



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



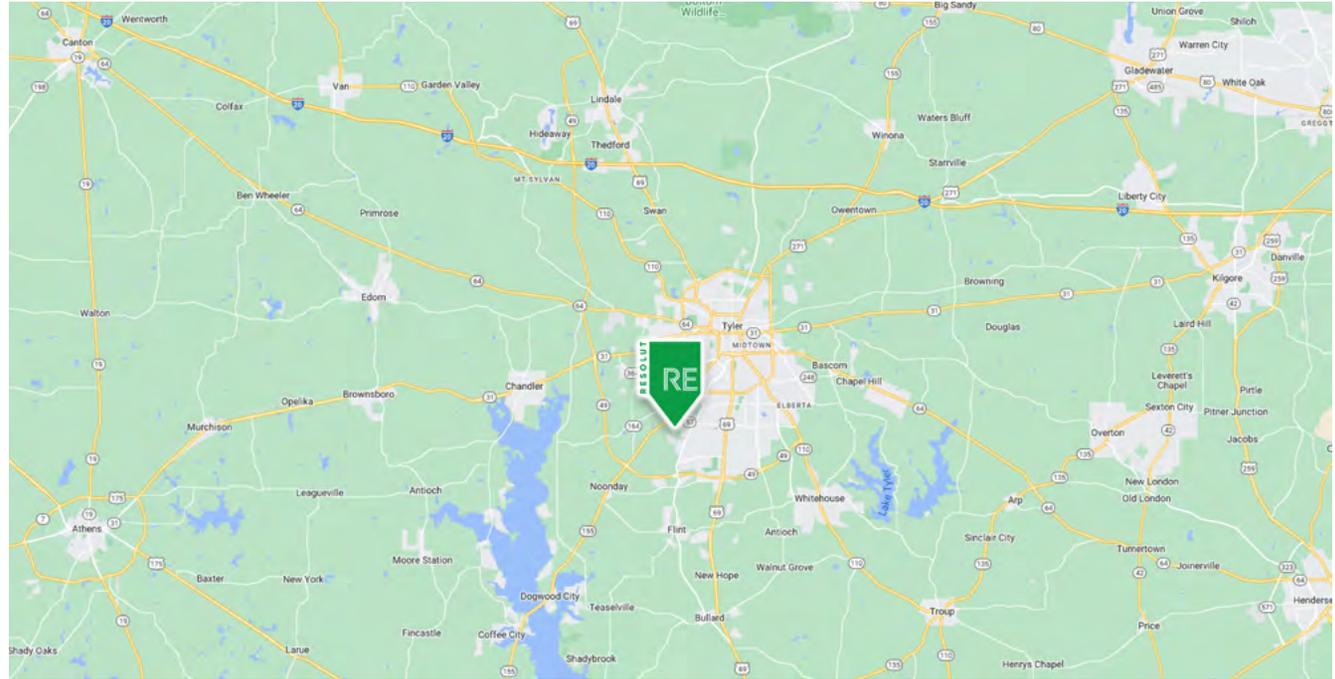
A DEVELOPMENT BY:



SHOPS AT BUTLER CREEK | 3556 W Grande Blvd, Tyler, TX 75703

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
- Retail to be delivered spec mid 2026



AREA TRAFFIC GENERATORS



Gavin Fite

gfite@resolutre.com | 214.367.6404

DEMOGRAPHIC SNAPSHOT 2025



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





TABULATIONS

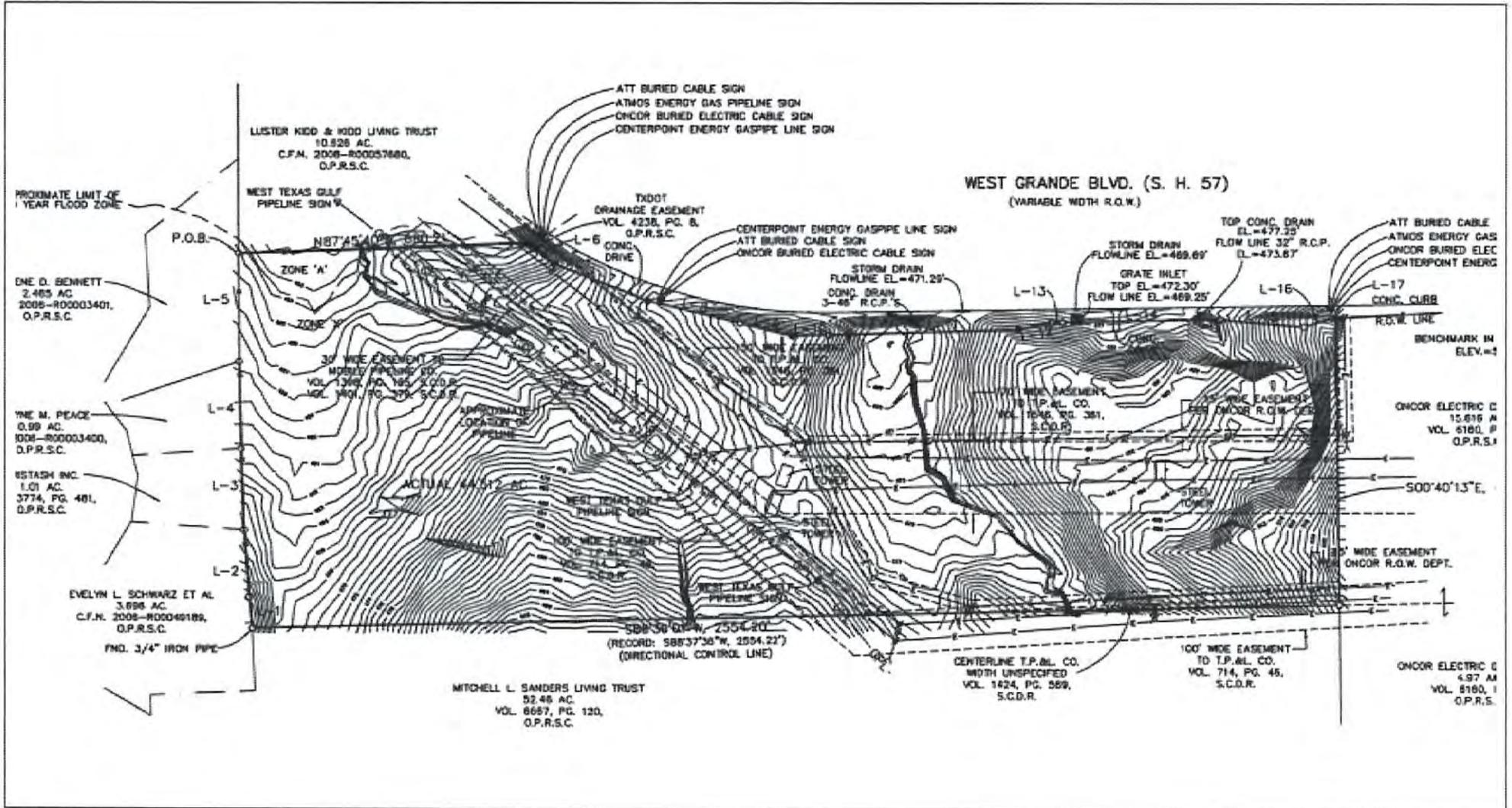
- A area Retail = 4.59 +/- ac
- B area Commercial = 2.86 +/- ac
- C area Commercial = 4.01 +/- ac
- D area Commercial = 6.88 +/- ac
- E area SR's Lodge Housing = 7.85 +/- ac
- F area Single Family = 40.27 +/- ac
- G area Seniors Resort = 6.02 +/- ac
- H area Multi Family = 16.87 +/- ac

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

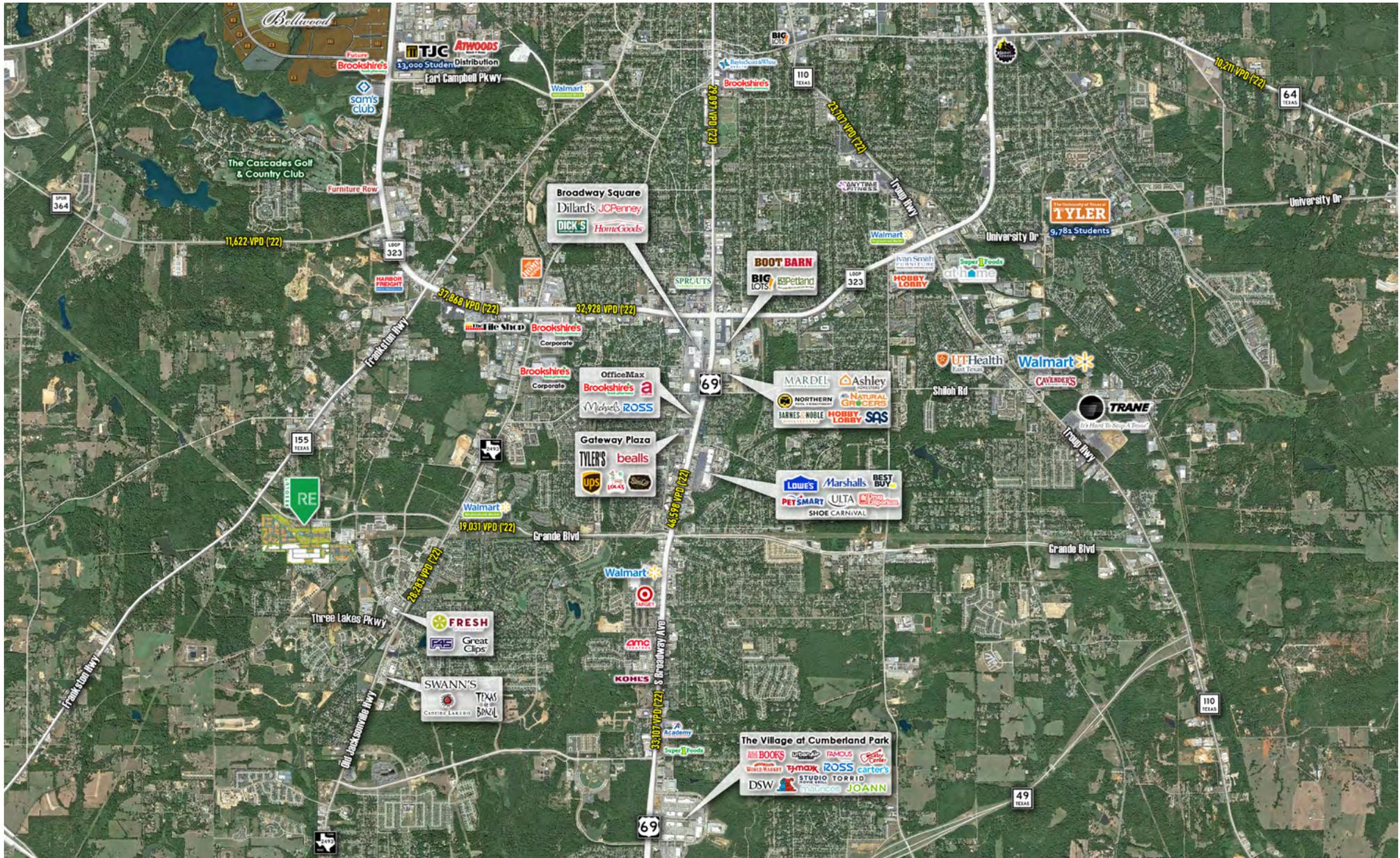
45 acres to the north in the city of Tyler
55 acres to the south outside Tyler city limits

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









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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov