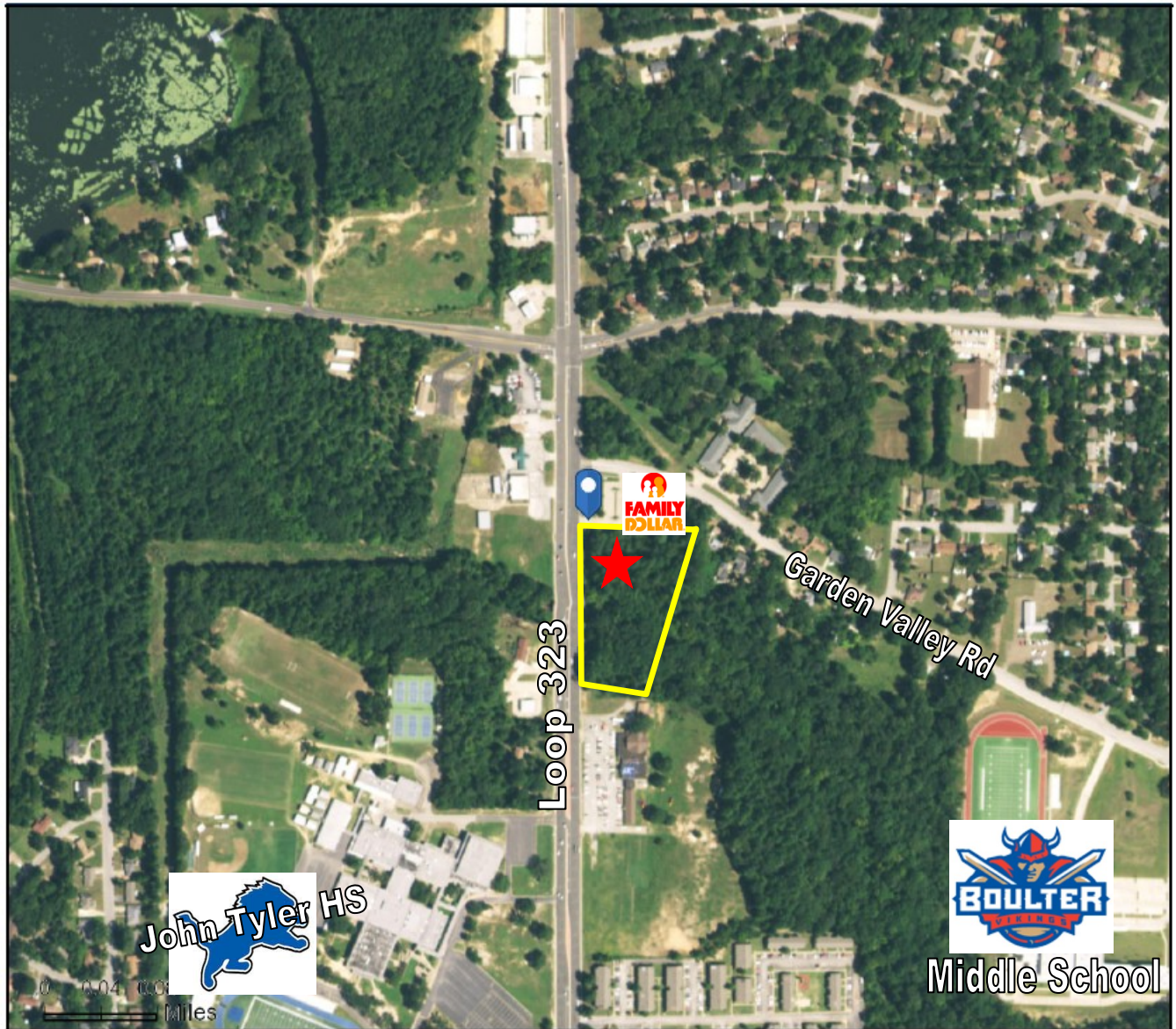


For Sale 4.16 Acres

N Northwest Loop 323 Tyler, TX

\$50,000

*Shared access drive with Family Dollar Store*



**Curt Green**

(903) 748-6000

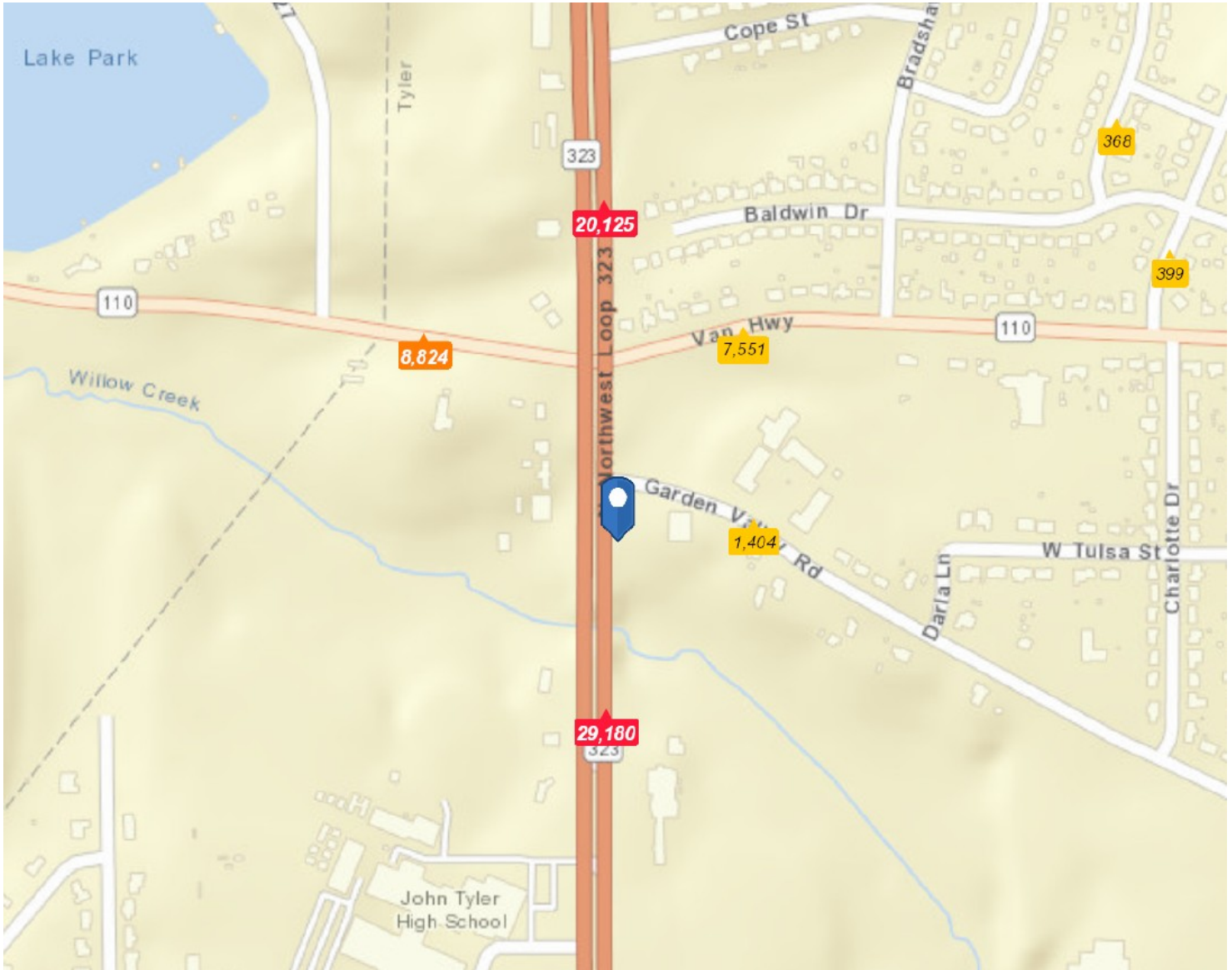
CG@maxalleyllc.com

**Robin Cannistraci**

(903) 255-1702

rc@maxalleyllc.com

# Site Map & Traffic Count



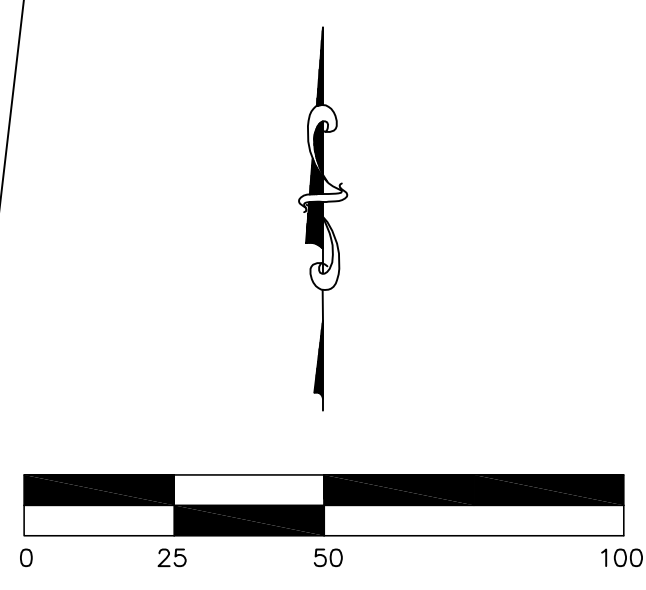
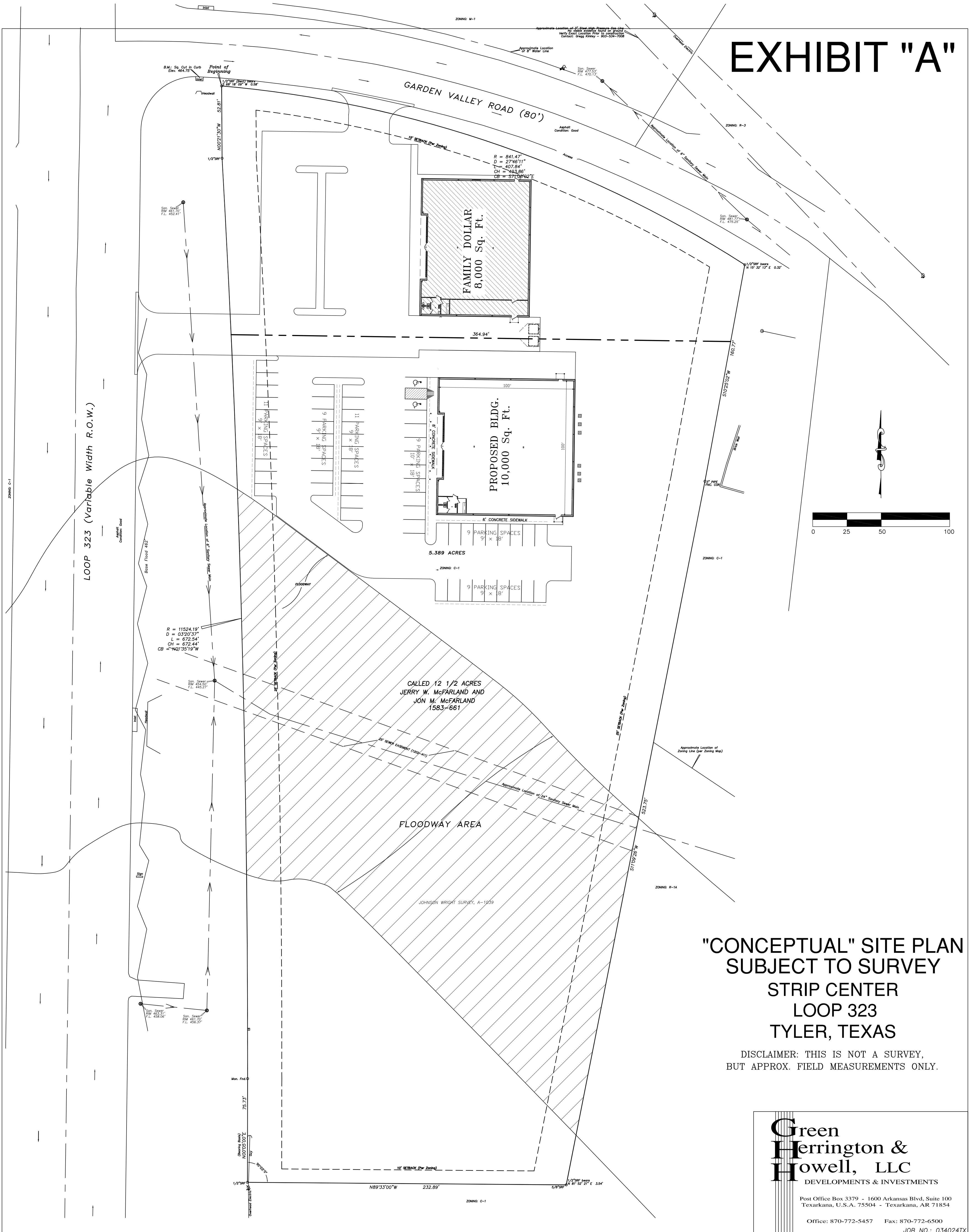
This information has been secured from sources we deem to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

# CONCEPTUAL SITE PLAN

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# EXHIBIT "A"



## "CONCEPTUAL" SITE PLAN SUBJECT TO SURVEY STRIP CENTER LOOP 323 TYLER, TEXAS

DISCLAIMER: THIS IS NOT A SURVEY,  
BUT APPROX. FIELD MEASUREMENTS ONLY.

**Green  
Herrington &  
Howell, LLC**  
DEVELOPMENTS & INVESTMENTS

Post Office Box 3379 - 1600 Arkansas Blvd, Suite 100  
Texarkana, U.S.A. 75504 - Texarkana, AR 71854

Office: 870-772-5457 Fax: 870-772-6500  
JOB NO.: 034024TX

# DEMOGRAPHICS

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# Executive Summary

1491-1599 N Northwest Loop 323, Tyler, Texas, 75702  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.36799  
Longitude: -95.34318

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	3,103	29,277	59,175
2010 Population	3,438	31,692	65,811
2017 Population	3,501	33,694	69,538
2022 Population	3,570	34,836	72,156
2000-2010 Annual Rate	1.03%	0.80%	1.07%
2010-2017 Annual Rate	0.25%	0.85%	0.76%
2017-2022 Annual Rate	0.39%	0.67%	0.74%
2017 Male Population	48.5%	48.8%	48.2%
2017 Female Population	51.5%	51.2%	51.8%
2017 Median Age	31.3	31.0	32.9

In the identified area, the current year population is 69,538. In 2010, the Census count in the area was 65,811. The rate of change since 2010 was 0.76% annually. The five-year projection for the population in the area is 72,156 representing a change of 0.74% annually from 2017 to 2022. Currently, the population is 48.2% male and 51.8% female.

### Median Age

The median age in this area is 31.3, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	36.4%	32.9%	45.9%
2017 Black Alone	30.7%	39.9%	30.4%
2017 American Indian/Alaska Native Alone	1.1%	0.7%	0.6%
2017 Asian Alone	0.5%	0.3%	0.6%
2017 Pacific Islander Alone	0.0%	0.0%	0.0%
2017 Other Race	27.6%	23.6%	19.9%
2017 Two or More Races	3.7%	2.6%	2.5%
2017 Hispanic Origin (Any Race)	56.1%	44.1%	37.8%

Persons of Hispanic origin represent 37.8% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.9 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	1,049	9,733	21,006
2010 Households	1,085	10,330	22,844
2017 Total Households	1,091	10,751	23,644
2022 Total Households	1,109	11,073	24,446
2000-2010 Annual Rate	0.34%	0.60%	0.84%
2010-2017 Annual Rate	0.08%	0.55%	0.48%
2017-2022 Annual Rate	0.33%	0.59%	0.67%
2017 Average Household Size	3.19	3.01	2.79

The household count in this area has changed from 22,844 in 2010 to 23,644 in the current year, a change of 0.48% annually. The five-year projection of households is 24,446, a change of 0.67% annually from the current year total. Average household size is currently 2.79, compared to 2.75 in the year 2010. The number of families in the current year is 15,850 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

October 06, 2017



# Executive Summary

1491-1599 N Northwest Loop 323, Tyler, Texas, 75702  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.36799  
Longitude: -95.34318

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$37,807	\$35,044	\$40,550
2022 Median Household Income	\$40,940	\$36,226	\$43,388
2017-2022 Annual Rate	1.61%	0.67%	1.36%
<b>Average Household Income</b>			
2017 Average Household Income	\$47,690	\$45,209	\$56,373
2022 Average Household Income	\$54,431	\$50,698	\$63,456
2017-2022 Annual Rate	2.68%	2.32%	2.40%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$14,637	\$16,057	\$20,924
2022 Per Capita Income	\$16,606	\$17,741	\$23,187
2017-2022 Annual Rate	2.56%	2.01%	2.08%

### Households by Income

Current median household income is \$40,550 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$43,388 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$56,373 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$63,456 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$20,924 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$23,187 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	1,108	10,748	22,960
2000 Owner Occupied Housing Units	825	5,744	13,252
2000 Renter Occupied Housing Units	223	3,989	7,753
2000 Vacant Housing Units	60	1,015	1,955
2010 Total Housing Units	1,158	11,532	25,472
2010 Owner Occupied Housing Units	789	5,837	13,374
2010 Renter Occupied Housing Units	296	4,493	9,470
2010 Vacant Housing Units	73	1,202	2,628
2017 Total Housing Units	1,169	12,089	26,382
2017 Owner Occupied Housing Units	768	5,800	13,245
2017 Renter Occupied Housing Units	324	4,951	10,398
2017 Vacant Housing Units	78	1,338	2,738
2022 Total Housing Units	1,188	12,472	27,305
2022 Owner Occupied Housing Units	770	5,916	13,599
2022 Renter Occupied Housing Units	339	5,157	10,847
2022 Vacant Housing Units	79	1,399	2,859

Currently, 50.2% of the 26,382 housing units in the area are owner occupied; 39.4%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 25,472 housing units in the area - 52.5% owner occupied, 37.2% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 1.57%. Median home value in the area is \$94,154, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 3.78% annually to \$113,369.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.