In the identified market area, the current year population is 95,749. In 2000, the Census count in the market area was 87,173. The rate of change since 2000 was 1.14 percent annually. The five-year projection for the population in the market area is 101,890, representing a change of 1.25 percent annually from 2008 to 2013. Currently, the population is 47.2 percent male and 52.8 percent female.

### Households

|                       |       |        |        |
|-----------------------|-------|--------|--------|
| 1990 Households       | 406   | 12,076 | 31,421 |
| 2000 Households       | 415   | 13,128 | 34,045 |
| 2008 Households       | 575   | 14,479 | 36,694 |
| 2013 Households       | 671   | 15,578 | 39,133 |
| 1990-2000 Annual Rate | 0.22% | 0.84%  | 0.81%  |
| 2000-2008 Annual Rate | 4.03% | 1.19%  | 0.91%  |
| 2008-2013 Annual Rate | 3.14% | 1.47%  | 1.3%   |

The household count in this market area has changed from 34,045 in 2000 to 36,694 in the current year, a change of 0.91 percent annually. The five-year projection of households is 39,133, a change of 1.3 percent annually from the current year total. Average household size is currently 2.53, compared to 2.48 in the year 2000. The number of families in the current year is 23,555 in the market area.

### Housing

Currently, 54.4 percent of the 40,104 housing units in the market area are owner occupied; 37.1 percent, renter occupied; and 8.5 percent are vacant. In 2000, there were 36,950 housing units— 53.7 percent owner occupied, 38.4 percent renter occupied and 7.9 percent vacant. The rate of change in housing units since 2000 is 1 percent. Median home value in the market area is \$108,160, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 1.44 percent annually to \$116,199. From 2000 to the current year, median home value changed by 3.79 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.





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|---------------------------------|-------------------------------------------------------|-------------------------------------------------------|-------------------------------------------------------|
| <b>Median Household Income</b>  |                                                       |                                                       |                                                       |
| 1990 Median HH Income           | \$14,239                                              | \$27,065                                              | \$24,922                                              |
| 2000 Median HH Income           | \$15,542                                              | \$36,471                                              | \$34,691                                              |
| 2008 Median HH Income           | \$19,294                                              | \$45,611                                              | \$44,151                                              |
| 2013 Median HH Income           | \$22,025                                              | \$52,169                                              | \$51,065                                              |
| 1990-2000 Annual Rate           | 0.88%                                                 | 3.03%                                                 | 3.36%                                                 |
| 2000-2008 Annual Rate           | 2.66%                                                 | 2.75%                                                 | 2.97%                                                 |
| 2008-2013 Annual Rate           | 2.68%                                                 | 2.72%                                                 | 2.95%                                                 |
| <b>Per Capita Income</b>        |                                                       |                                                       |                                                       |
| 1990 Per Capita Income          | \$7,782                                               | \$16,652                                              | \$13,690                                              |
| 2000 Per Capita Income          | \$12,839                                              | \$23,052                                              | \$19,981                                              |
| 2008 Per Capita Income          | \$13,855                                              | \$28,139                                              | \$24,735                                              |
| 2013 Per Capita Income          | \$15,456                                              | \$32,442                                              | \$28,627                                              |
| 1990-2000 Annual Rate           | 5.13%                                                 | 3.31%                                                 | 3.85%                                                 |
| 2000-2008 Annual Rate           | 0.93%                                                 | 2.45%                                                 | 2.62%                                                 |
| 2008-2013 Annual Rate           | 2.21%                                                 | 2.89%                                                 | 2.97%                                                 |
| <b>Average Household Income</b> |                                                       |                                                       |                                                       |
| 1990 Average Household Income   | \$20,741                                              | \$39,406                                              | \$34,881                                              |
| 2000 Average Household Income   | \$27,420                                              | \$53,232                                              | \$50,425                                              |
| 2008 Average HH Income          | \$31,548                                              | \$66,178                                              | \$63,596                                              |
| 2013 Average HH Income          | \$35,018                                              | \$76,238                                              | \$73,574                                              |
| 1990-2000 Annual Rate           | 2.83%                                                 | 3.05%                                                 | 3.75%                                                 |
| 2000-2008 Annual Rate           | 1.71%                                                 | 2.67%                                                 | 2.85%                                                 |
| 2008-2013 Annual Rate           | 2.11%                                                 | 2.87%                                                 | 2.96%                                                 |

### Households by Income

Current median household income is \$44,151 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$51,065 in five years. In 2000, median household income was \$34,691, compared to \$24,922 in 1990.

Current average household income is \$63,596 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$73,574 in five years. In 2000, average household income was \$50,425, compared to \$34,881 in 1990.

Current per capita income is \$24,735 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$28,627 in five years. In 2000, the per capita income was \$19,981, compared to \$13,690 in 1990.

### Population by Employment

|                  |       |        |        |
|------------------|-------|--------|--------|
| Total Businesses | 387   | 3,460  | 8,332  |
| Total Employees  | 3,592 | 26,259 | 74,796 |

Currently, 94.7 percent of the civilian labor force in the identified market area is employed and 5.3 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 94.9 percent of the civilian labor force, and unemployment will be 5.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 62.0 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:

- 59.4 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 17.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 22.8 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 79.8 percent of the market area population drove alone to work, and 2.3 percent worked at home. The average travel time to work in 2000 was 19.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 18.5 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 22.3 percent were high school graduates only (29.6 percent in the U.S.)
- 8.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 18.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)