



Sale Brochure

PRESENTED BY:

HAGAN BAKER 903.405.1954 HAGAN@DRAKETEXAS.COM

### 3316 Woods Blvd., Tyler, TX 75707

# MEDICAL/PROFESSIONAL OFFICE





SALE PRICE	\$270,000
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#### **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

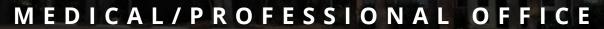
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ADDITIONAL PHOTOS

FOR SALE

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RETAILER MAP

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### **HAGAN BAKER**

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#### **DRAKE REAL ESTATE & INVESTMENTS**

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ADVISOR BIO 1