



6718 S. Broadway Ave., Tyler, TX 75703

SECOND GENERATION ER/MEDICAL CLINIC

- Ingress/Egress on South Broadway
- Upscale modern architecture
- Covered patient drop-off
- Pylon signage with Electronic Message Board
- Ample parking
- High end medical build out
- Zoned C-2 General Commercial
- Premier location on South Broadway Ave., ¼ mile south of the West Grande Blvd. intersection. Property offers multiple access points and tremendous visibility on the highest traffic thoroughfare in Tyler. Situated directly across from Walmart Supercenter and is surrounded by new commercial growth.



HAGAN BAKER
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Lease Brochure
PRESENTED BY:
CASEY HYMER
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FOR LEASE

6718 S. Broadway Ave., Tyler, TX 75703
**SECOND GENERATION
ER/MEDICAL CLINIC**



LEASE RATE

N/A

OFFERING SUMMARY

Building Size:	7,173 SF
Available SF:	
Lot Size:	0.99 Acres
Market:	East Texas

PROPERTY OVERVIEW

Premier location on South Broadway Ave., ¼ mile south of the West Grande Blvd. intersection. Property offers multiple access points and tremendous visibility on the highest traffic thoroughfare in Tyler. Situated directly across from Walmart Supercenter and is surrounded by new commercial growth.

PROPERTY HIGHLIGHTS

- Ingress/Egress on South Broadway
- Upscale modern architecture
- Covered patient drop-off
- Pylon signage with Electronic Message Board
- 39 parking spots
- High end medical build out
- Zoned C-2 General Commercial
- Back-up Generator

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ADDITIONAL PHOTOS

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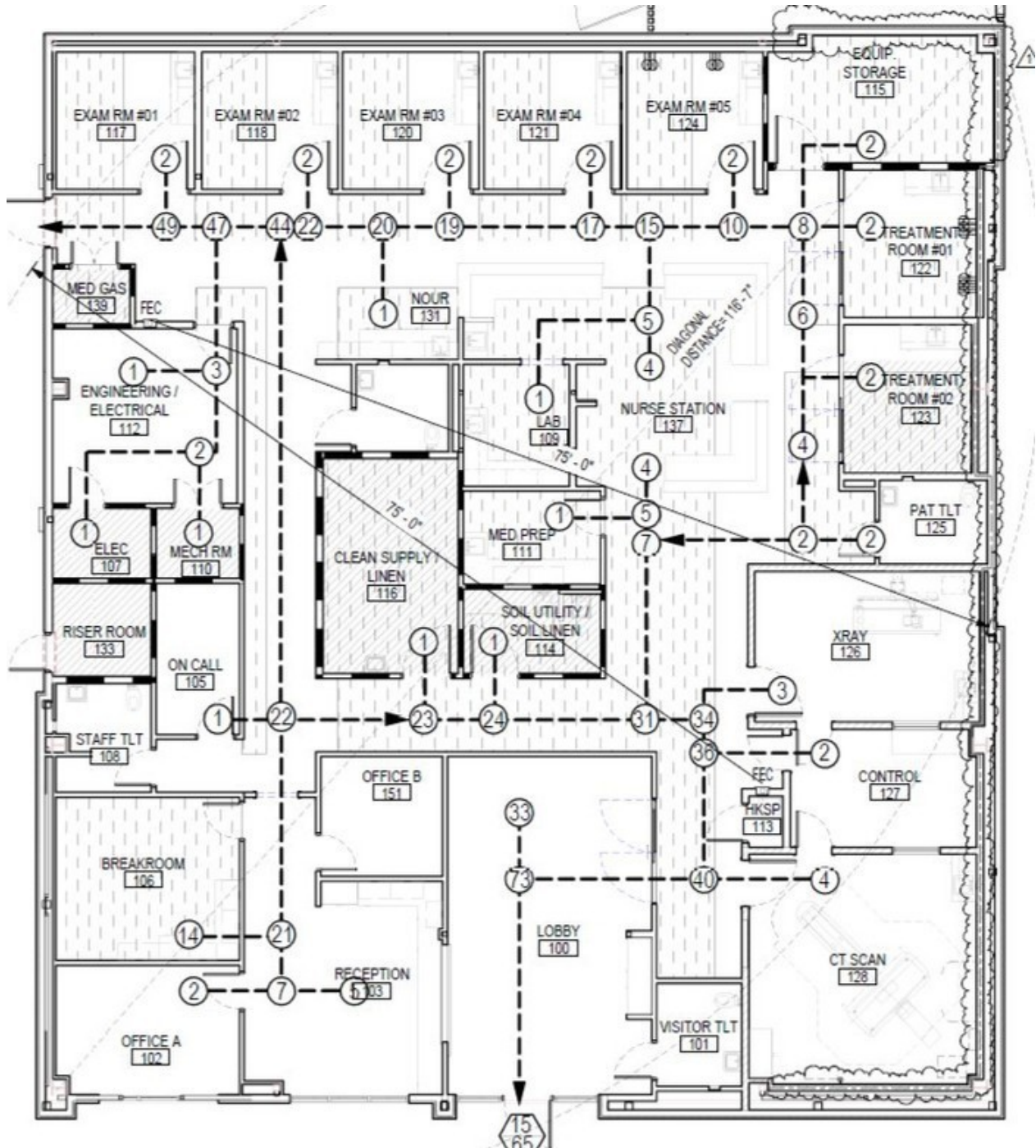


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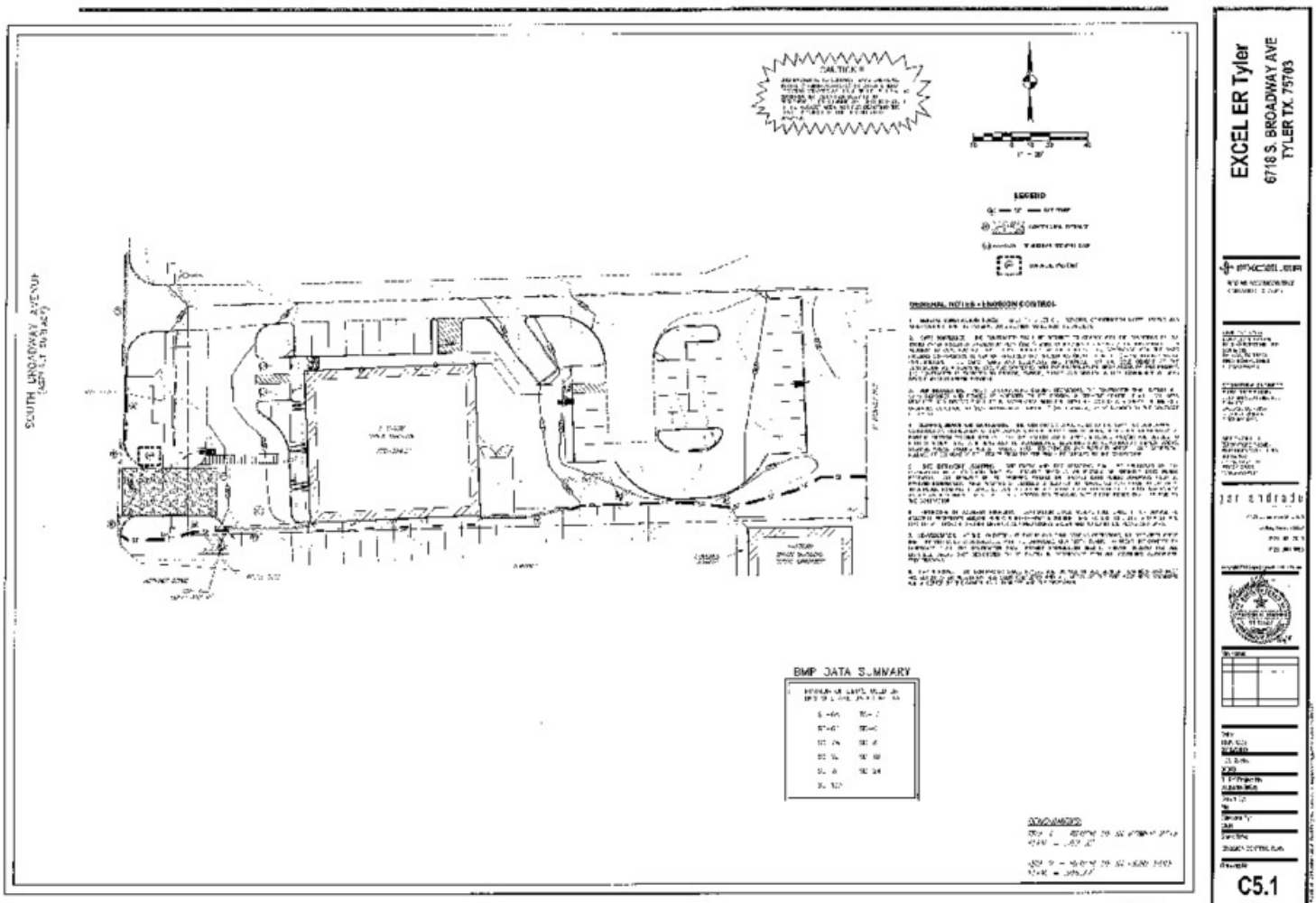


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FLOOR PLANS

FOR LEASE

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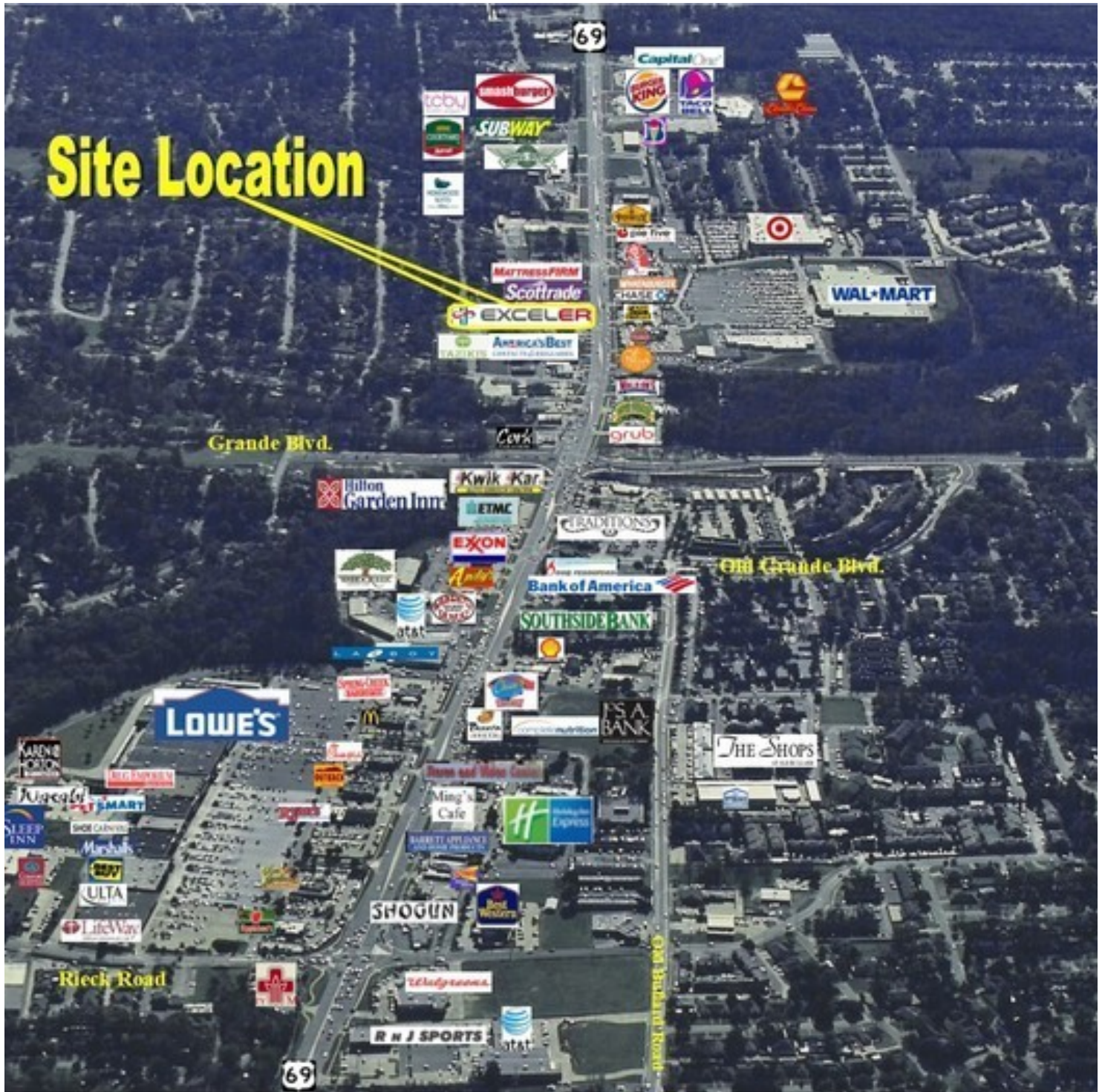


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SITE PLAN

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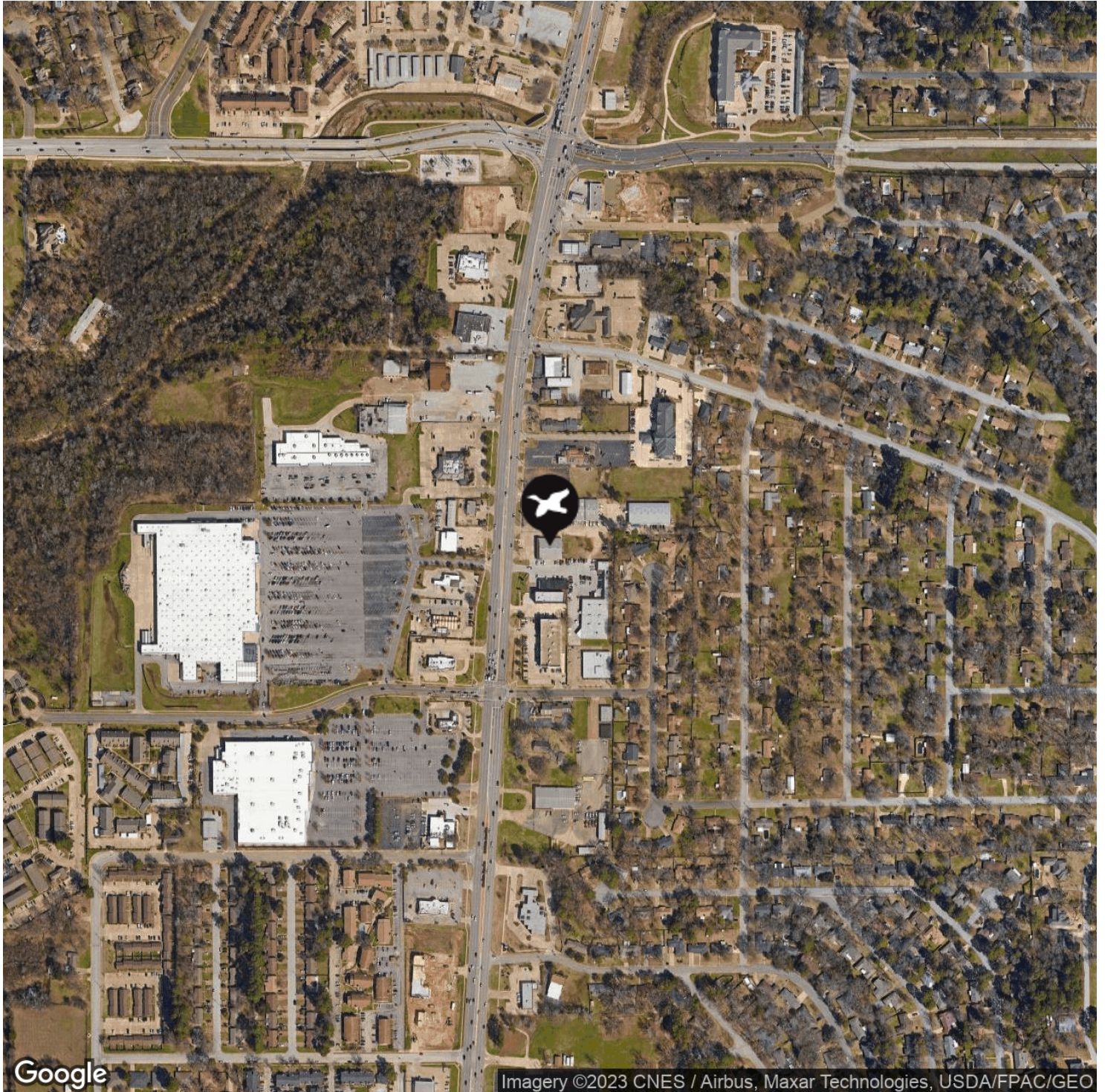


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LOCATION MAPS

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HAGAN BAKER

Vice President, Office, Medical, Industrial

hagan@draketexas.com

Direct: 903.405.1954

PROFESSIONAL BACKGROUND

Hagan Baker specializes in Office, Industrial & Medical brokerage and leasing, for both tenant and landlord representation. Prior to his career with Drake Real Estate, Hagan worked for a large commercial real estate firm in the Tulsa, OK area. Through his knowledge of finance and real estate, Hagan can facilitate clients in their leasing and brokerage needs.

EDUCATION

Oklahoma State University with a degree in Finance

DRAKE REAL ESTATE & INVESTMENTS

11621 CR 166
Tyler, TX 75703
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ADVISOR BIO 1

FOR LEASE

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SECOND GENERATION ER/MEDICAL CLINIC



MATTHEW MARSHALL, CCIM

Founding Partner

matthew@draketexas.com

Direct: 903.581.3737

PROFESSIONAL BACKGROUND

Matthew is a founding partner of Drake Capital, LLC and has been brokering real estate transactions since 2005. Prior to establishing a career in real estate, Matthew was involved in the broadcast department of a sports franchise. Matthew specializes in retail and office brokerage, NNN investment sales, development and equity syndication.

EDUCATION

Two degrees from Southern Methodist University

MEMBERSHIPS

CCIM designation, International Council of Shopping Centers, NAR & TAR, serves on the board of Greater Tyler Association of Realtors, Tyler Economic Development Corporation, and Tyler Chamber of Commerce, as well as being a member of the executive committee of Catalyst 100.

DRAKE REAL ESTATE & INVESTMENTS

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ADVISOR BIO 2

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6718 S. Broadway Ave., Tyler, TX 75703

SECOND GENERATION ER/MEDICAL CLINIC



CASEY HYMER

Founding Partner

casey@draketexas.com

Direct: 903.200.6743

PROFESSIONAL BACKGROUND

Casey Hymer is a founding partner of Drake Capital, LLC and has been brokering real estate transactions since 2009. Prior to his career in real estate, he was involved in new home construction and professional sales for a fortune 100 company in the building automation industry. Casey specializes in retail brokerage, office brokerage, NNN investment sales and development.

EDUCATION

Bachelor of Science in Economics - Texas A&M University

MEMBERSHIPS

ICSC & NTCAR

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ADVISOR BIO 3