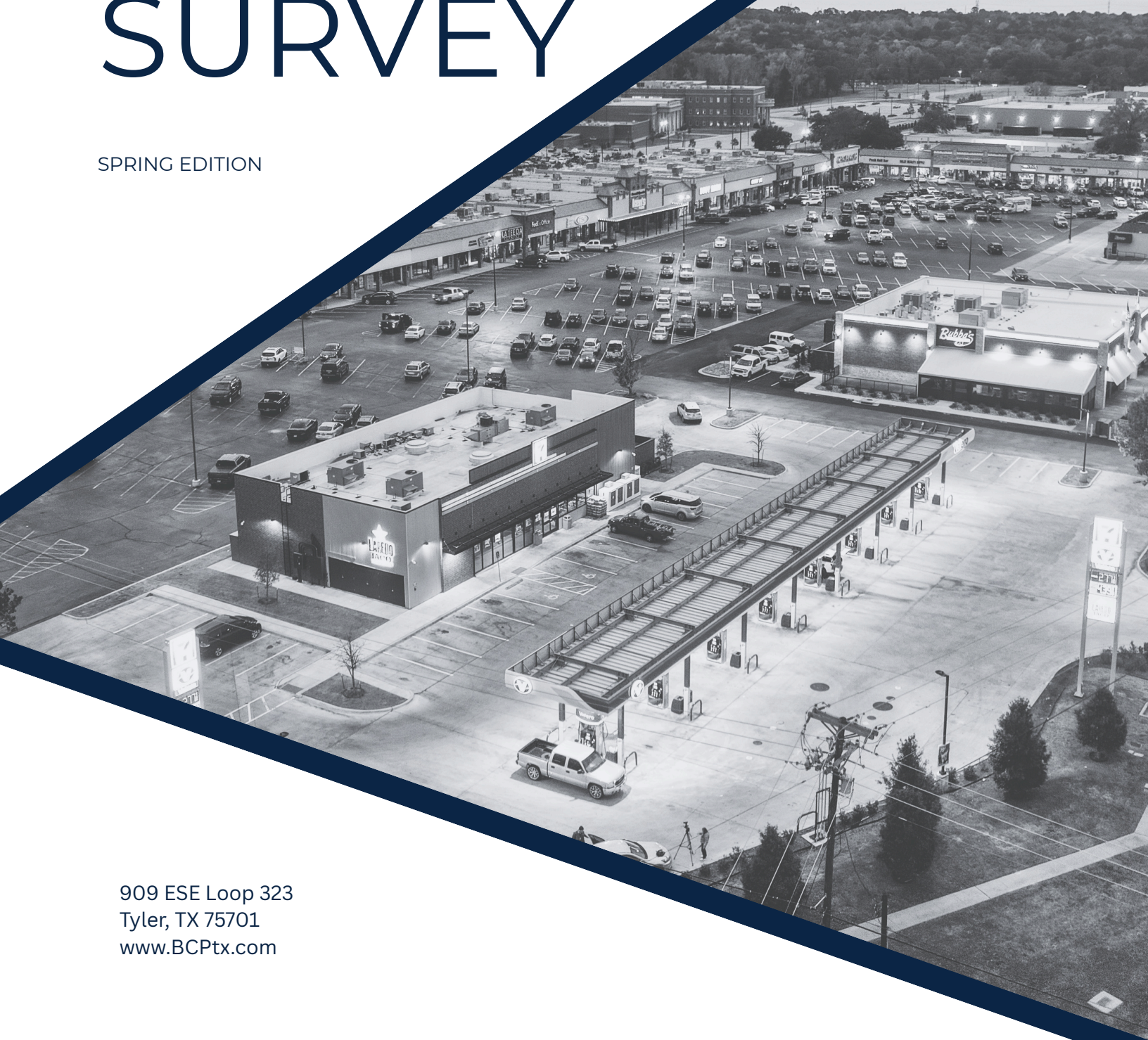




BURNS
COMMERCIAL
PROPERTIES

2026 RETAIL MARKET SURVEY

SPRING EDITION



909 ESE Loop 323
Tyler, TX 75701
www.BCPTx.com



BURNS COMMERCIAL PROPERTIES
2026 RETAIL MARKET SURVEY

TYLER, TEXAS

Burns Commercial Properties has completed its annual Retail Market Survey of the Tyler retail segment of the commercial real estate market in the largest city in Northeast Texas.

Tyler is a retail trade destination for over six hundred thousand (600,000) people who reside within a sixty mile radius of the Tyler metro area.

The new survey reveals that the retail market has remained stable for the past 3 years and maintained an overall occupancy rate stands at 88.48%, up slightly from 87.96% in 2025. Since 2024, the occupancy has ranged from 89.5% to 87.96%. This survey includes data from the owners and managers of 90 retail centers which contain a total of 3,690,509 square feet of building space.

Forty-two (42) of the properties are one hundred percent leased, which is an increase over the past year. Nineteen (19) properties have an occupancy rate of less than eighty percent, which is a decrease since 2025 report. Overall, we are seeing a trend towards higher occupancy rates in the existing South Tyler retail properties and an overall trend in occupancy rates in all retail properties in Tyler.

The average rental rate being quoted by the landlords is \$22.23 per square foot per year, up slightly from last year's rate of \$21.62. Expect this trend to continue as vacancies in the South Tyler retail properties continues to increase.

The overall health of the Tyler retail market appears to be strong. In the past year new retail construction has started (and grown) on Tyler's west Loop 323 corridor and also with the new planned Parkside Development on South Broadway, near the Village at Cumberland Park and Loop 49. Look for the supply of new retail space to increase substantially in the next few years.

In the coming months, the Dave & Buster's at Cumberland Center will commence construction for opening scheduled in late 2026 or early 2027, BJ's Wholesale should start construction on their Tyler location in the Parkside Development and Brookshires will open a new Tyler location on West Loop 323 soon. There continues to be movement with the existing retail users in the Tyler market as retailers expand and relocate to new locations to better suit their needs. It is likely that the Tyler retail market will remain strong with the addition of major retailers on the horizon that will draw additional shoppers to the area.

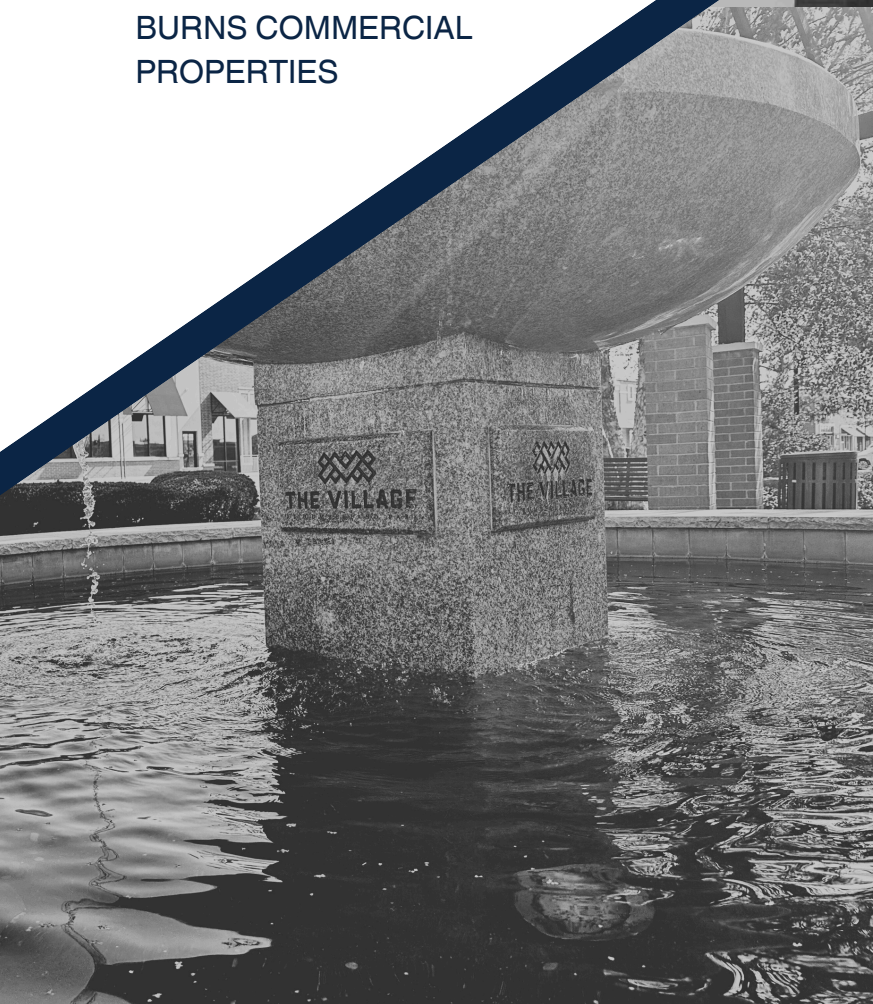
We appreciate the cooperation of all the property owners and managers who contributed the data for this survey. Thanks to Kyllia Byrd and Kimberly Mobley of the Burns Commercial staff for compiling and organizing the information.

Mark Whatley

Mark Whatley

THE VILLAGES AT CUMBERLAND

PROPERTY LEASED BY:
BURNS COMMERCIAL
PROPERTIES



2026 Retail Market Survey
Presented by Burns Commercial Properties
Tyler, TX - Spring 2026

Property	Owner	Contact	Year Built	Total Size	Current Occupancy	Current Vacant	Quoted Rent	NNN Charges	Largest Available Space	Anchor Tenants
1619 S. Broadway	Israel & Sigal, LTD	Andy Bergfeld Bergfeld Realty (903) 592-1032	1983	4,800 SF	100%	0SF	\$ 17.00 /SF	\$ 4.75 /SF	0	New York Pizza & Pasta, Texas Star Title & Loan
2376 Dueling Oaks	2376 Dueling Oaks, Inc	Will Melton WP Retail Group (214) 634-7777	2017	11,828 SF	100%	0SF	\$ 17.00 /SF	\$ -/SF	0	Texas de Brazil, NobiliTea
Beckham/Fifth Street 1690-1714 S. Beckham Ave	Pollard-Heines A Property, LLC	Martin Heines Real Estate Services (903) 593-2367	1994	7,000 SF	100%	0SF	\$ 20.00 /SF	\$ 4.00 /SF	0	Jersey Mike's, The Catch, Dominos
Bergfeld Center Broadway @ Eighth St.	Bergfeld Center, LP	Brad Bergfeld Bergfeld Realty (903) 592-1032	1948	157,717 SF	100%	0SF	\$ 13.00 - \$ 17.00 /SF	Net of Utilities /SF	0	Brookshire's, CVS Pharmacy, First Watch
Bowser Village 6555 Old Jacksonville Hwy	Tybow Property & Investments, LLC	Brent Bradberry/Becky McCord Drake Real Estate (903) 581-3739	2024	10,238 SF	100%	0SF	\$ 28.00 /SF	\$ 6.94 /SF	0	PJ's Coffee, RockBox, Action Behavior Center
Broadway Center 2125 S. Broadway	PCDF Properties, LLC	John Landes Fourth Point Real Estate (903) 521-6291	1963	60,000 SF	91%	5,672 SF	\$ 10.00 /SF	\$ 3.15 /SF	5,672	Dollar Tree, C R Scrubs
Broadway Crossing 5600 S. Broadway	Broadway Crossing, LTD		1996	135,151 SF	100%	0SF	\$ 16.50 /SF	\$ 5.50 /SF	0	Ulta, Lowes, Best Buy
Broadway Hills Plaza 7925 S. Broadway	Travis Pierce	Cole Ihrig, SIOR Patterson Commercial (903) 597-1800	2009	10,075 SF	53%	4,758 SF	\$ 18.00 /SF	\$ 7.98 /SF	1,603	Pizza Hut, Edible Arrangements
Broadway Market Center 4901-4949 Broadway Ave	Dunhill Partners	Melissa Moore Dunhill Partners (214) 261-9588	2001	94,000 SF	97%	2,566 SF	\$ 28.00 - \$ 34.00 /SF	\$ 5.44 /SF	2,566	Ross Dress For Less, Conns HomePlus, Jason's Deli, Eyeglass World, Nothing Bundt Cakes
Broadway Town Center 3500 S Broadway	Olde English Village Woodcrest, LP	Woodcrest Capital (903) 730-6240	1984	78,700 SF	83%	13,090 SF	\$ 15.50 /SF	\$ 3.11 /SF	2,914	O'Reilly Auto Parts, RisePX Fitness, Ruby's Taco, Fresh Juice Bar
Brookside Village 531 WSW Loop 323	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1983	38,092 SF	89%	4,376 SF	\$ 12.00 /SF	\$ 3.33 /SF	2,389	360 Fitness, Pristine Image Med Spa
Classic Building 6721 S. Broadway Ave.	GAMA Interests, LLC	Brent Bradberry/Matthew Marshall Drake Real Estate (903) 581-3738	2014	4,401 SF	100%	0SF	\$ 17.00 /SF	\$ 6.70 /SF	0	Vapor 100, Supercuts, uBreakiFix
Commons, The 5868 Old Jacksonville Hwy	The Genecov Group, Inc.	Mario Martinez The Genecov Group (903) 253-1931	2019	17,825 SF	100%	0SF	\$ 26.00 - \$ 35.00 /SF	\$ 7.49 /SF	0	Starbucks, Pet Supplies Plus, McAlister's Deli
Copper Ridge Retail 2981 Crest Ridge Drive	Copper Ridge Partnership, LLC	Adam Smith DuWest Realty Group (903) 939-9849	2017	12,000 SF	8%	11,000 SF	\$ 24.00 /SF	\$ 5.00 /SF	1,500	Shadow-Anchored by FRESH by Brookshires
Corner, The 11980 Hwy 64 E Tyler, TX 75707	Harbor Properties	Barbara Horchler Harbor Properties (888) 792-0310	2015	8,400 SF	72%	2,385 SF	\$ 16.00 /SF	\$ 2.50 /SF	2,385	Subway, East Lake Medical, Platinum Eagle Mortgage. Compassionate Cultivation
Edwin Watts Center 410 WSW Loop 323	KCR Retail LLC.	Blair Swaim Burns Commercial Properties (903) 534-1200	1976	11,983 SF	86%	1,725 SF	\$ 22.00 - \$ 25.00 /SF	\$ 5.00 /SF	1,725	Edwin Watts Golf, Locals
Epperson Plaza 5625 S. Broadway	Patricia Potts	Brent Bradberry/Becky McCord Drake Real Estate (903) 581-3737	1978	12,845 SF	100%	0SF	\$ 25.00 /SF	\$ 4.53 /SF	0	Broadway Dental, Sleep Ventures

PROPERTY LEASED BY:

PYLE PROPERTIES



2026 Retail Market Survey
Presented by Burns Commercial Properties
Tyler, TX - Spring 2026

Property	Owner	Contact	Year Built	Total Size	Current Occupancy	Current Vacant	Quoted Rent	NNN Charges	Largest Available Space	Anchor Tenants
Fifth & Fleishel E. Fifth St./Fleishel	Fernando Martinez	Luke Swanson Burns Commercial Properties (903) 534-1200	1960	22,289 SF	94%	1,230 SF	\$ 12.00 /SF	\$ 3.28 /SF	1,230	Jackson Hewitt Tax Service, Eastside Pharmacy
Fountains at Chimney Rock, The 5730 Old Bullard	KPE Investments, LLC	Mark Whatley Burns Commercial Properties (903) 534-1200	2011	31,007 SF	100%	0SF	\$ 20.00 /SF	\$ 6.67 /SF	0	Panera Bread, Michael's
French Quarter S. Broadway/Loop 323	Lasater's French Quarter	Mark Whatley Burns Commercial Properties (903) 534-1200	1976	141,220 SF	81%	27,320 SF	\$ 16.00 /SF	\$ 4.15 /SF	8,330	Boot Barn, Jared The Galleria of Fine Jewelry, Pizza Ranch, Bubba's 33
Front & Beckham Beckham/E. Front St.	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1956	65,691 SF	81%	12,743 SF	\$ 6.50 - \$ 10.00 /SF	\$ 2.53 /SF	5,894	Family Dollar, Rent-A-Center
Gateway Plaza 5361-5403 S. Broadway	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1999	49,675 SF	100%	0SF	\$ 15.00 /SF	\$ 4.92 /SF	0	Office Max, Racquet & Jog, Roost Chicken Salad and Deli
Gateway Towers 5380 Old Bullard Rd	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	2009	10,494 SF	100%	0SF	\$ 13.00 /SF	\$ 7.34 /SF	0	UPS Store, Social Security Office, Rage Salon
Grande Crossing 6420 S. Broadway	Fikes Wholesale Inc.	Shop Companies (214) 960-4545	1979	4,463 SF	72%	1,239 SF	\$ 25.00 /SF	\$ 6.00 /SF	1,239	Artisan Vapor
Green Acres Shopping Center 1700 - 1880 Troup Hwy	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1950	159,892 SF	91%	14,226 SF	\$ 12.00 - \$ 25.00 /SF	\$ 3.10 /SF	2,633	CHRISTUS Heart & Vascular Institute, Dollar General, Sherwin Williams, Fuzzy's Taco Shop
Heritage Retail Center 301 W Heritage Dr.	RLMI Heritage, LLC	Marc Ivy Bridgewater Realty Group (903) 881-3171	2008	11,483 SF	100%	0SF	\$ 16.00 /SF	\$ 4.50 /SF	0	Salon Boutique
Highland Village 3826 Troup Hwy	Cherry Wood Capital Group LTD		2000	46,650 SF	80%	9,200 SF	\$ 12.00 - \$ 15.00	\$ 7.00 /SF	9,200	Super 1 Foods, Dollar Tree, Anytime Fitness, Renal Care Group
Hobby Lobby/Mardel 4700 S. Broadway	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1981	101,102 SF	100%	0SF	\$ 7.50 /SF	\$ -/SF	0	Hobby Lobby , Mardel
Kinsey Crossing 1400 WSW Loop 323	One Tyler, LLC	Barbara Horchler Harbor Properties (888) 792-0309	2014	24,090 SF	100%	0SF	\$ 21.00 /SF	\$ 7.00 /SF	0	Rounder's Pizza, Dunkin Donuts/Baskin Robbins
Kinsey Plaza 1420 WSW Loop 323	Cooperative Teachers Credit Union	Samuel Scarborough Scarborough CRE (903) 707-8561	1965	8,102 SF	12%	7,102 SF	\$ 15.00 /SF	\$ 4.00 /SF	3,941	Charlotte Floyd, Advantage Roofing, Diabetic Renewal
Lincoln Plaza 2215 - 2235 W. Gentry	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1970	31,270 SF	100%	0SF	\$ 10.00 /SF	\$ 1.63 /SF	0	UT Health Science Center, Whataburger
Lone Star Center 2500 Block, E. Fifth St.	B & MA Ventures, LLC	Aaron Uncapher Burns Commercial Properties (903) 534-1200	1960	25,537 SF	87%	3,224 SF	\$ 12.00 /SF	\$ 2.34 /SF	2,024	Tyler Kung Fu, Tyler Thrift

PROPERTY LEASED BY:

BERGFELD REALTY GROUP



2026 Retail Market Survey
Presented by Burns Commercial Properties
Tyler, TX - Spring 2026

Property	Owner	Contact	Year Built	Total Size	Current Occupancy	Current Vacant	Quoted Rent	NNN Charges	Largest Available Space	Anchor Tenants
Loop East Center 2702 E. Fifth St.	Roosth Properties	Luke Swanson/Hunter Stinson Burns Commercial Properties (903) 534-1200	1968	78,089 SF	76%	18,896 SF	\$ 12.00 /SF	\$ 3.25 /SF	9,913	Brookshire's, Auto Zone, The Cleaning Company, Taco Bell
Market, The 2210 Three Lakes Parkway	Drake Three Lakes, LLC	Brent Bradberry/Matthew Marshall Drake Real Estate (903) 581-3738	2013	37,807 SF	93%	2,516 SF	\$ 18.00 - \$ 25.00 /SF	\$ 7.94 /SF	1,804	ETMC,Changmai Thai Kitchen, Moss, Lice Clinics of America, Lesniewski & Parker Insurance
Midtown Centre 1409-1433 Beckham Ave	PHSB, LLC	Martin Heines Real Estate Services (903) 593-2367	1965	71,666 SF	61%	28,000 SF	\$ 17.50 /SF	\$ 1.25 /SF	28,000	Manny's, UT Health, ETX Home Health
Midway Plaza 7484 S. Broadway	The Genecov Group, Inc.	Mario Martinez The Genecov Group (903) 253-1931	2010	12,575 SF	69%	3,941 SF	\$ 19.00 /SF	\$ 6.93 /SF	2,060	Wing Stop, Mama's Restaurant, VIP Nail
Natural Grocers/Ashley Homestore 4820 S. Broadway	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1978	63,613 SF	100%	0SF	\$ 11.00 /SF	\$ 2.99 /SF	0	Natural Grocers, Ashley Furniture
Newk's Center 3985 Old Jacksonville Hwy	Albriton Properties, LLC	Price Simmons Simmons Real Estate (903) 581-5858	2008	11,510 SF	100%	0SF	\$ 15.50 /SF	\$ 5.00 /SF	0	Newk's, New Smile Dental, Hospitality ER
Off Broadway I 2301 S. Broadway	Rosebriar Off Broadway	Samuel Scarborough Scarborough CRE (903) 707-8560	1984	45,482 SF	92%	3,692 SF	\$ 12.00 - \$ 14.00 /SF	\$ 3.00 /SF	2,150	Gray's Home Fashion Gallery, Allstate
Off Square 221-265 SBroadway& 111-119 University Place	Briarwood Group, Ltd	Martin Heines Real Estate Services (903) 593-2367	1960- 1980	40,000 SF	98%	800 SF	\$ 16.00 /SF	\$ -/SF	800	Moss Flower, ETX Brewing, Backbone Hair, Velvet Vintage, Hanson ImageWorks
Paluxy Plaza 1801 ESE Loop 323	Paluxy Plaza, LLC	Joe Merritt Merritt Capital Partners (214) 987-9808	1975	8,853 SF	92%	734 SF	\$ 14.00 - \$ 16.00 /SF	\$ 3.74 /SF	2,491	East Texas Title & Loan, Blue Rose Massage, 323 Smoke Shop, Smartphone ER, Total by Verizon
Patriot Commons 3979 University Blvd	Jokoco Enterprises, LLC	Philip Humber Burns Commercial Properties (281) 382-1438	2014	5,702 SF	100%	0SF	\$ 12.00 - \$ 16.00 /SF	\$ 7.14 /SF	0	Enoch's Coffee & Wine, Chomps, Insomnia Cookies
Patriot Corners 3905 University Blvd	Patriot Corners CBB, LLC	Andy Bergfeld Bergfeld Realty (903) 592-1032	2016	8,523 SF	100%	0SF	\$ 18.00 /SF	\$ 6.50 /SF	0	Pizza Hut, First Class Glass
Pavilion Center 4900 S. Broadway	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1994	30,670 SF	100%	0SF	\$ 20.00 /SF	\$ 5.23 /SF	0	Barnes & Noble, Northern Tool, CVS Pharmacy
Pine Tree Square Highway 64 West	Regal Star Ventures, LLC	Jose Thankachan Beam Real Estate (214) 529-4565	2004	19,160 SF	69%	6,000 SF	\$ 12.00 /SF	\$ 6.00 /SF	4,400	T-Mobile, Catos, Gamestop, Sally Beauty Supply
Pinnacle Plaza 3215-3235 SSW Loop 323	Drake Pinnacle, LLC	Hagan Baker/Matthew Marshall Drake Real Estate (903) 581-3737	1979	27,029 SF	77%	6,126 SF	\$ 12.00 /SF	\$ 2.97 /SF	6,026	DriveTime, Enterprise, Rent-a-Car, Generator Supercenter, Hertz, ETX Paddlesports
Plaza, The 4700 S. Broadway	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1982	30,784 SF	97%	972 SF	\$ 22.00 /SF	\$ 5.46 /SF	972	Jersey Mike's Subs, SAS Shoes, Sterling Grace, Chicken Salad Chick

PROPERTY LEASED BY:

CATON PROPERTY GROUP



2026 Retail Market Survey
Presented by Burns Commercial Properties
 Tyler, TX - Spring 2026

Property	Owner	Contact	Year Built	Total Size	Current Occupancy	Current Vacant	Quoted Rent	NNN Charges	Largest Available Space	Anchor Tenants
Plaza & People's Retail 102-110 N. College Ave	Brookshire & Bergfeld	Andy Bergfeld Bergfeld Realty (903) 592-1032	1932-1980	22,639 SF	93%	1,575 SF	\$ 20.00 /SF	\$ - / SF	1,575	Prime 102, Andy's Frozen Custard, Café 1948, Truevine
Point at the Ridge, The 7006 Highlands Lane	MBMWP, LLC	Greg Caton Caton Property Group (903) 939-9849	2016	6,000 SF	100%	0SF	\$ 17.00 /SF	\$ 5.50 /SF	0	Great Clips, Clothes Mentor
Midtown 1325 S. Beckham Ave	Pollard-Heines Buildings, LLC	Martin Heines Real Estate Services (903) 593-2367	1975	12,000 SF	100%	0SF	\$ 16.00 /SF	\$ -/SF	0	ETV Software, Mark's Formals
Progress Center 5524 Old Jacksonville Hwy	Travis Pierce	Cole Ihrig, SIOR Patterson Commercial (903) 597-1800	2010	8,642 SF	100%	0SF	\$ 21.00 /SF	\$ 5.83 /SF	0	Progress Cleaners, Salon, Donut Palace
Regency Center 6009 S. Broadway	Eltife Regency Center, LTD	Mark Whatley Burns Commercial Properties (903) 534-1200	1984	11,200 SF	100%	0SF	\$ 12.00 - \$ 20.00 /SF	\$ 3.50 /SF	2,600	The Perfect Peony, Mane Essentials
Ridge at Oak Hills, The 6899 Oak Hill Blvd.	Southern Classic Holdings, LLC	Matthew Marshall Drake Real Estate (903) 581-3737	2012	13,934 SF	100%	0SF	\$ 18.00 /SF	\$ 5.00 /SF	0	Scout Title & Abstract, Humo, The Studios
Rose Plaza 4017-4043 S. Broadway	Roosth Properties	Luke Swanson/Hunter Stinson Burns Commercial Properties (903) 534-1200	1976	44,700 SF	56%	19,519 SF	\$ 18.00 /SF	\$ 3.39 /SF	9,698	Vexus Fiber, Concentra Health, Sylvan Learning Center, Safe Lite Glass
Rose Plaza (Sprouts) 4015 S. Broadway	Vermeulen Ranch Center, LLC		2020	33,820 SF	100%	0SF	\$ -/SF	\$ -/SF	0	Sprouts Farmers Market
Sherwin Williams 6516 S. Broadway	Single Tenant Realty I, Ltd	Joe Merritt Merritt Capital Partners (214) 987-9808	2017 (renovated)	7,242 SF	100%	0SF	\$ 28.00 /SF	\$ 2.94 /SF	N/A	Sherwin Williams leases 100% of the building (expanded in Jan 2026)
Shiloh Crossing 3101 Shiloh Rd.	Jiwanis Legacy, LLC	Austin Luce (903) 574-0653	2007	13,580 SF	100%	0SF	\$ 18.00 /SF	\$ 4.62 /SF	0	Cato, Cash Store, Verizon, Wash Smart
Shoppes At Southeast Crossing, The 3320 Troup Hwy	MC Tyler One, LP	JB Dallas Ben Tan (214) 854-0338	1984	57,610 SF	62%	22,154 SF	\$ 15.00 - \$ 16.00 /SF	\$ 3.50 /SF	9,363	Roma's, 24 Wellness Pharmacy, U.S. Post Office
Shoppes on Broadway 6900 S. Broadway	Shoppes on Broadway, LLC	Don Carroll Landbridge Commercial Properties (903) 561-9527	2005	13,500 SF	85%	2,050 SF	\$ 23.00 /SF	\$ 10.63 /SF	2,050	Mattress Firm, Verizon, Papa Murphy's, Solar Nails
Shops at Cumberland 7924 S. Broadway	Youk & Sun, LLC	Samuel Scarborough Scarborough CRE (903) 707-8562	2007	17,035 SF	100%	0SF	\$14.00-\$22.00 /SF	\$ 6.60 /SF	0	The Diner, Marco's Pizza
Shops at Old Bullard 5825/5875 Old Bullard Rd.	Venture Properties	Luke Swanson Burns Commercial Properties (281) 382-1438	2006	14,040 SF	100%	0SF	\$ 20.00 /SF	\$ 6.63 /SF	0	Smallcakes, The Strand Studio, Tru Tan, CHRISTUS Health
Shops at Shiloh Rd., The 5011 Troup Hwy	Yasin Ventures, LLC	Aaron Uncapher Burns Commercial Properties (903) 534-1200	2008	15,350 SF	79%	3,200 SF	\$ 24.00 /SF	\$ 6.50 /SF	2,450	Chase Bank, CEFECO Fuel C-Store

PROPERTY LEASED BY:

PATTERSON COMMERCIAL PROPERTY GROUP



2026 Retail Market Survey
Presented by Burns Commercial Properties
Tyler, TX - Spring 2026

Property	Owner	Contact	Year Built	Total Size	Current Occupancy	Current Vacant	Quoted Rent	NNN Charges	Largest Available Space	Anchor Tenants
Sonoma Village 7428 Old Jacksonville	OKBA Enterprises	The Lewin Group (415) 937-6100	2016	22,500 SF	100%	0SF	\$ 18.00 /SF	\$ 7.00 /SF	0	Blue, Cantina Laredo, The Humidor, Nirvana Nail, Mortgage House
Southeast Crossing 2310-2316 ESE Loop 323	Negem Investments, LLC	Don Carroll Landbridge Commercial Properties (903) 561-9527	1983	15,518 SF	92%	1,261 SF	\$ 15.50 /SF	\$ 2.55 /SF	1,261	State Farm, Crazy Hot Deals, Tower Loan, Spotted Hare Salon, Messgae Spa
Southland Plaza West 631, 701-755 S. Beckham	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1965	22,085 SF	92%	1,662 SF	\$ 17.00 /SF	\$ 5.52 /SF	1,662	Papa John's, Schlotzsky's, H2Health
Southpark Center Loop 323/Troup Hwy	Tyler Southpark Center, LP	Walter Northcutt Beer Wells Real Estate Services - East Texas (903) 753-2191	1983	91,777 SF	88%	11,107 SF	\$ 15.00 /SF	\$ 4.55 /SF	6,045	Wal-Mart Neighborhood Market, CSL Plasma
Southpoint Plaza 5111 Troup Hwy	Southpoint Plaza, LLC	Luke Swanson Burns Commercial Properties (281) 382-1438	1984	15,073 SF	75%	3,772 SF	\$ 12.00 /SF	\$ 4.81 /SF	1,260	Rose Dental Care, Domino's Pizza
South Towne One 6421 S. Broadway	Sword Waldie, LLC	Greg Caton Caton Property Group (903) 939-9849	2015	17,066 SF	100%	0SF	\$ 24.00 - /SF \$ 29.00	\$ 5.66 /SF	0	Nirvana Nails, B-Fit Tyler, The Juicy Sea Food
South Towne Two 6611 S. Broadway	Sword Waldie, LLC	Greg Caton Caton Property Group (903) 939-9849	2015	4,800 SF	100%	0SF	\$ 35.00 /SF	\$ 5.66 /SF	0	Bahama Bucks, La Vera Restaurante Italiano
South Towne Three 6621 S. Broadway	Sword Waldie, LLC	Greg Caton Caton Property Group (903) 939-9849	2016	2,605 SF	0%	2,605 SF	\$ 30.00 /SF	\$ 5.66 /SF	2,605	Mikoto Ramen Bar & Sushi
South Towne Five 6421 S. Broadway	Sword Waldie, LLC		2017	8,458 SF	100%	0SF	\$ -/SF	\$ -/SF	0	Walk On's
Sprouts Shadow-Anchored Retail Center 4007 S. Broadway Ave.	The Genecov Group, Inc.	Mario Martinez The Genecov Group (903) 253-1931	1973	12,000 SF	63%	4,500 SF	\$ 20.00 /SF	\$ 3.21 /SF	1,800	Game X Change
Sunset Plaza 1909 ESE Loop 323	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	1992	108,454 SF	87%	14,407 SF	\$ 9.50 /SF	\$ 2.51 /SF	20,742	Crunch Fitness, Ivan Smith Furniture
Swann's Plaza 7328 Old Jacksonville	Elam Swann Properties, Ltd	The Lewin Group (415) 937-6100	2015	51,100 SF	100%	0SF	\$ 20.00 /SF	\$ 5.00 /SF	0	Swann's Furniture & Design
Tanglewood East Loop 323 & E. Fifth Street	Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	1986	41,753 SF	88%	4,806 SF	\$ 12.00 - /SF \$ 15.00	\$ 2.40 /SF	2,568	Save More, Shipley Donuts
Tanglewood West 1925-1945 SSE Loop 323	Newland DFW, LLC		2004	6,067 SF	100%	0SF	\$ 12.00 - /SF \$ 14.00	\$ 4.14 /SF	0	Subway
Terilinga Heights Shopping Center 2416 SSE Loop 323	Tyler Capital Investments, LLC	Cole Ihrig, SIOR Patterson Commercial (903) 597-1800	1978	2,900 SF	100%	0	\$ 12.00 /SF	\$ 3.37 /SF	0	Poodle Patch

PROPERTY LEASED BY:

DRAKE REAL ESTATE & INVESTMENTS



2026 Retail Market Survey
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Tyler, TX - Spring 2026

Property	Owner	Contact	Year Built	Total Size	Current Occupancy	Current Vacant	Quoted Rent	NNN Charges	Largest Available Space	Anchor Tenants
Three Lakes Shopping 2251 Three Lakes Parkway	Recarr, LLC	Greg Caton Caton Property Group (903) 939-9849	2015	10,000 SF	85%	1,500 SF	\$ 17.00 /SF	\$ 5.00 /SF	1,490	Little Caesar's, Tea to Go, Nail Salon
Times Square 5201 S. Broadway	Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	1985	103,645 SF	92%	8,692 SF	\$ 21.00 /SF	\$ 3.80 /SF	6,478	Times Square Grand Slam
Towne Oaks Plaza 419 WSW Loop 323	The Genecov Group, Inc	Mario Martinez The Genecov Group (903) 253-1931	2016	18,098 SF	100%	0SF	\$ 26.00 /SF	\$ 8.77 /SF	0	La Madeline, It's a Secret Med Spa
Troup Square 3707 Troup Hwy	Terry Cook, etal	Blair Swaim Burns Commercial Properties (903) 534-1200	2008	13,330 SF	71%	3,841 SF	\$ 24.00 /SF	\$ 8.98 /SF	0	Tru Tan, Sports Clips, Fire Fish
Tyler Rose Plaza 3825 Hwy 64 West	Tyler Rose Plaza, LLC	Clay Olivier (512) 784-7534	2005	32,196 SF	83%	5,369 SF	\$ 18.00 /SF	\$ 4.68 /SF	2,744	Dollar Tree, Great Clips, One Main Financial, Pizza Hut
Tyler Town Center 322 ESE Loop 323	Town Center Retail, LLC	Blair Swaim Burns Commercial Properties (903) 534-1200	1985	44,671 SF	78%	10,015 SF	\$12.00- \$18.00 /SF	\$ 3.61 /SF	4,912	Cotton Patch Café, Pinot's Palette, Hollywood Nails
Village at Cumberland Park, The 8900 S. Broadway	Tyler Broadway Centennial, LP	Mark Whatley Burns Commercial Properties (903) 534-1200	2014	660,000 SF	87%	88,264 SF	\$ 18.00 - \$ 45.00 /SF	\$ 5.39 /SF	28,751	Studio Movie Grill, TJ Maxx, FD's Grillhouse, Urban Air, Planet Fitness, H&M, World Market, Old Navy
West Bow 1204-1218 W. Bow St.	Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	1965	31,383 SF	69%	9,700 SF	\$ 9.00 - \$ 12.00 /SF	Gross Rent /SF	9,700	Cititrends, Rent-A-Center
West Erwin 2301-2415 W. Erwin St.	Pyle Properties	Brad Donley Pyle Properties (903) 509-8161	1960	38,071 SF	100%	0SF	\$ 7.50 - \$ 8.50 /SF	Gross Rent /SF	0	Dollar General, Supermercado del Pueblo
West Village 2467 Crow Rd.	Drake West Village, LP	Brent Bradberry/Matthew Marshall Drake Real Estate (903) 581-3737	2015	11,700 SF	100%	0SF	\$ 21.00 /SF	5.94 /SF	0	Cole & Co., 1836 Texas Kitchen, Back 9 Golf
Westside Center 400 SSW Loop 323	FSC TYLER TX LLC		2016	6,000 SF	100%	0SF	\$ 19.00 /SF	\$ 4.73 /SF	0	Wing Stop, Subway, CashMax
Westwood Shopping Center 510 Loop 323/Hwy 31 W	Ruben Martinez	Luke Swanson Burns Commercial Properties (903) 534-1200	1983	83,092 SF	91%	7,100 SF	\$ 13.00 /SF	\$ 3.98 /SF	3,600	Super Mercado, Little Caesar's, Red Hanger Cleaners
Woodcreek Village 6004 S. Broadway	FMH Tyler Properties, LLC	Jo Dobbs Interlink CommercialReal Estate (903) 571-4960	1981	24,392 SF	82%	4,400 SF	\$ 12.00 /SF	\$ 4.37 /SF	2,700	Jimmy's Egg, Donut Palace, Kabayan Asian Market, Prism Beauty Bar, Brain's Smoke & Vape
TOTALS:				3,689,509	88.48%	425,032	\$ 22.23 /SF			



**BURNS
COMMERCIAL
PROPERTIES**



Mark Whatley
Broker, CCIM



Phillip Humber
Associate Broker, CCIM



Aaron Uncapher
Sales/Leasing Agent



Hunter Stinson
Sales/Leasing Agent



Blair Swaim
Sales/Leasing Agent



Luke Swanson
Sales/Leasing Agent



Lindsey Smith
Property Manager



Sandey Coker
Property Manager



Heather Cress
Property Manager

THE PEOPLE BEHIND THE PROPERTIES

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