



A DEVELOPMENT BY:

**GARRETT
MOORE
COMPANY**
since 1977

SHOPS AT BUTLER CREEK

SEC OF W GRANDE BLVD & STATE TX-155 S
3556 W GRANDE BLVD, TYLER, TX 75703



FOR LEASE

AVAILABLE SPACE

Building A: 6,000 SF	Building D: 4,200 SF
Building B: 4,200 SF	Building E: 14,250 SF
Building C: 4,800 SF	Building F: 4,800 SF

RATE

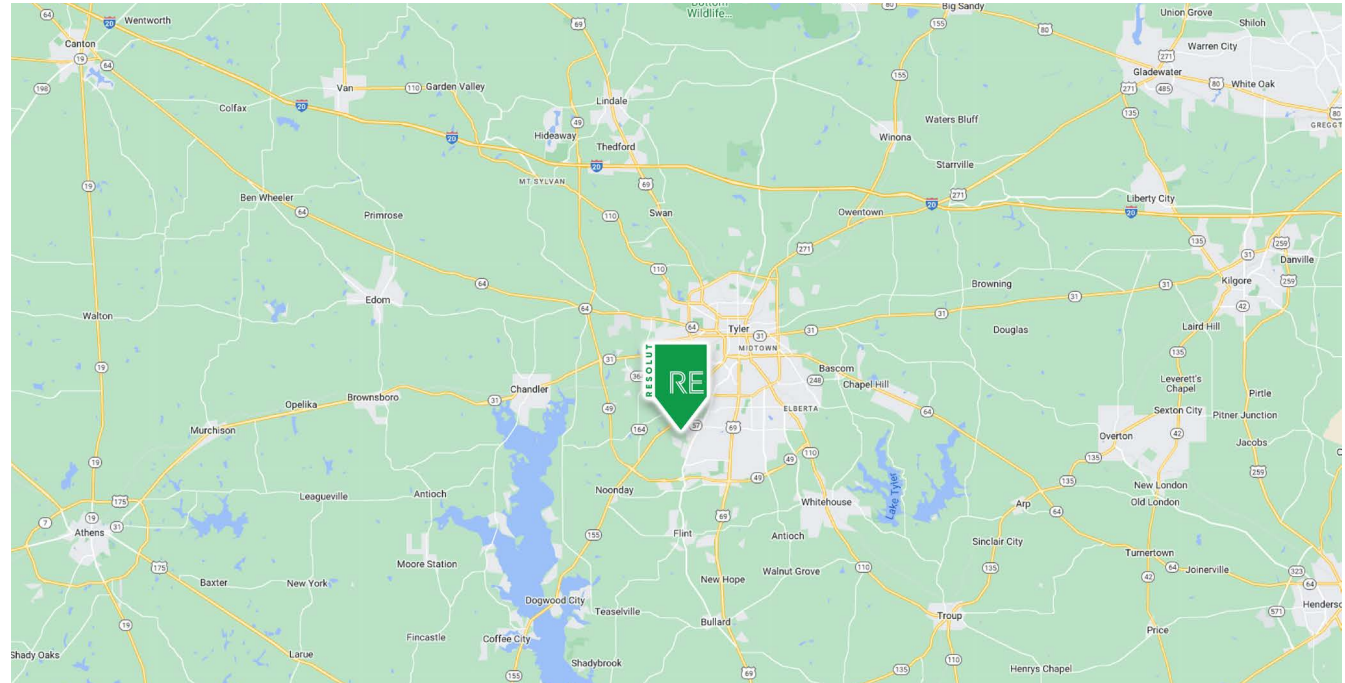
Call for Pricing

Gavin Fite

gfite@resolutre.com
214.367.6404

PROPERTY HIGHLIGHTS

- Butler Creek Retail is at the epicenter of Tyler's westward expansion with 800 feet of frontage on West Grande.
- 38,250 square feet of retail in six separate buildings. End caps with patios or drive-thrus. 15 foot wide storefront walkways suitable for outdoor seating.
- Pads for sale or lease.
- To be joined by 300 multi-family units, 180 senior units, 87 single-family lots and a 190,000sf senior assisted living facility on 95+/- acres.
- Generous amenities include 11 acres of greenbelts, a dog park, miles of trails, a pond, pool, community building, amphitheater and coral for security's horses.
- 100,000+ square feet of medical / office condos.
- Estimated Initial Delivery mid-2025.



AREA TRAFFIC GENERATORS



SWANN'S



Gavin Fite

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DEMOGRAPHIC SNAPSHOT 2022



27,195
POPULATION
3-MILE RADIUS



\$93,067.00
AVG HH INCOME
3-MILE RADIUS



23,501
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
W Grande Blvd: 19,031 VPD
TX-155: 26,842 VPD
(Costar 2022)

Building	Space Available
A	6,000 SF
B	4,200 SF
C	4,800 SF
D	4,200 SF
E	14,250 SF
F	4,800 SF



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TABULATIONS

- A area Retail = 4.59 +/- ac
- B area Commercial = 2.86 +/- ac
- C area Commercial = 4.01 +/- ac
- D area Commercial = 6.88 +/- ac
- E area SR's Lodge Housing = 7.85 +/- ac
- F area Single Family = 40.27 +/- ac
- G area Seniors Resort = 6.02 +/- ac
- H area Multi Family = 16.87 +/- ac

NOTES: Terrain is very challenging, all shown elevations are approximate.

45 acres to the north in the city of Tyler
55 acres to the south outside Tyler city limits

The TRACE at Butler Creek - Tyler, Texas

GARRETT MOORE COMPANY - Oklahoma LLC 4625 Greenville Ave., Suite 303 | Dallas, Texas 75206
972-742-2804 May 31, 2022

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____