

FOR LEASE

3608 West Way Dr., Tyler, TX 75703

LAKEWAY OFFICE BUILDINGS AND LAND



OFFERING SUMMARY

Sale Price: \$990,000

Lease Rate: N/A

Building Size: 12,648 SF

Available SF:

Lot Size: 3.681 Acres

Market: Tyler

PROPERTY OVERVIEW

3608 & 3616 West Way Drive Tyler, TX 75703
Building(s) & Land Available for Sale & Lease

PROPERTY HIGHLIGHTS

- Professional office space; 2 buildings on 3.681 +/- ac.; Lakeway Industrial Park
- West Building—Approx. 7,108 sf; East Building—Approx. 5,540 sf
- Built in 1985; Brick and veneer siding, concrete slab, composite shingle roof
- Ample parking; Quiet industrial drive;
- 2+ acres ready for additional building or parking;
- Monument signage on West Way Drive;
- Easily accessible from Hwy. 155, only a half mile from the Loop 323 & 155 intersection
- West Building: 26+ Offices; Copy room, Break room, Foyer; Men's and Women's restrooms
- East Building: 25+ Offices; Remodeled in 2015; Copy room, Break room,

Lease Brochure

PRESENTED BY:

HAGAN BAKER

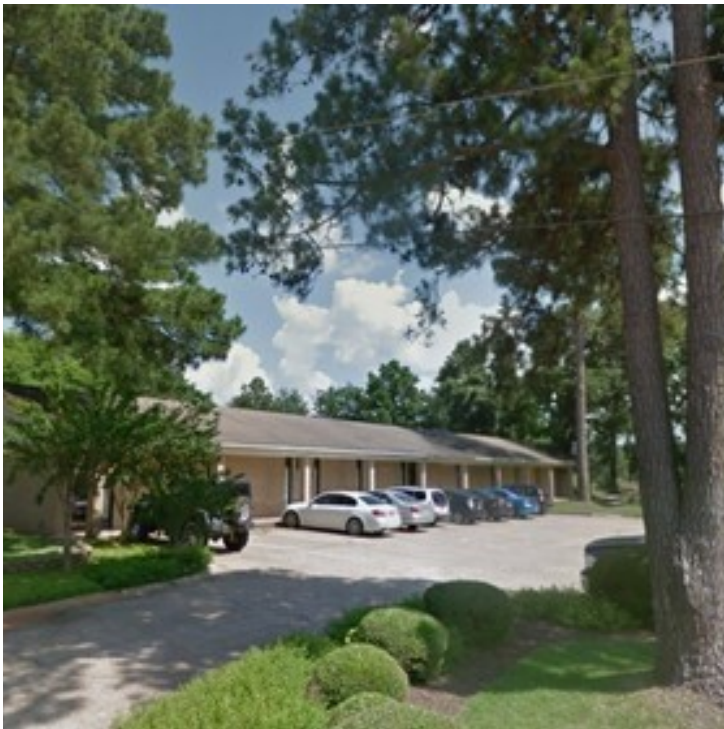
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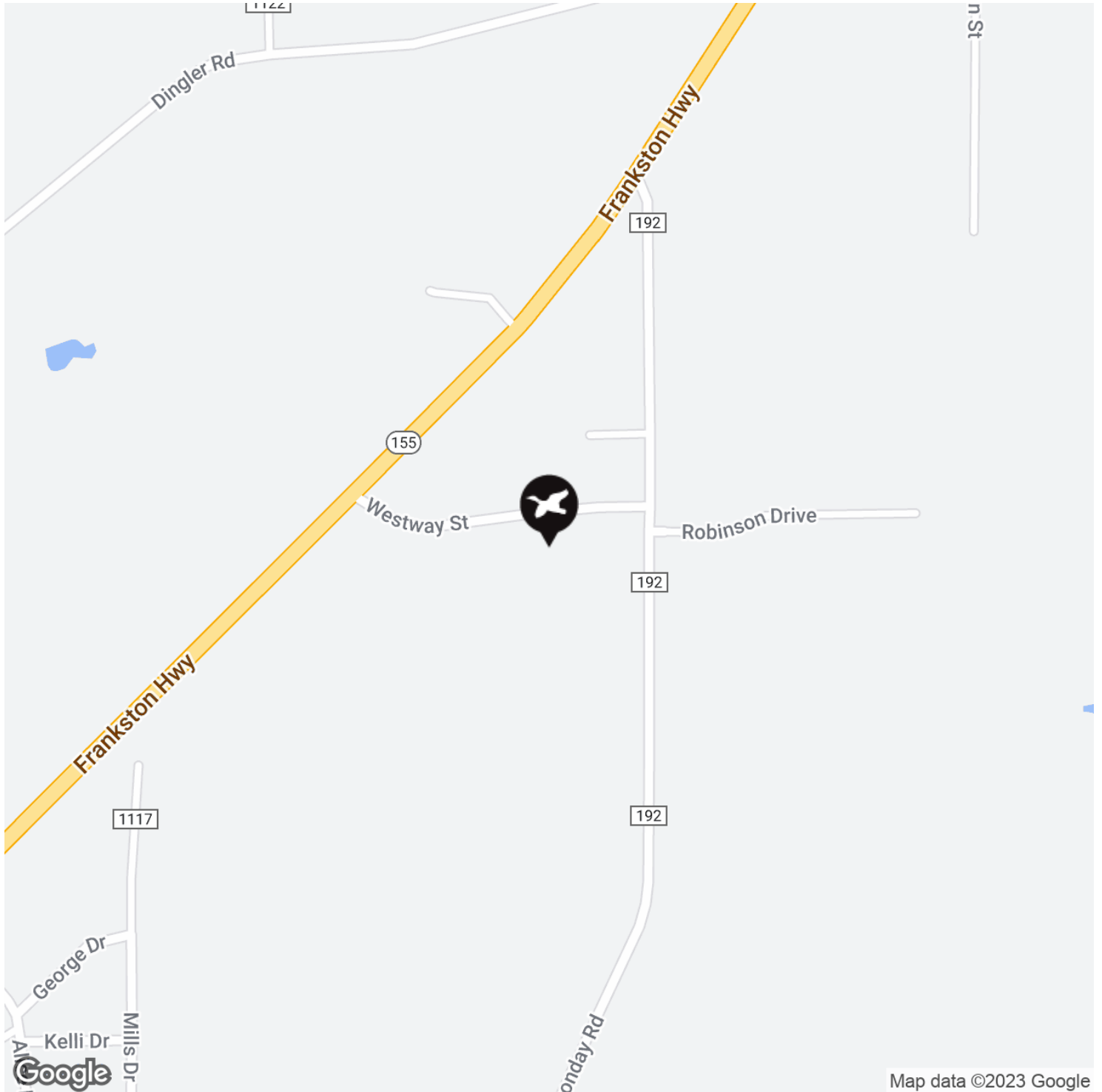
Lease Brochure

ADDITIONAL PHOTOS

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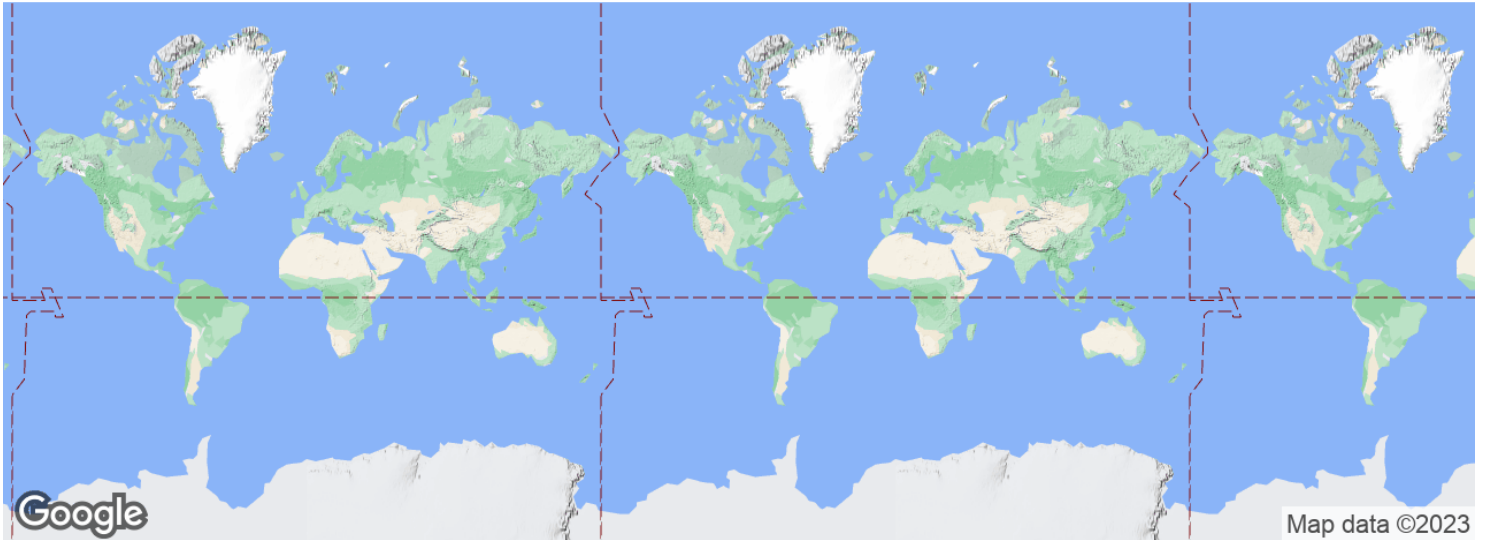
Lease Brochure

LOCATION MAP

FOR LEASE

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LAKEWAY OFFICE BUILDINGS AND LAND



POPULATION

Total population

Median age

Median age (Male)

Median age (Female)

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

** Demographic data derived from 2020 ACS - US Census*

Lease Brochure

DEMOGRAPHICS MAP & REPORT