



FOR LEASE



FREESTANDING BUILDING W/ DRIVE-THRU SWQ OF UNIVERSITY BLVD & OLD OMEN RD

TYLER, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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FREESTANDING BUILDING W/ DRIVE-THRU | 3915 University Blvd, Tyler, TX 75701

OVERVIEW

- Directly across from UT Tyler with 9,927 students enrolled
- 3,275 SF Freestanding Building with Drive-Thru
- 0.944± Acre Lot
- Kitchen Equipment included
- Pylon Signage
- Call for Info & Price

TRAFFIC COUNTS

University Blvd: 13,042 VPD east of site (Kalibrate 2022)

University Blvd: 11,564 VPD west of site (TXDOT, 2019)

Old Omen Rd: 7,196 VPD (TXDOT, 2019)

DEMOGRAPHICS

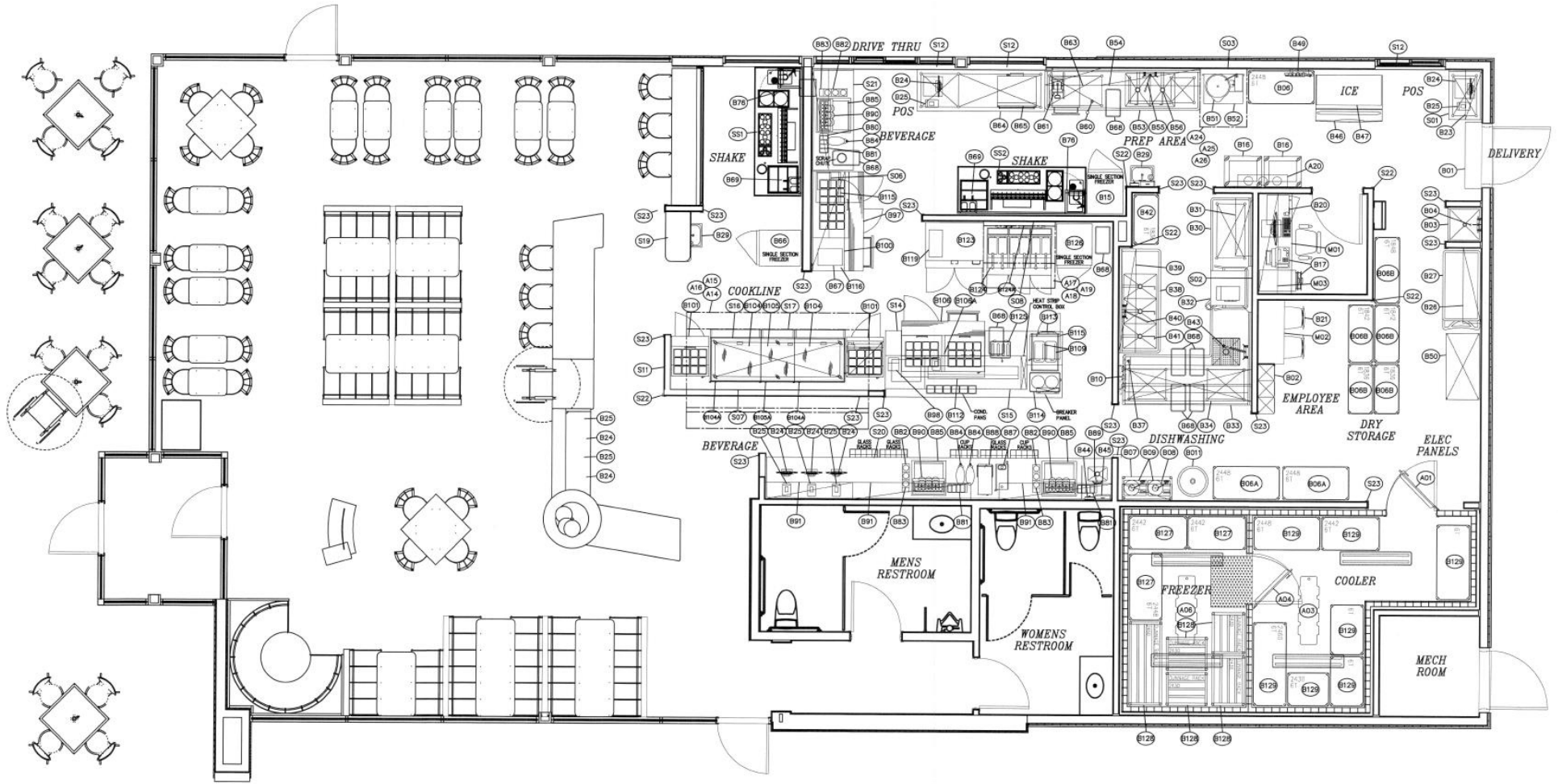
	1-mile	3-mile	5-mile
2022 Population	6,368	41,332	91,392
Households	2,466	16,415	36,629
Daytime Pop.	6,876	47,616	117,402
Avg HH Income	\$94,000	\$84,097	\$83,071



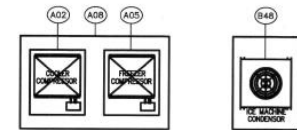
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EQUIPMENT LAYOUT PLAN
SCALE: 1/4" = 1'-0"



CURB ON ROOF FOR WALK-IN COOLER/FREEZER COMPRESSORS BY GENERAL CONTRACTOR COMPRESSORS BY KEK

CURB ON ROOF FOR ICE MACHINE CONDENSING UNIT BY GENERAL CONTRACTOR CONDENSING UNIT BY KEK

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