

2023

RETAIL MARKET SURVEY

Tyler, Texas

April 2023

Presented by:

BURNS COMMERCIAL PROPERTIES

909 ESE Loop 323, Suite 650 | Tyler, Texas 75701



Cover Photo:
THE FOUNTAINS AT
CHIMNEY ROCK
4526 S. BROADWAY AVE,
TYLER, TX 75703
Leased by Burns Commercial Properties

BURNS COMMERCIAL PROPERTIES
2023 RETAIL MARKET SURVEY
TYLER, TEXAS

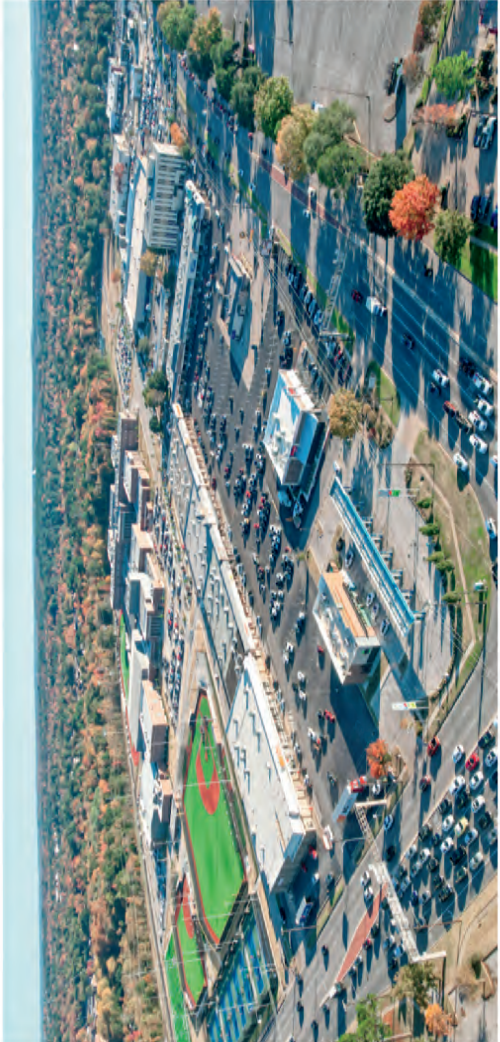
The 2023 Retail Market Survey reveals that the retail segment of the Tyler market remains strong. The occupancy rate now stands at 89.88%, up from 87.24% in 2022 and well above the 2021 level, which was 83.58%. Additionally, the average asking rental rate of the eighty-seven properties surveyed now stands at \$21.79 per square foot. The centers surveyed contain a total of 3,646,215 square feet.

Roughly fifty percent (forty-three) of the properties surveyed currently enjoy a one hundred percent occupancy rate. This is indicative of a robust market. Thirteen centers reported an increase in the quoted lease rate over last year's asking price. The average lease rate per square foot increased by a whopping twenty nine percent, going from \$16.85/SF in 2022 to \$21.79/SF this year. This represents a significant increase in rental rates. The amount of vacant retail space dropped by 94,676 square feet, which was a 20.4% decrease in the vacancy rate. This is a major decrease in a twelve-month period.

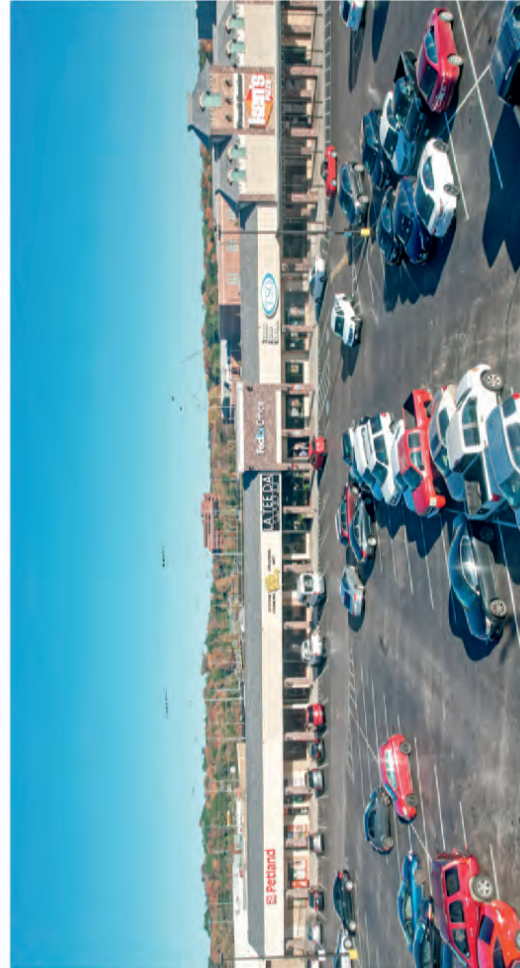
It appears that the negative effect the pandemic had on retail sales has been overcome and that the Tyler market is strong. An increasing population, increases in wages and salaries, plus the fact that shoppers were anxious to get back into stores following the pandemic have combined to give the Tyler retail market a strong boost. Additionally, we have seen very little in the way of construction of additional retail space over the past year. The total increase in the universe of retail space in Tyler was only 14,832 square feet over the past year.

Tyler remains the retail center of East Texas and is well positioned to continue to see retail growth. The number of people living within a fifty mile radius of Tyler exceeds 500,000, and Tyler offers the greatest variety of shopping choices in the northeast Texas area, making it a drawing card for many people in the area. Tyler residents can look forward to additional retail choices in the future as retailers who are looking for opportunities will likely be impressed with the strong statistics being compiled in the Tyler retail market.

Our thanks go out to all the property owners, leasing agents, and property managers who provided the data which we have compiled in this report. Kudos to Kimberly Mobley of the Burns Commercial staff for her work in obtaining the statistics and organizing the data.



French Quarter
Burns Commercial Properties

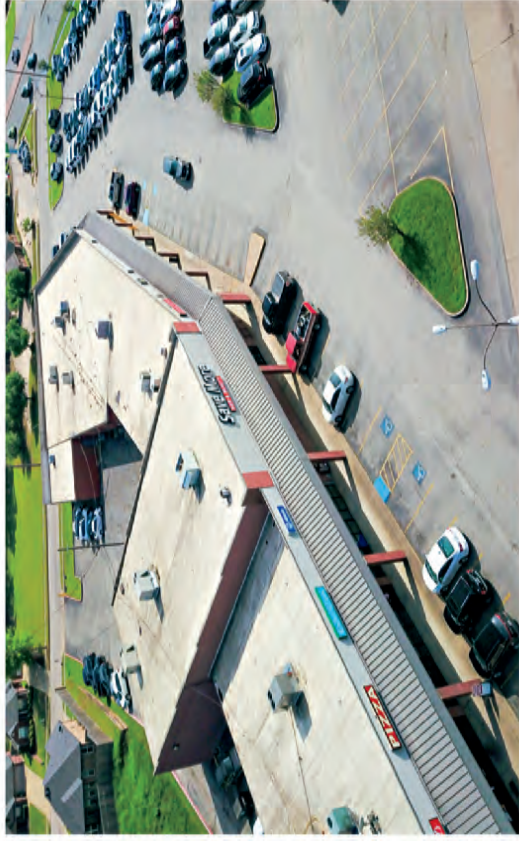


2023 Retail Market Survey

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Property	Owner	Contact	Year Built	Total Size	Current Occupancy	Current Vacant	Quoted Rent	NNN Charges	Largest Available Space	Anchor Tenants
1619 S. Broadway	Israel & Sigal, LTD	Andy Bergfeld Bergfeld Realty (903) 592-1032	1983	4,800 SF	100.00%	0 SF	/SF	/SF	0	New York Pizza & Pasta, Texas Star Title & Loan
2376 Dueling Oaks	2376 Dueling Oaks, Inc	Will Melton WP Retail Group (214) 634-7777	2017	11,828 SF	100.00%	0 SF	\$17.00 /SF	\$0.00 /SF	0	Texas de Brazil, Nobilita
Alexander Plaza 6710 S. Broadway Ave.	Roy Road Ventures, LLC	Mark Whatley Burns Commercial Properties (903) 534-1200	2016	6,500 SF	46.15%	3,500 SF	\$32.00 /SF	\$6.00 /SF	3,500	America's Best Contacts & Eyeglasses
Beckham/Fifth Street 1690-1714 S. Beckham Ave	Pollard-Heines Property, LLC	Martin Heines Real Estate Services (903) 593-2367	1994	7,000 SF	100.00%	0 SF	\$18.50 /SF	\$4.00 /SF	0	Jersey Mike's, The Catch, Dominos
Beckham/Fifth Street 1723 S. Beckham Ave	Pollard-Heines Interest	Martin Heines Real Estate Services (903) 593-2367	1965	32,500 SF	90.77%	3,000 SF	\$12.00 /SF	\$1.20 /SF	3,000	Miscellaneous small retail
Bergfeld Center Broadway @ Eighth St.	Bergfeld Center, LP	Brad Bergfeld Bergfeld Realty (903) 592-1032	1948	157,717 SF	100.00%	0 SF	\$12.00 - \$16.00 /SF	Gross Rent /SF	0	Brookshire's, CVS Pharmacy, First Watch
Broadway Center 2125 S. Broadway	PCDF Properties, LLC	Property Commerce (832) 804-8500	1963	60,000 SF	90.55%	5,672 SF	\$15.00 /SF	\$3.15 /SF	5,672	Dollar Tree, C R Scrubs
Broadway Crossing 5600 S. Broadway	Broadway Crossing, LTD	Walter Northcutt Beer Wells Real Estate Services - East Texas (903) 753-2191	1996	135,151 SF	92.67%	9,910 SF	\$16.50 /SF	\$5.50 /SF	9,910	Ulta, Lowes, Best Buy
Broadway Hills Plaza 7925 S. Broadway	Travis Pierce	Brent Bradberry/Matthew Marshall Drake Real Estate (903) 581-3738	2009	10,075 SF	80.37%	1,978 SF	\$17.00 - \$24.00 /SF	\$6.70 /SF	1,978	Pizza Hut, Edible Arrangements, T-Mobile, Sugaring NYC
Broadway Market Center 4901-4949 Broadway Ave	Dunhill Partners	Jill Fisher Dunhill Partners (214) 261-9588	2001	94,000 SF	97.29%	2,550 SF	\$28.00 - \$34.00 /SF	\$5.70 /SF	2,550	Ross Dress For Less, Conns HomePlus, Jason's Deli, Eyeglass World, Nothing Bundt Cakes



Properties Leased by:
Pyle Properties



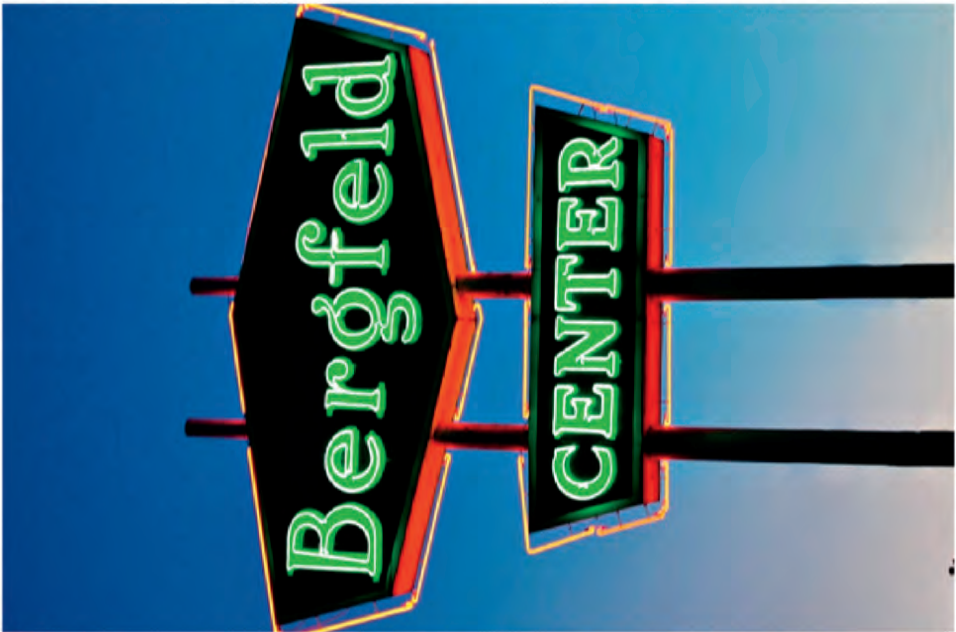
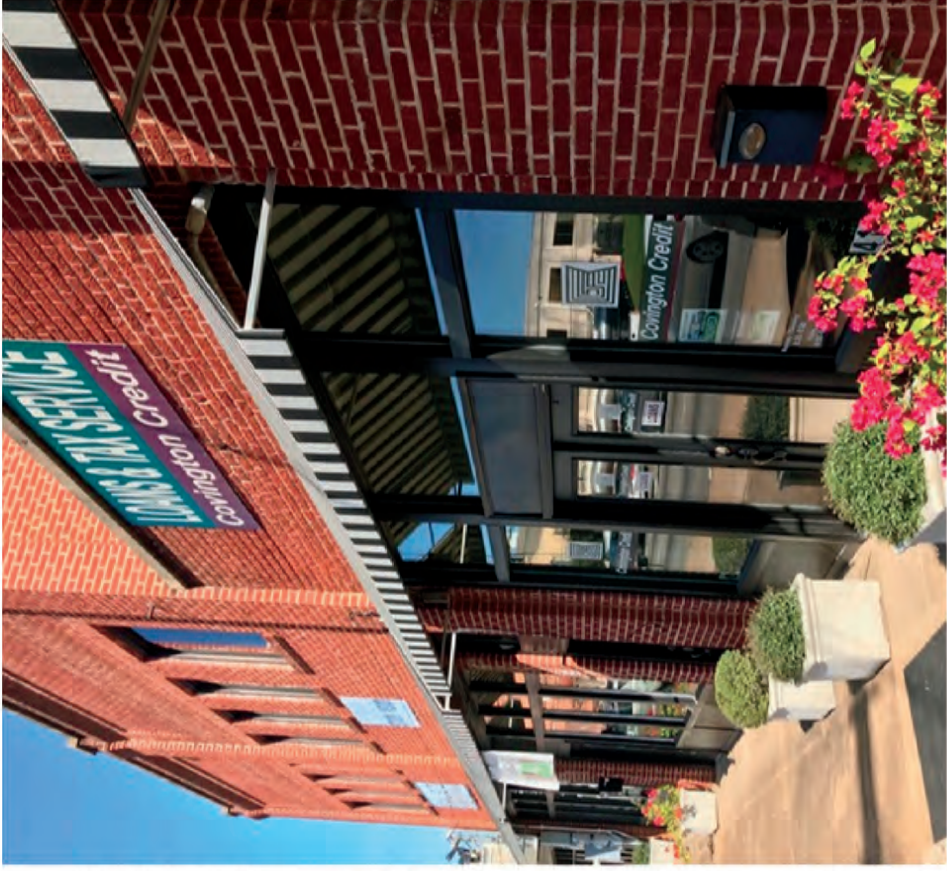
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Broadway Town Center 3500 S Broadway	Olde English Village Woodcrest, LP	Woodcrest Capital (903) 730-6240	1984	78,700 SF	65.46%	27,186 SF	\$12.00 - 18.00 /SF	\$4.00 /SF	4,009	O'Reilly Auto Parts, RisePX Fitness, Ruby's Taco, Fresh Juice Bar
Brookside Village 531 WSW Loop 323	The Genecov Group, Inc	Philip Humber Burns Commercial Properties (903) 534-1200	1983	38,092 SF	91.07%	3,403 SF	\$8.00 - \$13.00 /SF	\$3.12 /SF	1,987	360 Fitness, Stone School of Massage
Classic Building 6721 S. Broadway Ave.	GAMA Interests, LLC	Brent Bradberry/Matthew Marshall Drake Real Estate (903) 581-3738	2014	4,401 SF	100.00%	0 SF	\$17.00 /SF	\$6.70 /SF	0	Vapor World, Supercuts, uBreakiFix
Commons, The 5868 Old Jacksonville Hwy	The Genecov Group, Inc.	Don Simmons Simmons Real Estate (903) 581-5858	2019	17,825 SF	100.00%	0 SF	\$26.00 /SF	\$7.50 /SF	0	Starbucks, Pet Supplies Plus, Which Wich, Luxx Nail Salon
Copper Ridge Retail 2981 Crest Ridge Drive		Greg Caton Caton Property Group (903) 939-9849	2017	12,000 SF	0.00%	12,000 SF	\$24.00 /SF	\$5.00 /SF	1,500	Vacant
Epperson Plaza 5625 S. Broadway	Patricia Potts	Matthew Marshall Drake Real Estate (903) 581-3737	1978	12,845 SF	80.85%	2,460 SF	\$26.00 /SF	\$3.39 /SF	2,460	BroadwayDental, Sleep Ventures
Fifth & Fleishel E. Fifth St./Fleishel	Fernando Martinez	Glenn Eikner Burns Commercial Properties (903) 534-1200	1960	22,289 SF	96.43%	795 SF	\$8.50 /SF	\$2.62 /SF	795	Jackson Hewitt Tax Service, American Gold & Diamond Exchange
Fountains at Chimney Rock 5730 Old Bullard	KPE Investments, LLC	Mark Whatley Burns Commercial Properties (903) 534-1200	2011	31,007 SF	100.00%	0 SF	\$20.00 /SF	\$6.67 /SF	0	Panera Bread, Michael's
French Quarter S. Broadway/Loop 323	Lasaters French Quarter	Mark Whatley Burns Commercial Properties (903) 534-1200	1976	141,220 SF	90.69%	13,145 SF	\$19.00 /SF	\$3.99 /SF	8,320	Boot Barn, Jared The Galleria of Fine Jewelry, Big Lots, Ken's Pizza, Bubba's 33
Front & Beckham Beckham/E. Front St.	The Genecov Group, Inc	Aaron Uncapher/Philip Humber Burns Commercial Properties (903) 534-1200	1956	65,691 SF	81.66%	12,048 SF	\$6.50 /SF	\$1.84 /SF	6,154	Family Dollar, Ladies Time, Rent-A-Center

Properties Leased by:
Bergfeld Realty

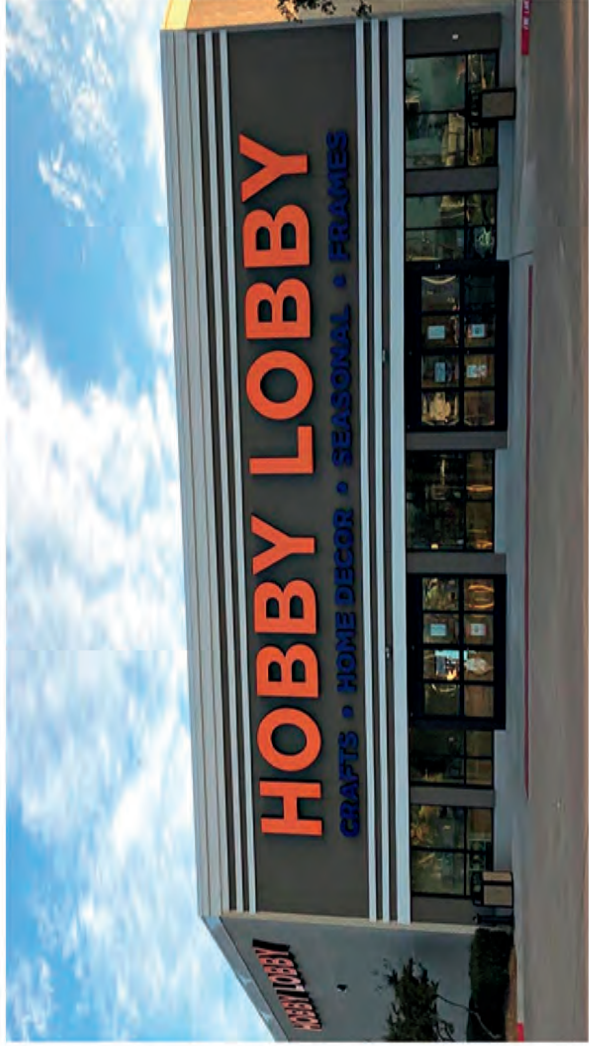


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Gateway Plaza 5361-5403 S. Broadway	The Genecov Group, Inc	Mark Whatley Burns Commercial Properties (903) 534-1200	1999	49,675 SF	100.00%	0 SF	\$15.00 /SF	\$3.47 /SF	0	Office Max, Racquet & Jog, Sport Clips, Lola's Sandwich Shop
Gateway Towers 5380 Old Bullard Rd	The Genecov Group, Inc	Mark Whatley Burns Commercial Properties (903) 534-1200	2009	10,494 SF	100.00%	0 SF	\$13.00 /SF	\$6.22 /SF	0	UPS Store, Social Security Office, ReNew You, Rage Salon
Grande Crossing 6420 S. Broadway	Fikes Wholesale Inc.	Shop Companies (214) 960-4545	1979	4,463 SF	72.24%	1,239 SF	\$25.00 /SF	\$6.00 /SF	1,239	Artisan Vapor
Green Acres Shopping Center 1700 - 1880 Troup Hwy	The Genecov Group, Inc	Blair Swaim/Aaron Uncapher Burns Commercial Properties (903) 534-1200	1950	159,892 SF	83.68%	26,088 SF	\$10.00 /SF	\$2.79 /SF	6,330	Cardiovascular Associates of East Texas, Dollar General, Sherwin Williams, Fuzzy's Taco Shop
Heritage Retail Center 301 W Heritage Dr.	RLMI Heritage, LLC	Don Simmons Simmons Real Estate (903) 581-5858	2008	11,483 SF	100.00%	0 SF	\$16.00 /SF	\$4.50 /SF	0	Salon Boutique, East Texas Beauty Bar
Highland Village 3826 Troup Hwy	C.G. Investments	Greg Catton Catton Property Group (903) 939-9849	2000	46,650 SF	80.28%	9,200 SF	\$11.00 /SF	\$1.89 /SF	9,200	Super 1 Foods, Dollar Tree, Anytime Fitness, Renal Care Group
Hobby/Lobby/Mardel 4700 S. Broadway	The Genecov Group, Inc	Mark Whatley Burns Commercial Properties (903) 534-1200	1981	101,102 SF	100.00%	0 SF	/SF	/SF	0	Hobby Lobby, Mardel
Kinsey Crossing 1400 WSW Loop 323	One Tyler, LLC	Marc Ivy Bridgewater Realty Group (903) 881-3171	2014	24,090 SF	100.00%	0 SF	\$22.50 /SF	\$5.00 /SF	0	Rounder's Pizza, Dunkin Donuts/Baskin Robbins
Kinsey Plaza 1420 WSW Loop 323	Cooperative Teachers Credit Union	Marc Ivy Bridgewater Realty Group (903) 881-3171	1965	15,900 SF	100.00%	0 SF	\$15.00 /SF	\$4.00 /SF	0	Charlotte Floyd, Advantage Roofing, Diabetic Renewal
Lincoln Plaza 2215 - 2235 W. Gentry	The Genecov Group, Inc	Aaron Uncapher/Philip Humber Burns Commercial Properties (903) 534-1200	1970	31,270 SF	100.00%	0 SF	\$10.00 /SF	\$1.63 /SF	0	UT Health Science Center, Whataburger



Properties Leased by:
Burns Commercial Properties



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Lone Star Center 2500 Block, E. Fifth St.	B & MA Ventures, Ltd	Glenn Eikner/Aaron Uncapher Burns Commercial Properties (903) 534-1200	1960	25,537 SF	93.05%	1,775 SF	\$8.00 - \$12.00 /SF	\$2.08 /SF	1,775	Tyler Kung Fu, Scuba Steve's
Loop East Center 2702 E. Fifth St.	Roosth Properties	Steve Roosth Roosth Properties (903) 593-8333	1968	78,089 SF	85.41%	11,394 SF	\$10.00 /SF	\$2.08 /SF	9,913	Brookshire's, Auto Zone, The Cleaning Company, Taco Bell
Market, The 2210 Three Lakes Parkway	Drake Three Lakes, LLC	Brent Bradberry/Matthew Marshall Drake Real Estate (903) 581-3738	2013	18,868 SF	90.44%	1,804 SF	\$15.00 - \$20.00 /SF	\$6.55 /SF	1,804	UT Health, Changmai Thai Kitchen, Moss, Lice Clinics of America, Lesniewski & Parker Insurance
Midtown Centre 1409-1433 Beckham Ave	PH5B, LLC	Martin Heines Real Estate Services (903) 593-2367	1965	71,666 SF	100.00%	0 SF	\$15.00 /SF	\$1.25 /SF	0	Big Lots, Manny's
Midway Plaza 7484 S. Broadway	Roosth Properties	Mark Whatley Burns Commercial Properties (903) 534-1200	2010	12,575 SF	83.62%	2,060 SF	\$23.50 /SF	\$5.15 /SF	2,060	Wing Stop, City Vape Shop, Mama's Restaurant, VIP Nail
Natural Grocers/Ashley Homestore 4820 S. Broadway	The Genecov Group, Inc	Mark Whatley Burns Commercial Properties (903) 534-1200	1978	63,613 SF	100.00%	0 SF	\$11.00 /SF	\$2.99 /SF	0	Natural Grocers, Ashley Furniture
Newk's Center 3985 Old Jacksonville Hwy	Albriton Properties, LLC	Price Simmons Simmons Real Estate (903) 581-5858	2008	11,510 SF	100.00%	0 SF	\$15.50 /SF	\$5.00 /SF	0	Newk's, New Smile Dental, Hospitality ER
Off Broadway I 2301 S. Broadway	Rosebriar Properties	Rob Adams (573) 268-9928	1984	44,064 SF	66.98%	14,549 SF	\$15.00 - \$18.00 /SF	\$2.90 /SF	9,804	Gray's Home Fashion Gallery
Paluxy Plaza 1801 ESE Loop 323	Paluxy Plaza, LLC		1975	9,213 SF	76.83%	2,135 SF	\$18.00 /SF	\$3.74 /SF	2,135	East Texas Title & Insurance, 323 Smoke Shop, Smartphone ER, Emilio Flooring
Patriot Commons 3979 University Blvd	Jokoco Enterprises, LLC	Philip Humber Burns Commercial Properties (281) 382-1438	2014	5,702 SF	81.85%	1,035 SF	\$12.00 - \$16.00 /SF	\$7.14 /SF	1,035	Enoch's Coffee & Wine



The Village at Cumberland Park
Burns Commercial Properties

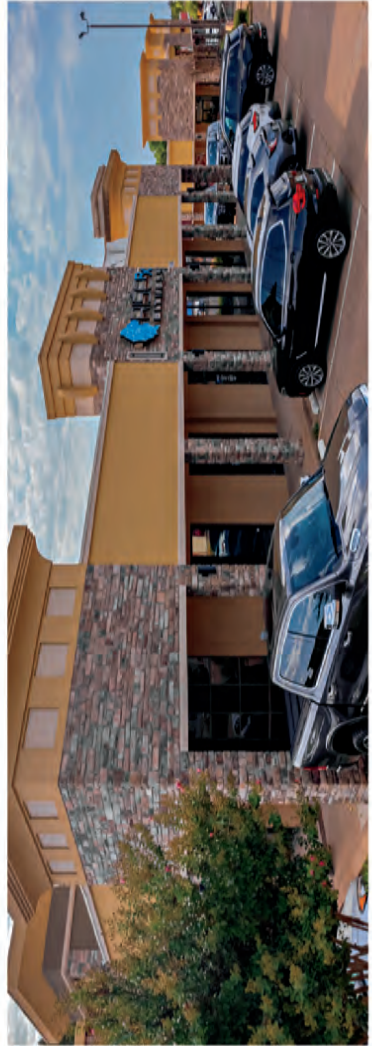


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Patriot Corners 3905 University Blvd	Patriot Corners CBB, LLC	Andy Bergfeld Bergfeld Realty (903) 592-1032	2016	8,523 SF	100.00%	0 SF	\$18.00 /SF	\$6.50 /SF	0	Pizza Hut, First Class Glass
Pavilion Center 4900 S. Broadway	The Genecov Group, Inc	Peter Scheele The Genecov Group (903) 509-8844	1994	30,670 SF	100.00%	0 SF	\$20.00 /SF	\$5.00 /SF	0	Barnes & Noble, Northern Tool, CVS Pharmacy
Pine Tree Shopping Center Highway 64 West	Pine Tree Association		2004	19,160 SF	100.00%	0 SF	\$12.00 /SF	\$6.00 /SF	0	T-Mobile, Catos, Gamestop, Sally Beauty Supply
Pinnacle Plaza 3215-3235 SSW Loop 323	Drake Pinnacle, LLC	Hagan Baker/Matthew Marshall Drake Real Estate (903) 581-3737	1979	27,029 SF	100.00%	0 SF	\$12.00 /SF	\$2.06 /SF	0	DriveTime, Enterprise Rent-a-Car, Generator Supercenter, Hertz, Pool & Spa Planet
Plaza, The 4700 S. Broadway	The Genecov Group, Inc	Mark Whatley Burns Commercial Properties (903) 534-1200	1982	30,784 SF	80.17%	6,104 SF	\$20.00 /SF	\$3.81 /SF	3,539	Jersey Mike's Subs, SAS Shoes, Sterling Grace
Plaza & People's Retail 102-110 N. College Ave	Brookshire & Bergfeld	Andy Bergfeld Bergfeld Realty (903) 592-1032	1932-1980	22,639 SF	93.04%	1,575 SF	\$19.00 /SF	\$0.00 /SF	1,575	Prime 102, Andy's Frozen Custard, Café 1948, Truevine
Point at the Ridge, The 7006 Highlands Lane	MBMWP, LLC	Greg Caton Caton Property Group (903) 939-9849	2016	6,000 SF	100.00%	0 SF	\$17.00 /SF	\$5.50 /SF	0	Great Clips, Clothes Mentor
Progress Center 5524 Old Jacksonville Hwy	Travis Pierce	Hagan Baker/Matthew Marshall Drake Real Estate (903) 581-3737	2010	8,642 SF	100.00%	0 SF	\$19.00 /SF	\$5.62 /SF	0	Progress Cleaners, Salon, Donut Palace
Regency Center 6009 S. Broadway	Eitife Regency Center, LTD	Mark Whatley Burns Commercial Properties (903) 534-1200	1984	16,796 SF	66.68%	5,596 SF	\$12.00 - \$20.00 /SF	\$5.26 /SF	5,596	The Perfect Peony, Mane Essentials
Ridge at Oak Hills, The 6899 Oak Hill Blvd.	Southern Classic Holdings, LLC	Matthew Marshall Drake Real Estate (903) 581-3737	2012	14,058 SF	100.00%	0 SF	\$18.00 /SF	\$5.00 /SF	0	Scout Title & Abstract, Humo, The Studios



Properties Leased by:
Woodcrest Capital & Drake Real Estate



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Rose Plaza 4023 S. Broadway	Roosth Properties	Hunter McElhane DuWest Realty (972) 972-4356	1976	44,700 SF	54.23%	20,458 SF	Negotiable /SF	\$1.87 /SF	9,698	Vexus Fiber, Concentra Health, Sylvan Learning Center, Safe Lite Glass
Rose Plaza 4015 S. Broadway	Vermeulen Ranch Center, LLC		2020	33,820 SF	100.00%	0 SF	/SF	/SF	0	Sprouts Farmers Market
Sherwin Williams 6516 S. Broadway	Single Tenant Realty I, Ltd	Marshall Merritt Merritt Capital Partners (214) 987-9808	2017 (renovated)	7,242 SF	100.00%	0 SF	/SF	/SF	0	Sherwin Williams, Texas Star
Shiloh Crossing 3101 Shiloh Rd.	Jiwanis Legacy, LLC	Austin Luce (903) 574-0653	2007	13,580 SF	100.00%	0 SF	\$18.00 /SF	\$4.62 /SF	0	Cato, Cash Store, Verizon, Wash Smart
Shoppes on Broadway 6900 S. Broadway	Tenants in Common	Rose City Property Management (903) 630-6355	2005	13,500 SF	84.81%	2,050 SF	\$25.30 /SF	\$8.01 /SF	2,050	Mattress Firm, Verizon, Papa Murphy's
Shops at Cumberland 7924 S. Broadway	Youk & Sun, LLC		2007	17,035 SF	100.00%	0 SF	\$23.75 /SF	\$6.60 /SF	0	The Diner, Marco's Pizza
Shops at Old Bullard 5825/5875 Old Bullard Rd.	Venture Properties	Philip Humber Burns Commercial Properties (281) 382-1438	2006	14,040 SF	100.00%	0 SF	\$15.50 /SF	\$5.89 /SF	0	Smallcakes, The Strand Studio, Tru Tan, CHRISTUS Health
Shops at Shiloh Rd., The 5011 Troup Hwy	BCTS Partners	Austen Baldrige NewQuest Properties (281)477-4300	2008	15,350 SF	50.16%	7,650 SF	\$18.00 /SF	\$4.75 /SF	6,666 * End Cap	Whataburger, Chase Bank, CEFCO Fuel C-Store, Shiloh Family Dental
Sonoma Village 7428 Old Jacksonville	OKBA Enterprises	The Lewin Group (415) 937-6100	2016	22,500 SF	100.00%	0 SF	\$18.00 /SF	\$7.00 /SF	0	Blue, Cantina Laredo, The Humidor, Nirvana Nail, Mortgage House
Shoppes At Southeast Crossing, The 3320 Troup Hwy	MC Tyler One, LP	JB Dallas Ben Tan (214) 854-0398	1984	57,610 SF	69.65%	17,487 SF	\$15.00 /SF	\$3.50 /SF	9,363	Roma's, 24 Wellness Pharmacy, U.S. Post Office



Properties Leased by:
Beer Wells & The Genecov Group

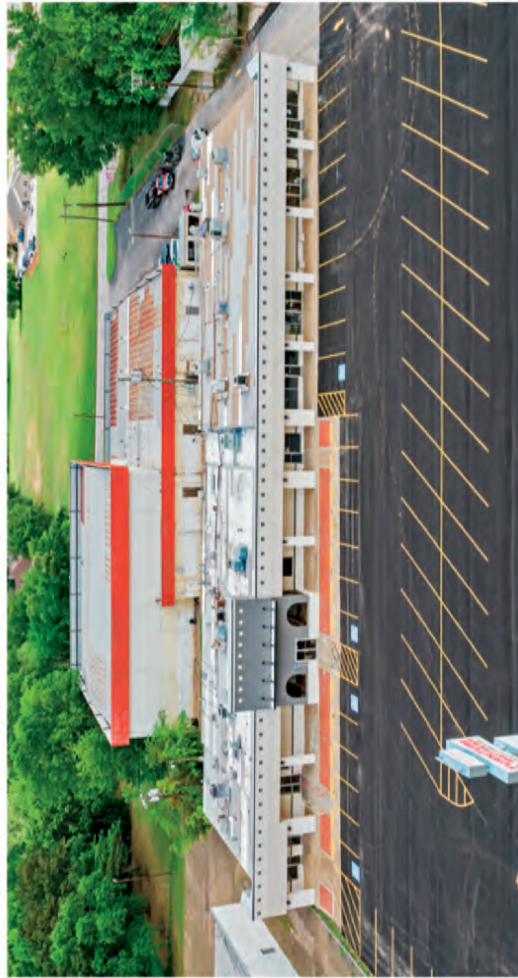


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Southeast Crossing Center 3320 Troupp Hwy	SEC Investments	Matthew Marshall Drake Real Estate (903) 581-3737	2010	4,800 SF	100.00%	0 SF	\$26.00 /SF	\$12.03 /SF	0	Salsarita's, Roost
Southeast Crossing 2312 ESE Loop 323	Negem Investments, LLC	Don Carroll Landbridge Commercial Properties (903) 561-9527	1983	27,764 SF	100.00%	0 SF	\$14.00 /SF	\$2.20 /SF	0	Adventures in Learning, Tower Loan, State Farm Insurance
Southeast Plaza West 631, 701-755 S. Beckham	The Genecov Group, Inc	Blair Swaim/Philip Humber Burns Commercial Properties (903) 534-1200	1965	22,085 SF	91.16%	1,953 SF	\$12.00 /SF	\$2.64 /SF	1,953	Papa John's, Schlotzsky's
Southpark Center Loop 323/Troupp Hwy	Tyler Southpark Center, LP	Walter Northcutt Beer Wells Real Estate Services - East Texas (903) 753-2191	1983	91,777 SF	51.65%	44,377 SF	\$8.50- \$15.00 /SF	\$4.55 /SF	34,560	Wal-Mart Neighborhood Market, CSL Plasma
SouthPark Centre 1828 ESE Loop 323	Negem Investments, LLC	Don Carroll Landbridge Commercial Properties (903) 561-9527	1985	4,291 SF	100.00%	0 SF	\$16.50 /SF	\$2.33 /SF	0	Country Kitchen, Allstate
Southpoint Plaza 5111 Troupp Hwy	Southpoint Plaza, LLC	Philip Humber Burns Commercial Properties (281) 382-1438	1984	15,000 SF	82.87%	2,570 SF	\$12.00 /SF	\$4.54 /SF	1,310	Rose Dental Care, Domino's Pizza, iPhone ER
South Towne One 6421 S. Broadway	Sword Waldie, LLC	Greg Caton Caton Property Group (903) 939-9849	2015	17,066 SF	76.56%	4,000 SF	\$19.00 - \$24.00 /SF	\$5.66 /SF	4,000	Nirvana Nails, B-Fit Tyler
South Towne Two 6611 S. Broadway	Sword Waldie, LLC	Greg Caton Caton Property Group (903) 939-9849	2015	4,800 SF	100.00%	0 SF	\$35.00 /SF	\$5.66 /SF	0	Bahama Bucks, La Vera Restaurante Italiano
South Towne Three 6621 S. Broadway	Sword Waldie, LLC	Greg Caton Caton Property Group (903) 939-9849	2016	2,605 SF	100.00%	0 SF	\$22.00 /SF	\$5.66 /SF	0	Mikoto Ramen Bar & Sushi
South Towne Five 6421 S. Broadway	Sword Waldie, LLC	Greg Caton Caton Property Group (903) 939-9849	2017	8,458 SF	100.00%	0 SF	/SF	/SF	0	Walk On's



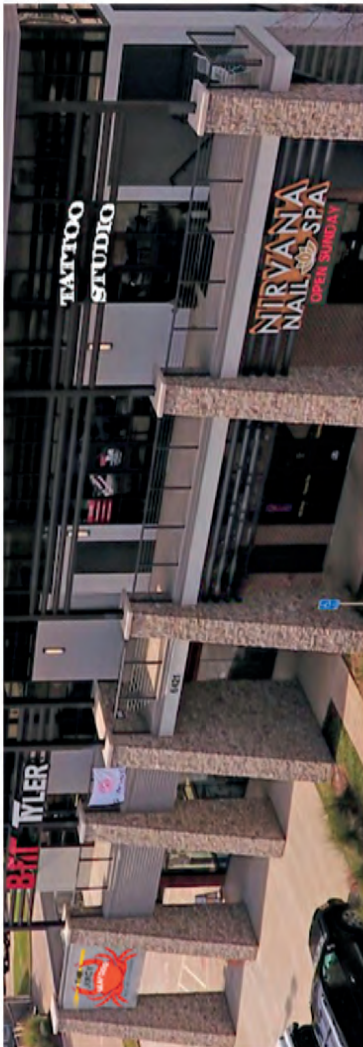
Properties Leased by:
Scarborough Commercial Real Estate

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Sunset Plaza 1909 ESE Loop 323	The Genecov Group, Inc	Mark Whatley Burns Commercial Properties (903) 534-1200	1992	108,454 SF	67.49%	35,259 SF	\$12.00 - /SF \$20.00	\$2.09 /SF	35,259	Crunch Fitness, Ivan Smith Furniture
Swann's Plaza 7328 Old Jacksonville	Elam Swann Properties, Ltd	The Lewin Group (415) 937-6100	2015	51,100 SF	100.00%	0 SF	\$20.00 /SF	\$5.00 /SF	0	Swann's Furniture & Design
Tanglewood East Loop 323 & E. Fifth Street	Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	1986	41,753 SF	89.50%	4,383 SF	Negotiable /SF	Gross /SF Rent	2,568	Save More, Shipley Donuts
Tanglewood West 1925-1945 SSE Loop 323	Newland DFW, LLC		2004	6,067 SF	100.00%	0 SF	\$12.00 /SF	\$4.14 /SF	0	Subway
Three Lakes Shopping 2251 Three Lakes Parkway	Recarr, LLC	Greg Caton Caton Property Group (903) 939-9849	2015	10,000 SF	85.00%	1,500 SF	\$17.00 /SF	\$5.00 /SF	1,490	Little Caesar's, Tea to Go, Nail Salon
Times Square 5201 S. Broadway	Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	1985	103,645 SF	96.99%	3,120 SF	Negotiable /SF	Gross /SF Rent	3,120	Times Square Grand Slam
Towne Oaks Plaza 419 WSW Loop 323	The Genecov Group, Inc	Peter Scheele The Genecov Group (903) 509-8844	2016	18,098 SF	83.25%	3,032 SF	\$26.00 /SF	\$8.51 /SF	3,032	La Madeline, Orange Theory
Troup Square 3707 Troup Hwy	Terry Cook, etal	Bobby Kearns Davidson Bogel Real Estate (214) 526-3626	2008	13,330 SF	100.00%	0 SF	\$16.00 /SF	\$6.97 /SF	0	Oliveto's, Tru Tan, Sports Clips
Tyler Rose Plaza 3825 Hwy 64 West	Tyler Rose Plaza, LLC	Clay Olivier (512) 784-7534	2005	32,196 SF	86.72%	4,275 SF	\$18.00 /SF	\$4.68 /SF	2,625	Dollar Tree, Great Clips, One Main Financial
Tyler Town Center 322 ESE Loop 323	Town Center Retail, LLC	Blair Swaim Burns Commercial Properties (903) 534-1200	1985	45,113 SF	90.59%	4,246 SF	\$12.00 /SF	\$3.05 /SF	4,246	Cotton Patch Café, Tuesday Morning, Pinot's Palette



Properties Leased by:
Caton Property Group



2023 Retail Market Survey

Presented by Burns Commercial Properties

Tyler, TX - Spring 2023

Property	Owner	Contact	Year Built	Total Size	Current Occupancy	Current Vacant	Quoted Rent	NNN Charges	Largest Available Space	Anchor Tenants	
Village at Cumberland Park, The 8900 S. Broadway	Tyler Broadway Centennial, LP	Mark Whatley Burns Commercial Properties (903) 534-1200	2014	660,000 SF	96.53%	22,900 SF	\$18.00 - /SF \$30.00	\$5.39 /SF	15,000	Studio Movie Grill, Bed, Bath & Beyond, TJ Maxx, FD's Grillhouse, Nike, Urban Air, Planet Fitness	
West Bow 1204-1218 W. Bow St.	Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	1965	31,383 SF	100.00%	0 SF	Negotiable /SF	Gross Rent /SF	0	Gititrends, Family Dollar, Rent-A-Center	
West Erwin 2301-2415 W. Erwin St.	Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	1960	38,071 SF	100.00%	0 SF	Negotiable /SF	Gross Rent /SF	0	Dollar General, Supermercado del Pueblo	
Westside Center 400 SSW Loop 323	Subwings Estates, LLC		2016	6,000 SF	100.00%	0 SF	\$19.00 /SF	\$4.73 /SF	0	Wing Stop, Subway, CashMax	
West Village 2467 Crow Rd.	West Village Realty, LLC	Brent Bradberry/Matthew Marshall Drake Real Estate (903) 581-3738	2015	11,700 SF	100.00%	0 SF	\$20.00 /SF	\$4.80 /SF	0	Cole & Co., 1836 Texas Kitchen, Rukus Cycling Studio	
Westwood Shopping Center 510 Loop 323/Hwy 31 W	Ruben Martinez	Glenn Eikner/Luke Swanson Burns Commercial Properties (903) 534-1200	1983	83,092 SF	95.16%	4,025 SF	\$12.00 /SF	\$3.15 /SF	3,500	Super Mercado, Little Caesar's, Red Hanger Cleaners	
Woodcreek Village 6004 S. Broadway	FMH Tyler Properties, LLC	Interlink Real Estate Jo Dobbs (903) 571-4960	1981	24,392 SF	85.77%	3,472 SF	\$15.00 /SF	\$2.33 /SF	1,872	Jimmy's Egg, Donut Palace, Kabayan Asian Market, Prism Beauty Bar, Brain's Smoke & Vape	
TOTALS:							3,646,215	89.88%	368,958	\$ 21.79 /SF	