



BURNS  
COMMERCIAL  
PROPERTIES

20  
25

# OFFICE MARKET SURVEY

A comprehensive overview of office property  
statistics and market trends in Tyler, TX.

FALL EDITION





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110 N. COLLEGE AVE TYLER, TX

**PLAZA TOWER**



## TYLER OFFICE MARKET SURVEY

FALL - 2025

The annual Burns Commercial Properties Office Market Survey indicates that the Tyler office market is stable and remains strong over the past 12 months. It has taken several years since the impact of Covid for the Tyler office market to stabilize.

The survey provides occupancy rate and lease rate data from seventy-two buildings in the Tyler area. These properties contain a total of 2,428,992 square feet. According to the information provided by building owners and property managers, the overall occupancy rate in the Tyler market is in excess of ninety percent. This is relatively flat compared to 2024 (90.3%) vs. 2025 (90.5%), but it remains significantly up from 2022 when the overall office occupancy was 86.8%. Tyler has realized a consistent and stable increase in occupancy over the past 3 years. The total amount of vacant space in the market increased slightly, moving from 192,555 vacant square feet in 2024 to 208,428 square feet this year. However, some of this increase may be contributed to additional buildings and square footage included in the 2025 Office Market Survey that were not included in the 2024 survey.

Class A buildings (25 buildings) have seen a decrease in occupancy even as the market has still seen steady leasing activity for these buildings. The occupancy rate in these properties decreased from 94.8% last year to 90.3% in 2025. This points to a continued migration of office users from leased office space to new builds of owner-occupied space. Class A space will continue to be in demand, and the availability of vacant space will remain limited. The average rental rate for Class A properties has decreased slightly to \$19.65 per square foot, which is off last year's historic high of this survey of \$21.96.

Class B structures (34 buildings) continue to be strong in the Tyler market. The occupancy rate for these properties decreased slightly from 91.0% in 2024 to 89.7% this year. Class C buildings have increased from 9 to 13 buildings in this year's survey and these buildings have seen the largest increase in occupancy, from 68.4% in 2024 to 92.0% in 2025, and lease rates from \$11.98 per square foot to \$14.06 per square.

Continued demand for office space has come from the medical sector and local companies expanding in their existing buildings. The Tyler economy continues to be strong, there continues to be very little construction of speculative office space, consequently the supply of available space has remained somewhat limited across all sectors of the office market. There has been several notable repurposing of call centers buildings in past year as those businesses continue to see their workforce decline or work from home since Covid. These local buildings have been absorbed/remodeled for medical and engineering uses. This is a trend we expect to continue in the near future for the Tyler office market.

As the Tyler economy continues to grow, it is likely that office lease rates and occupancy will continue to rise and stabilize as supply of available space will be limited until we see new office construction.

Thanks to all the property owners and building managers who shared the data necessary to complete this survey, and special thanks to Kyllia Byrd and Kimberly Mobley of the Burns Commercial staff for their diligent work in compiling all the information contained in this report.



Mark Whatley





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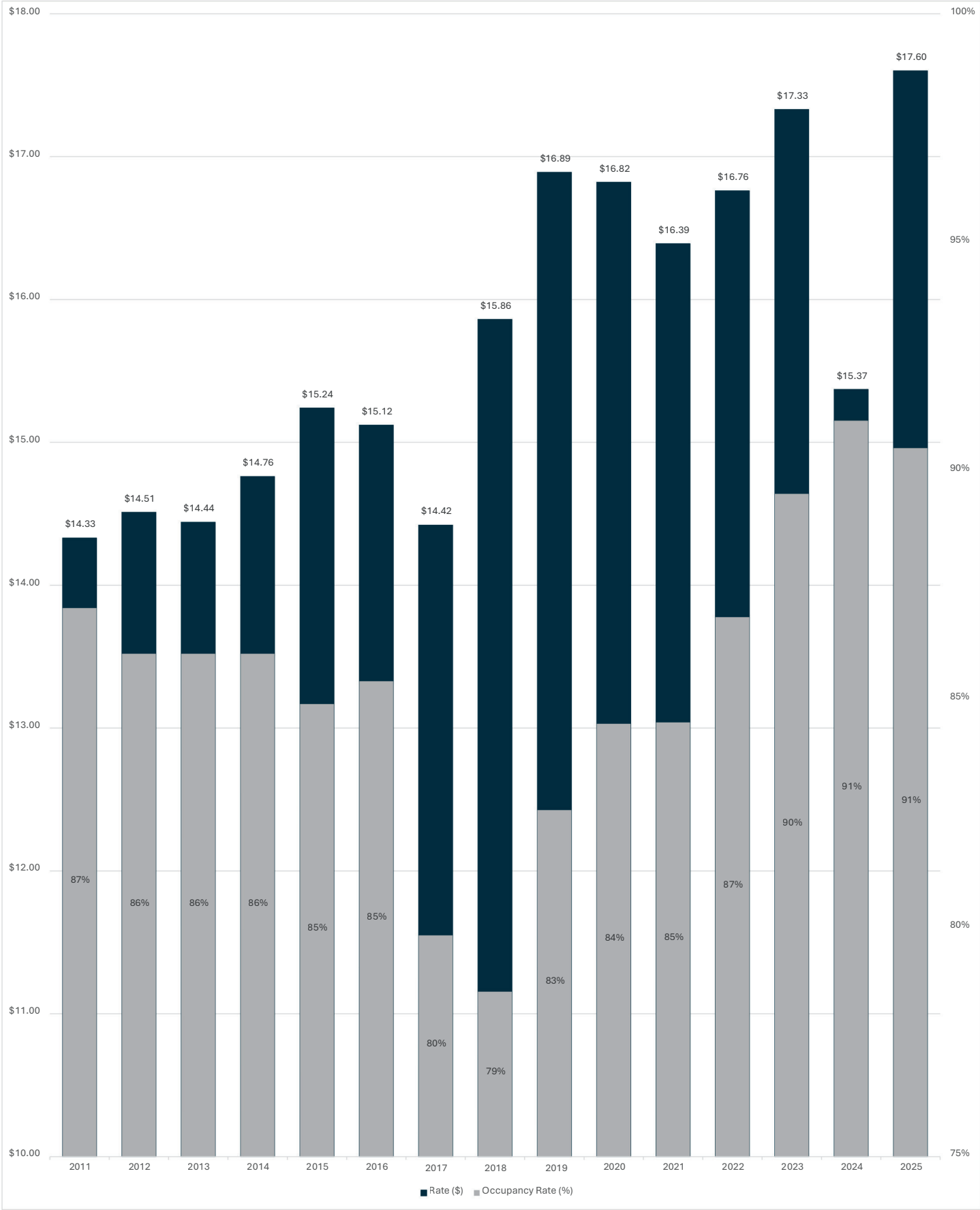
6101 S. BROADWAY AVE TYLER, TX

**GRANDE CENTRE**



# OFFICE MARKET TRENDS

## RATES & OCCUPANCY







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5234 OLD JACKSONVILLE HWY TYLER, TX

**MILLENNIUM PLAZA**



**Office Market Survey**  
**Presented by Burns Commercial Properties**  
**Tyler, TX - Fall 2025**

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**Total Office Market Statistics**

|                                    |           |           |
|------------------------------------|-----------|-----------|
| <b>Number of Buildings:</b>        | <b>72</b> |           |
| Total Square Feet:                 |           | 2,428,992 |
| Total Vacant Square Feet:          |           | 208,428   |
| Overall Occupancy Rate:            |           | 90.5%     |
| Average Annual Rental Rate Per SF: |           | \$17.60   |

**Tyler CBD (Downtown) Office Market Statistics**

|                                    |           |         |
|------------------------------------|-----------|---------|
| <b>Number of Buildings:</b>        | <b>16</b> |         |
| Total Square Feet:                 |           | 834,178 |
| Total Vacant Square Feet:          |           | 50,788  |
| Occupancy Rate:                    |           | 90.9%   |
| Average Annual Rental Rate Per SF: |           | \$16.93 |

**Tyler Suburban (South Tyler) Office Market Statistics**

|                                    |           |           |
|------------------------------------|-----------|-----------|
| <b>Number of Buildings:</b>        | <b>56</b> |           |
| Total Square Feet:                 |           | 1,594,814 |
| Total Vacant Square Feet:          |           | 157,640   |
| Occupancy Rate:                    |           | 90.1%     |
| Average Annual Rental Rate Per SF: |           | \$18.27   |





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3901 MANHATTAN DR. TYLER, TX

**SHELLEY DRIVE**



**Office Market Survey**  
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**Class A**

|                                    |           |           |
|------------------------------------|-----------|-----------|
| <b>Number of Buildings:</b>        | <b>25</b> |           |
| Total Square Feet:                 |           | 1,143,846 |
| Total Vacant Square Feet:          |           | 83,984    |
| Occupancy Rate:                    |           | 90.3%     |
| Average Annual Rental Rate Per SF: |           | \$19.65   |

**Class B**

|                                    |           |           |
|------------------------------------|-----------|-----------|
| <b>Number of Buildings:</b>        | <b>34</b> |           |
| Total Square Feet:                 |           | 1,001,036 |
| Total Vacant Square Feet:          |           | 92,510    |
| Occupancy Rate:                    |           | 89.7%     |
| Average Annual Rental Rate Per SF: |           | \$16.63   |

**Class C**

|                                    |           |         |
|------------------------------------|-----------|---------|
| <b>Number of Buildings:</b>        | <b>13</b> |         |
| Total Square Feet:                 |           | 284,110 |
| Total Vacant Square Feet:          |           | 31,287  |
| Occupancy Rate:                    |           | 92.0%   |
| Average Annual Rental Rate Per SF: |           | \$14.06 |





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102 N. COLLEGE AVE TYLER, TX

**PEOPLE'S PETROLEUM**



# Office Market Survey

## Presented by Burns Commercial Properties

### Tyler, TX - Fall 2025

#### Central Business District (Downtown)

| Property                                                                          | Contact                                                                   | Total Size | Number of Floors | Current Occupancy | Current Vacant | Largest Contiguous Available | Annual Base Rent | CAM Add-On Factor | Expense Stop | Building Class |
|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------|------------|------------------|-------------------|----------------|------------------------------|------------------|-------------------|--------------|----------------|
| 122 South College Bldg<br>122 S. College<br>Whitehurst & Smith                    | Austin Luce<br>The Means Companies<br>(903) 630-9180                      | 7,000 SF   | 2                | 60%               | 2,800 SF       | 500 SF                       | \$10.00 /SF      | N/A               | N/A          | C              |
| 210 South Broadway Building<br>210 S. Broadway Ave<br>Broadway Rusty Nail, Ltd    | Andy Bergfeld<br>Bergfeld Realty<br>(903) 592-1032                        | 13,357 SF  | 2                | 79%               | 2,763 SF       | 2,763 SF                     | \$18.36 /SF      | 15.0%             | Base Year    | B              |
| 320 South Broadway Building<br>320 S. Broadway Ave<br>Metro Asset Management, LLC | Andy Bergfeld<br>Bergfeld Realty<br>(903) 592-1032                        | 19,202 SF  | 2                | 100%              | 0 SF           | 0 SF                         | \$13.50 /SF      | 5.0%              | Base Year    | B              |
| 777 Building<br>777 S. Broadway<br>777 Freedom, LLC                               | OFF MARKET                                                                | 8,007 SF   | 2                | 100%              | 0 SF           | 0 SF                         | \$11.00 /SF      | 9.9%              | N/A          | C              |
| Asher Park<br>1011-1058 Asher Way<br>Asher Park, LLC                              | Cole Ihrig<br>Patterson Commercial<br>Property Group<br>(903) 597-1803    | 19,984     | 1                | 100%              | 0 SF           | 0 SF                         | \$22.00 /SF      | NNN               | N/A          | A              |
| Austin Bank Building<br>305 S. Broadway<br>Briarwood Group, Ltd                   | Martin Heines<br>Real Estate Services<br>(903) 593-2367                   | 46,800 SF  | 12               | 97%               | 1,400 SF       | 1,400 SF                     | \$13.75 /SF      | N/A               | None         | C              |
| Azalea Park Plaza<br>641-649 S. Broadway<br>HGW Properties, LLC                   | Russell Patterson<br>Patterson Commercial<br>Property<br>(903) 597-1800   | 12,698     | 1                | 65%               | 4,414 SF       | 2,902 SF                     | \$16.00 /SF      | N/A               | NNN          | B              |
| Blackstone Building<br>315 N. Broadway<br>Tyler Chamber of Commerce               | Cole Ihrig<br>Patterson Commercial<br>Property Group<br>(903) 597-1801    | 27,343 SF  | 6                | 100%              | 0 SF           | 0 SF                         | \$15.00 /SF      | 20.9%             | \$6.70       | B              |
| Energy Center, The<br>719 W. Front<br>Briarwood Group, Ltd                        | Martin Heines<br>Real Estate Services<br>(903) 593-2367                   | 41,560 SF  | 3                | 99%               | 380 SF         | 380 SF                       | \$17.50 /SF      | N/A               | None         | C              |
| Fair Building Tyler<br>121 S Broadway Ave<br>Tyler, TX 75703                      | Sam Scarborough & Stewart<br>Garrett<br>Scarborough CRE<br>(903) 707-8560 | 91,236 SF  | 8                | 94%               | 5,217 SF       | 1,108 SF                     | \$14.50 /SF      | Full Service      | N/A          | B              |
| First Place<br>100 E. Ferguson<br>Crest Properties, Ltd                           | Cole Ihrig<br>Patterson Commercial<br>Property Group<br>(903) 597-1800    | 174,578 SF | 12               | 84%               | 27,210 SF      | 6,452 SF                     | \$23.50 /SF      | 11.3%             | N/A          | A              |
| Fountain Square<br>401 E. Front<br>Briarwood Group, Ltd                           | Martin Heines<br>Real Estate Services<br>(903) 593-2367                   | 29,484 SF  | 2                | 92%               | 2,390 SF       | 1,115 SF                     | \$13.00 /SF      | N/A               | None         | C              |
| People's Petroleum Building<br>102 N. College<br>People's Petroleum Building, LLC | Andy Bergfeld<br>Bergfeld Realty<br>(903) 592-1032                        | 76,305 SF  | 15               | 100%              | 0 SF           | 0 SF                         | \$19.00 /SF      | N/A               | Base Year    | A              |
| Plaza Tower<br>110 N. College Ave<br>Patriots Tower, LLC                          | Andy Bergfeld<br>Bergfeld Realty<br>(903) 592-1032                        | 218,478 SF | 19               | 99%               | 1,575 SF       | 1,575 SF                     | \$22.00 /SF      | 8.0%              | Base Year    | A              |
| Tyler Office Center<br>120 S. Broadway<br>Wessbecher                              | OFF MARKET                                                                | 17,000 SF  | 2                | 84%               | 2,639 SF       | 948 SF                       | \$13.50 /SF      | N/A               | None         | B              |
| Waddel-Connally<br>112 E. Line St.<br>Monsour Family, Ltd                         | Cole Ihrig<br>Patterson Commercial<br>Property Group<br>(903) 597-1802    | 31,146 SF  | 3                | 100%              | 0 SF           | 0 SF                         | \$16.00 /SF      | 17.3%             | \$5.62       | B              |
| TOTAL/AVERAGES:                                                                   |                                                                           | 834,178 SF |                  | 91%               | 50,788 SF      |                              | \$16.93 /SF      |                   |              |                |





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3300 S. BROADWAY AVE TYLER, TX

**OAK PLAZA**



# Office Market Survey

## Presented by Burns Commercial Properties

### Tyler, TX - Fall 2025

#### Suburban District

| Property                                                                       | Contact                                                                 | Total Size | Number of Floors | Current Occupancy | Current Vacant | Largest Contiguous Available | Annual Base Rent | CAM Add-On Factor    | Expense Stop | Building Class |
|--------------------------------------------------------------------------------|-------------------------------------------------------------------------|------------|------------------|-------------------|----------------|------------------------------|------------------|----------------------|--------------|----------------|
| 2072 Three Lakes Pkwy<br>Tyler, TX 75703<br>Three Lakes Holdings, LLC          | Marc Ivy<br>BRIDGEWATER REALTY GROUP<br>(903) 881-3171                  | 3,634 SF   | 1                | 100%              | 0 SF           | 0 SF                         | \$19.00 /SF      | NNN                  | N/A          | A              |
| 2307 Dueling Oaks, Tyler,<br>TX 75703                                          | OFF MARKET                                                              | 1,500 SF   | 1                | 100%              | 0 SF           | 0 SF                         | \$20.00 /SF      | NNN                  | N/A          | A              |
| 2341 Dueling Oaks Dr<br>Tyler, TX 75703<br>Ivy Family Properties, LLC          | Marc Ivy<br>BRIDGEWATER REALTY GROUP<br>(903) 881-3171                  | 3,184 SF   | 1                | 59%               | 1,321 SF       | 1,321 SF                     | \$19.00 /SF      | NNN                  | N/A          | A              |
| 2383 Oak Alley, Tyler, TX<br>75703                                             | Greg Caton & John Landes<br>Caton Property Group<br>(903) 939-9850      | 1,885      | 1                | 0%                | 1,885 SF       | 1,885 SF                     | \$19.00 /SF      | NNN                  | N/A          | A              |
| 4550 Kinsey Dr<br>Dovetail Properties, LLC                                     | OFF MARKET                                                              | 2,376 SF   | 1                | 100%              | 0 SF           | 0 SF                         | \$16.00 /SF      | NNN                  | N/A          | B              |
| 6775 Old Jacksonville<br>AG JAX, LTD                                           | Greg Caton & John Landes<br>Caton Property Group<br>(903) 939-9849      | 5,147      | 1                | 71%               | 1,500 SF       | 4,380 SF                     | \$19.20 /SF      | Gross                | N/A          | A              |
| Alpha Centre<br>3200 Troup Hwy<br>Aberfeldy, Ltd                               | Russell Patterson<br>Patterson Commercial<br>Property<br>(903) 597-1800 | 45,632 SF  | 3                | 100%              | 0 SF           | 0 SF                         | \$14.50 /SF      | 20.0%                | Base<br>Year | B              |
| Atriums<br>1820 Shiloh Rd<br>Aberfeldy, Ltd                                    | Russell Patterson<br>Patterson Commercial<br>Property<br>(903) 597-1800 | 39,086 SF  | 1                | 94%               | 2,430 SF       | 2,017 SF                     | \$14.00 /SF      | 15.0%                | Base<br>Year | B              |
| Broadway Commons<br>8288 S. Broadway<br>Andres Alarcon                         | Robert Means<br>The Means Companies<br>(903) 594-8880                   | 16,000 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$16.00 /SF      | N/A                  | N/A          | B              |
| Broadway Hills Plaza<br>7925 S. Broadway Bldg. 9<br>CEP Properties, LLC        | OFF MARKET                                                              | 14,013 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$16.00 /SF      | NNN                  | N/A          | B              |
| Broadway Hills Plaza Bldg<br>11<br>7925 S Broadway Ave<br>Metric Holdings, LLC | Hagan Baker<br>Drake Real Estate &<br>Investments<br>(903) 581-3738     | 15,810 SF  | 2                | 100%              | 0 SF           | 0 SF                         | \$5,325.00 /MO   | NNN; Full<br>Service | N/A          | A              |
| Bullard Rd Square<br>5604 Old Bullard Rd<br>Harbor Properties                  | Barbara Horchler<br>Harbor Properties<br>(888) 792-0308                 | 13,857 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$16.00 /SF      | N/A                  | \$5.33       | C              |
| Colonial, The<br>5935 Old Bullard Rd<br>Harbor Properties                      | Barbara Horchler<br>Harbor Properties<br>(888) 792-0308                 | 10,300 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$15.00 /SF      | N/A                  | N/A          | B              |
| Commerce Square<br>3334 SSW Loop 323<br>Wynne Interests                        | OFF MARKET                                                              | 73,165 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$12.10 /SF      | N/A                  | None         | B              |
| Corporate Green Office<br>Park<br>5751-5767 Eagles Nest Blvd<br>Gencore, LLC   | Hagan Baker<br>Drake Real Estate &<br>Investments<br>(903) 581-3737     | 19,945 SF  | 1                | 100%              | 0 SF           | 2,985 SF                     | \$17.50 /SF      | NNN                  | N/A          | A              |





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3301 GOLDEN RD. TYLER, TX

**SOUTHEAST CENTER**



# Office Market Survey

## Presented by Burns Commercial Properties

### Tyler, TX - Fall 2025

#### Suburban District

| Property                                                                               | Contact                                                                              | Total Size | Number of Floors | Current Occupancy | Current Vacant | Largest Contiguous Available | Annual Base Rent | CAM Add-On Factor | Expense Stop | Building Class |
|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|------------|------------------|-------------------|----------------|------------------------------|------------------|-------------------|--------------|----------------|
| East Grande Office<br>1537 E. Grande Blvd.<br>K. O. Hesperia Enterprise, LLC           | OFF MARKET                                                                           | 6,390 SF   | 2                | 100%              | 0 SF           | 0 SF                         | \$18.00 /SF      | N/A               | N/A          | A              |
| Grande Centre<br>6101 S. Broadway<br>David A. Lake                                     | Blair Swaim<br>Burns Commercial Properties<br>(903) 534-1200                         | 90,704 SF  | 5                | 99%               | 883 SF         | 883 SF                       | \$20.50 /SF      | 12.2%             | \$6.68       | A              |
| Grande Plaza<br>212 Grande Blvd<br>Pyle Properties                                     | Brad Donley<br>Pyle Properties<br>(903) 509-8161                                     | 57,500 SF  | 1                | 83%               | 9,559 SF       | 7,679 SF                     | \$18.50 /SF      | N/A               | N/A          | B              |
| Heartland Financial Center<br>501 Shelley Dr<br>Hibbs Financial                        | Philip Humber<br>Burns Commercial Properties<br>(903) 534-1199                       | 58,531 SF  | 2                | 82%               | 10,795 SF      | 9,295 SF                     | \$20.00 /SF      | 15.0%             | Base Year    | A              |
| Hillside Business Park<br>15632 Hwy 110 South<br>Whitehouse, TX 75791                  | Marc Ivy<br>BRIDGEWATER REALTY GROUP<br>(903) 881-3171                               | 14,186     | 2                | 74%               | 3,679 SF       | 1,150 SF                     | \$18.00 /SF      | FULL              | N/A          | B              |
| Hollytree Professional Center<br>6770 Old Jacksonville Hwy<br>Butler Creek Investments | Hagan Baker<br>Drake Real Estate & Investments<br>(903) 581-3737                     | 19,784 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$16.50 /SF      | NNN               | N/A          | B              |
| Independence Center<br>100 Independence Pl<br>The Genecov Group                        | The Genecov Group<br>(903) 509-8844                                                  | 54,703 SF  | 4                | 98%               | 1,286 SF       | 1,286 SF                     | \$15.00 /SF      | 13.7%             | Base Year    | B              |
| Jordan Plaza<br>100 Jordan Plaza Blvd<br>Seitz Family Trust of 1988<br>Etal            | Hagan Baker<br>Drake Real Estate & Investments<br>(903) 581-3737                     | 39,506 SF  | 1                | 60%               | 15,964 SF      | 5,774 SF                     | \$12.00 /SF      | NNN               | N/A          | B              |
| Kinsey Office Park<br>4293, 4295, 4297 Kinsey Dr<br>Cooperative Teachers C.U.          | Sam Scarborough & Stewart<br>Garrett<br>Scarborough CRE<br>(903) 707-8560            | 10,690     | 1                | 83%               | 1,870 SF       | 168 SF                       | \$28.00 /SF      | Gross             | N/A          | B              |
| Kinsey Plaza<br>1420 WSW Loop 323<br>Cooperative Teachers C.U.                         | Sam Scarborough & Stewart<br>Garrett<br>Scarborough CRE<br>(903) 707-8560            | 26,592 SF  | 1                | 73%               | 7,102 SF       | 3,941 SF                     | \$33.00 /SF      | Gross             | N/A          | B              |
| Millennium Plaza<br>5230 Old Jacksonville Hwy<br>Mountain Park Holdings, LLC           | Russell Patterson & Cole Ihrig<br>Patterson Commercial<br>Property<br>(903) 597-1800 | 40,416 SF  | 2                | 96%               | 1,799 SF       | 1,799 SF                     | \$25.00 /SF      | 22.1%             | Base Year    | A              |
| Oak Leaf Building<br>5528 Old Bullard Rd<br>Harbor Properties                          | Barbara Horchler<br>Harbor Properties<br>(888) 792-0308                              | 12,360 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$15.00 /SF      | N/A               | \$2.75       | C              |
| Oak Manor<br>2524 Oak Manor Way<br>Griffgen Investments, LLC                           | OFF MARKET                                                                           | 6,338      | 2                | 100%              | 0 SF           | 0 SF                         | \$24.00 /SF      | NNN               | N/A          | A              |
| Oak Plaza<br>3300 S. Broadway Ave.<br>Drake Oak Plaza, LP                              | Hagan Baker<br>Drake Real Estate & Investments<br>(903) 581-3737                     | 63,960 SF  | 2                | 94%               | 3,751 SF       | 1,967 SF                     | \$23.18 /SF      | 16.8%             | N/A          | B              |
| Oakglen Office Building<br>5620 Old Bullard Rd<br>Harbor Properties                    | Barbara Horchler<br>Harbor Properties<br>(888) 792-0308                              | 18,271 SF  | 1                | 96%               | 704 SF         | 704 SF                       | \$20.00 /SF      | 15.0%             | Base Year    | B              |





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1101 E SOUTHEAST LOOP 323 TYLER, TX

**WOODGATE BUILDING IV**



# Office Market Survey

## Presented by Burns Commercial Properties

### Tyler, TX - Fall 2025

#### Suburban District

| Property                                                                  | Contact                                                                       | Total Size | Number of Floors | Current Occupancy | Current Vacant | Largest Contiguous Available | Annual Base Rent | CAM Add-On Factor | Expense Stop | Building Class |
|---------------------------------------------------------------------------|-------------------------------------------------------------------------------|------------|------------------|-------------------|----------------|------------------------------|------------------|-------------------|--------------|----------------|
| Omega Building, The<br>1901 Rickety Ln<br>Renard Management, Inc.         | OFF MARKET                                                                    | 11,400 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$13.00 /SF      | 15.0%             | N/A          | C              |
| One American Center<br>909 ESE Loop 323<br>Mesa Loans of Athens, LP       | Mark Whatley & Philip Humber<br>Burns Commercial Properties<br>(903) 534-1200 | 113,556    | 7                | 90%               | 10,885 SF      | 3,114 SF                     | \$20.00 /SF      | 12.4%             | Base Year    | A              |
| Paluxy Square<br>3800 Paluxy Dr<br>The Genecov Group                      | The Genecov Group<br>(903) 509-8844                                           | 78,794     | 1                | 92%               | 6,319 SF       | 1,341 SF                     | \$16.00 /SF      | N/A               | Base Year    | B              |
| Paluxy Plaza<br>6724 Paluxy Drive<br>Tyler, TX 75703<br>Harbor Properties | Barbara Horchler<br>Harbor Properties<br>(888) 792-0311                       | 5,400      | 1                | 77%               | 1,260 SF       | 1,260 SF                     | \$17.00 /SF      | N/A               | N/A          | B              |
| Park Garden Offices, The<br>4411 Old Bullard Rd<br>Harbor Properties      | Barbara Horchler<br>Harbor Properties<br>(888) 792-0308                       | 10,676 SF  | 1                | 92%               | 900 SF         | 900 SF                       | \$18.00 /SF      | Gross             | N/A          | B              |
| Pruitt Place Offices<br>1007 & 1011 Pruitt Place<br>ABBY Development, LP  | OFF MARKET                                                                    | 7,556 SF   | 1                | 100%              | 0 SF           | 0 SF                         | \$15.50 /SF      | 0.0%              | \$5.46       | A              |
| Pruitt Place Offices<br>1014 Pruitt Place<br>Pinstripe Properties, LLC    | OFF MARKET                                                                    | 3,671 SF   | 1                | 100%              | 0 SF           | 0 SF                         | \$16.00 /SF      | 0.0%              | \$4.38       | A              |
| Pruitt Place Offices<br>1015 Pruitt Place<br>ABBY Development, LP         | OFF MARKET                                                                    | 12,000 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$15.50 /SF      | NNN               | \$4.38       | A              |
| Regions Bank Building<br>1000 WSW Loop 323<br>WSW Loop Partners, LLC      | Philip Humber<br>Burns Commercial Properties<br>(903) 534-1200                | 12,367 SF  | 1                | 100%              | 0 SF           | 0 SF                         | \$12.00 /SF      | NNN               | N/A          | B              |
| Scottish Highlands<br>Troup Hwy & Kensington<br>The Genecov Group         | The Genecov Group<br>(903) 509-8844                                           | 32,847     | 1                | 78%               | 7,227 SF       | 4,207 SF                     | \$12.50 /SF      | 1.4%              | Base Year    | B              |
| Shelley Park<br>3901 Manhattan Dr<br>Shelley Park, LLC                    | Philip Humber<br>Burns Commercial Properties<br>(903) 534-1200                | 29,000     | 2                | 87%               | 3,696 SF       | 3,696 SF                     | \$22.00 /SF      | 18.7%             | Base Year    | A              |
| Shiloh Office Park<br>921 Shiloh Rd<br>Aberfeldy, Ltd                     | Russell Patterson<br>Patterson Commercial Property<br>(903) 597-1800          | 22,131 SF  | 1                | 70%               | 6,655 SF       | 6,655 SF                     | \$14.50 /SF      | N/A               | Base Year    | B              |
| Southeast Center<br>3301 Troup Hwy<br>Roosth Properties                   | Philip Humber<br>Burns Commercial Properties<br>(903) 534-1200                | 42,241     | 4                | 87%               | 5,378 SF       | 3,823 SF                     | \$17.00 /SF      | 15.0%             | \$8.00       | A              |
| Southgate Office Park<br>722 WSW Loop 323<br>The Genecov Group            | The Genecov Group<br>(903) 509-8844                                           | 11,893     | 1                | 100%              | 0 SF           | 0 SF                         | \$15.00 /SF      | N/A               | Base Year    | B              |
| Southpark Centre<br>1828 ESE Loop 323<br>Negem Investments, LLC           | Don Carroll<br>Landbridge Commercial<br>(903) 561-9527                        | 52,600     | 3.5              | 86%               | 7,262 SF       | 4,291 SF                     | \$16.50 /SF      | 14.0%             | \$6.68       | B              |





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121 S. BROADWAY AVE TYLER, TX

**THE FAIR BUILDING**



# Office Market Survey

## Presented by Burns Commercial Properties

### Tyler, TX - Fall 2025

#### Suburban District

| Property                                                                      | Contact                                                                       | Total Size   | Number of Floors | Current Occupancy | Current Vacant | Largest Contiguous Available | Annual Base Rent | CAM Add-On Factor | Expense Stop | Building Class |
|-------------------------------------------------------------------------------|-------------------------------------------------------------------------------|--------------|------------------|-------------------|----------------|------------------------------|------------------|-------------------|--------------|----------------|
| Southside Office Building<br>1324 S. Beckham<br>Pollard-Heines Buildings, LLC | Martin Heines<br>Real Estate Services<br>(903) 593-2367                       | 5,837 SF     | 1                | 100%              | 0 SF           | 0 SF                         | \$13.50 /SF      | N/A               | None         | C              |
| Threlkeld Building<br>515 WSW Loop 323<br>Kenneth & Cheryl Threlkeld          | Philip Humber & Luke Swanson<br>Burns Commercial Properties<br>(903) 534-1200 | 19,714       | 1                | 100%              | 0 SF           | 0 SF                         | \$16.00 /SF      | 4.5%              | Base Year    | B              |
| Trails Office Park, The<br>5433 Donnybrook Ave<br>SAVB, LLC                   | Russell Patterson<br>Patterson Commercial Property<br>(903) 597-1801          | 3,747 SF     | 1                | 28%               | 2,707 SF       | 2,707 SF                     | \$15.00 /SF      | N/A               | NNN          | A              |
| Two American Center<br>821 ESE Loop 323<br>Aberfeldy, Ltd                     | Russell Patterson<br>Patterson Commercial Property<br>(903) 597-1800          | 94,017 SF    | 5                | 85%               | 14,350 SF      | 8,998 SF                     | \$19.00 /SF      | 16.0%             | Base Year    | A              |
| Valley Office Suites<br>19025 Valley Drive<br>Flint, TX 75762                 | Marc Ivy<br>BRIDGEWATER REALTY GROUP<br>(903) 881-3171                        | 3,828        | 2                | 80%               | 750 SF         | 400 SF                       | \$18.00 /SF      | FULL              | N/A          | B              |
| WEST WAY FLEX CENTER<br>3709 West Way Street<br>Tyler, TX 75703               | Marc Ivy<br>BRIDGEWATER REALTY GROUP<br>(903) 881-3171                        | 10,000       | 1                | 100%              | 0 SF           | 0 SF                         | \$7.00 /SF       | NNN               | N/A          | C              |
| Winchester Office Complex<br>211-215 Winchester Dr<br>Harbor Properties       | Barbara Horchler<br>Harbor Properties<br>(888) 792-0308                       | 14,100 SF    | 1                | 100%              | 0 SF           | 0 SF                         | \$16.00 /SF      | N/A               | N/A          | C              |
| Woodgate Building I<br>1121 E Southeast Loop 323<br>CG INVESTMENTS LP         | Hagan Baker<br>Drake Real Estate & Investments<br>(903) 581-3740              | 32,948       | 1                | 89%               | 3,634 SF       | 1,663 SF                     | \$19.00 /SF      | Full Service      | N/A          | C              |
| Woodgate II<br>1021 ESE Loop 323<br>Flowers Davis, PLLC                       | Russell Patterson<br>Patterson Commercial Property<br>(903) 597-1800          | 33,040 SF    | 1                | 98%               | 759 SF         | 759 SF                       | \$14.50 /SF      | N/A               | Base Year    | B              |
| Woodgate IV<br>1101 ESE Loop 323<br>CG Investments, LP                        | Hagan Baker<br>Drake Real Estate & Investments<br>(903) 581-3742              | 50,757 SF    | 1                | 58%               | 21,330 SF      | 15,670 SF                    | \$19.00 /SF      | N/A               | \$6.68       | C              |
| Woodgate Centre<br>1001 ESE Loop 323<br>Woodgate Centre, LLC                  | Philip Humber<br>Burns Commercial Properties<br>(903) 534-1200                | 95,229       | 4                | 100%              | 0 SF           | 0 SF                         | \$17.00 /SF      | N/A               | Base Year    | A              |
| TOTAL/AVERAGES:                                                               |                                                                               | 1,594,814 SF |                  | 90%               | 157,640 SF     |                              | \$18.27 /SF      |                   |              |                |





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**Mark Whatley**  
Broker, CCIM



**Philip Humber**  
Associate Broker, CCIM



**Luke Swanson**  
Sales/Leasing Agent



**Hunter Stinson**  
Sales/Leasing Agent



**Blair Swam**  
Sales/Leasing Agent



**Aaron Uncapher**  
Sales/Leasing Agent



**Sandey Coker**  
Property Manager



**Lindsey Smith**  
Property Manager



**Heather Cress**  
Property Manager

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