



OFFICE

3316 Woods Blvd., Tyler, TX 75707

INVESTMENT OPPORTUNITY

MEDICAL/PROFESSIONAL OFFICE



Sale Brochure

PRESENTED BY:

HAGAN BAKER

903.405.1954

HAGAN@DRAKETEXAS.COM

FOR SALE

3316 Woods Blvd., Tyler, TX 75707

MEDICAL/PROFESSIONAL OFFICE



SALE PRICE

\$270,000

OFFERING SUMMARY

Building Size:	2,115 SF
Lot Size:	1.367 Acres
Price / SF:	\$127.66
Cap Rate:	8.62%
Market:	Tyler

PROPERTY OVERVIEW

Across from UT Tyler with easy access from University Ave. via private drive off Woods Blvd.

Year Build: 1995

PROPERTY HIGHLIGHTS

- Investment opportunity with NNN Lease Medical Tenant
- 100% occupied
- Renovated with above "Building Standard" finishes
- Located in The Woods development on beautiful wooded lot
- Ample parking

Sale Brochure

PRESENTED BY:

HAGAN BAKER

903.405.1954

HAGAN@DRAKETEXAS.COM

MEDICAL/PROFESSIONAL OFFICE



ADDITIONAL PHOTOS

FOR SALE

3316 Woods Blvd., Tyler, TX 75707

MEDICAL/PROFESSIONAL OFFICE



Sale Brochure

RETAILER MAP

FOR SALE

3316 Woods Blvd., Tyler, TX 75707

MEDICAL/PROFESSIONAL OFFICE



HAGAN BAKER

Vice President, Office, Medical, Industrial

hagan@draketexas.com

Direct: 903.405.1954

DRAKE REAL ESTATE & INVESTMENTS

11621 CR 166
Tyler, TX 75703
903.581.3737

Sale Brochure

ADVISOR BIO 1