

OFFICE BUILDING FOR SALE

SALE PRICE: \$13,900,000



One American Center

909 E Southeast Loop 323, Tyler, TX 75701

- 120,690 SF multi-unit building featuring 35 units
- Constructed in 1983 with established operational history
- Leasehold Estate
- Strong 90.4% occupancy rate reflecting solid in-place performance
- Prime frontage and visibility along Loop 323 in Tyler, TX
- Zoned PMXD-1 with high-density mixed-use flexibility

Mark Whatley, CCIM

Owner/Broker
903.530.0955
mwhatley@bcptx.com

Philip Humber, CCIM

Associate Broker
281.382.1438
phumber@bcptx.com



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PROPERTY DESCRIPTION

Introducing a prime investment opportunity in Tyler, TX: a 120,690 SF, 35-unit office building boasting a 90.4% occupancy rate. Built in 1983 and zoned PMXD-1, this property presents an attractive prospect for office building investors seeking a solid asset in a high-demand market. With its strategic location and impressive occupancy rate, this property delivers a compelling opportunity to generate long-term value and stable returns. Don't miss out on the potential of this well-established commercial asset in Tyler.

OFFERING SUMMARY

Sale Price:	\$13,900,000
Number of Units:	35
Lot Size:	5.39 Acres
Building Size:	112,838 SF
NOI:	\$1,054,709.00
Cap Rate:	7.59%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,107	24,369	37,558
Total Population	8,363	64,920	106,526
Average HH Income	\$106,005	\$94,602	\$93,257

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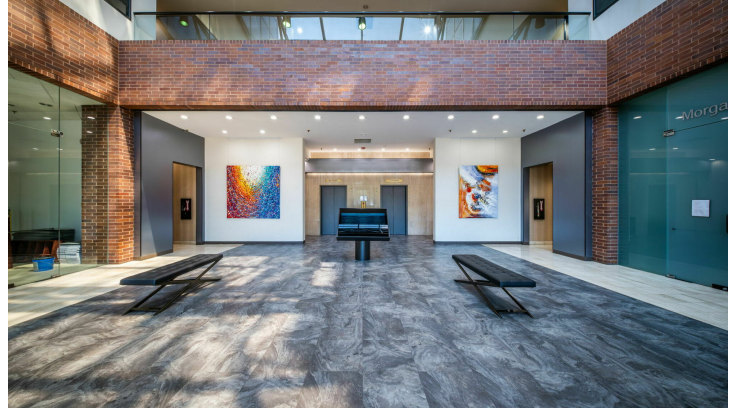
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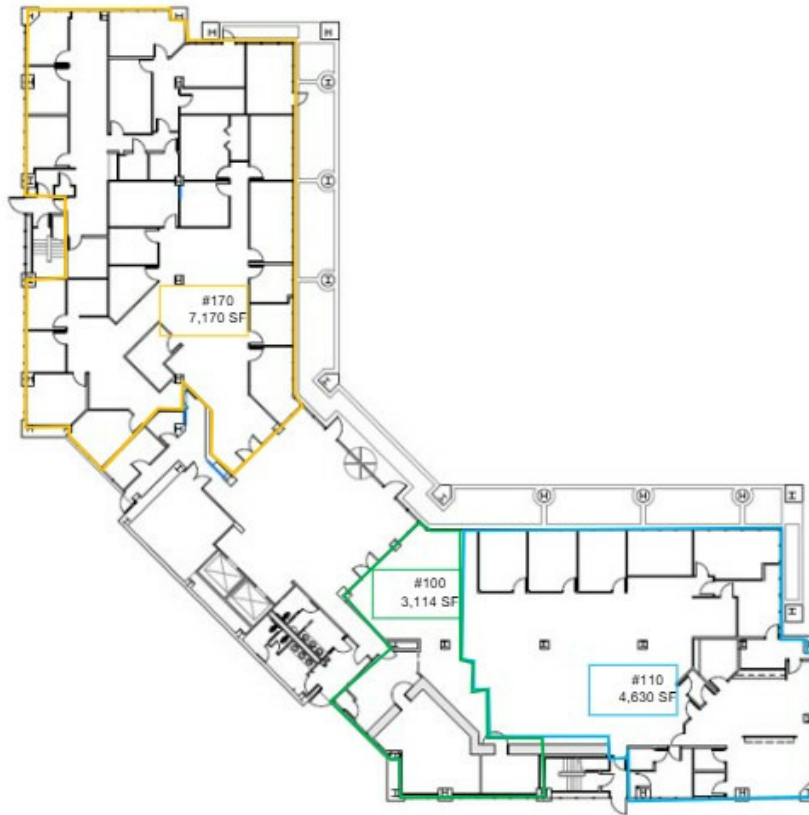


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1st Floor Plan
January 2025

One American Center
909 ESE Loop 323
Tyler, TX



One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

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2nd Floor Plan
January 2025

One American Center
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SECOND FLOOR PLAN

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3rd Floor Plan
November 2024

One American Center
909 ESE Loop 323
Tyler, TX




THIRD
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

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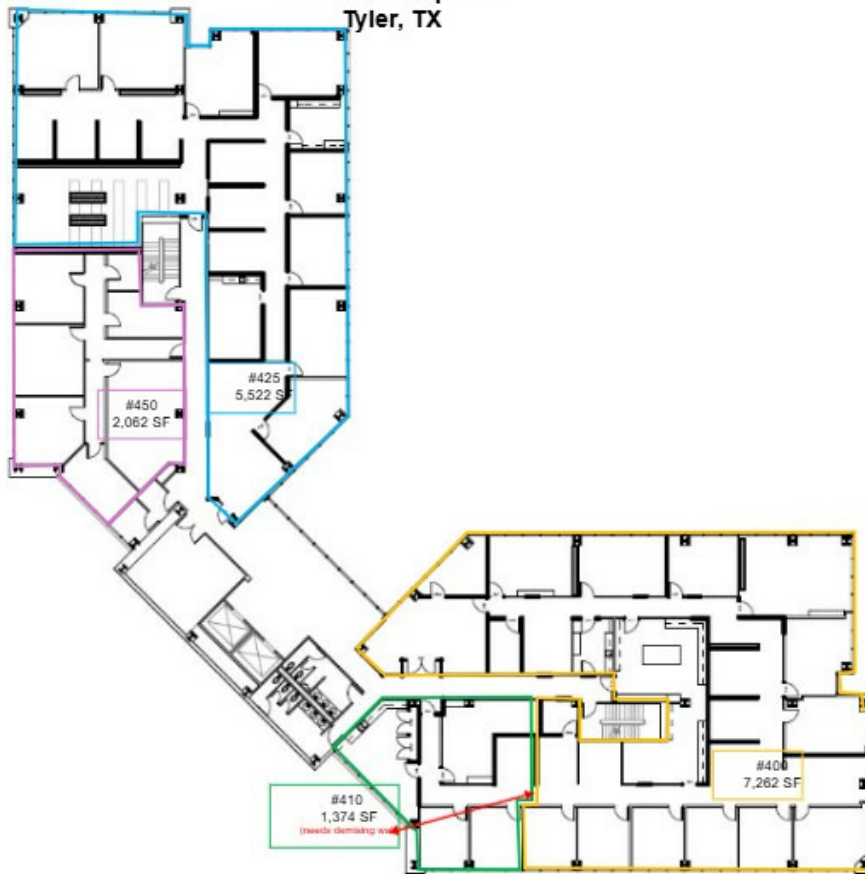
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4th Floor Plan
November 2024

One American Center
909 ESE Loop 323
Tyler, TX



FOURTH
FLOOR PLAN

One American Center
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5th Floor Plan
January 2025

One American Center
909 ESE Loop 323
Tyler, TX



NORTH
FIFTH
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
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6th Floor Plan
April 2025

One American Center
909 ESE Loop 323
Tyler, TX



SIXTH
FLOOR PLAN

One American Center
909 ESE Loop 323
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903-534-1200

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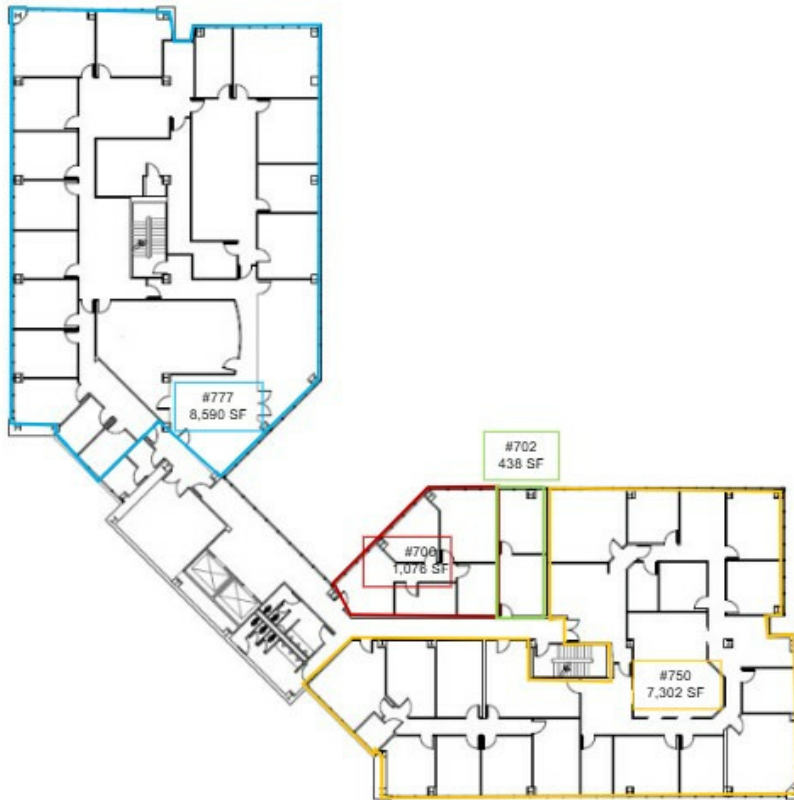


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7th Floor Plan
April 2025

One American Center
909 ESE Loop 323
Tyler, TX



SEVENTH
FLOOR PLAN

One American Center
909 ESE Loop 323
Tyler, TX 75701
903-534-1200

Mark Whatley, CCIM

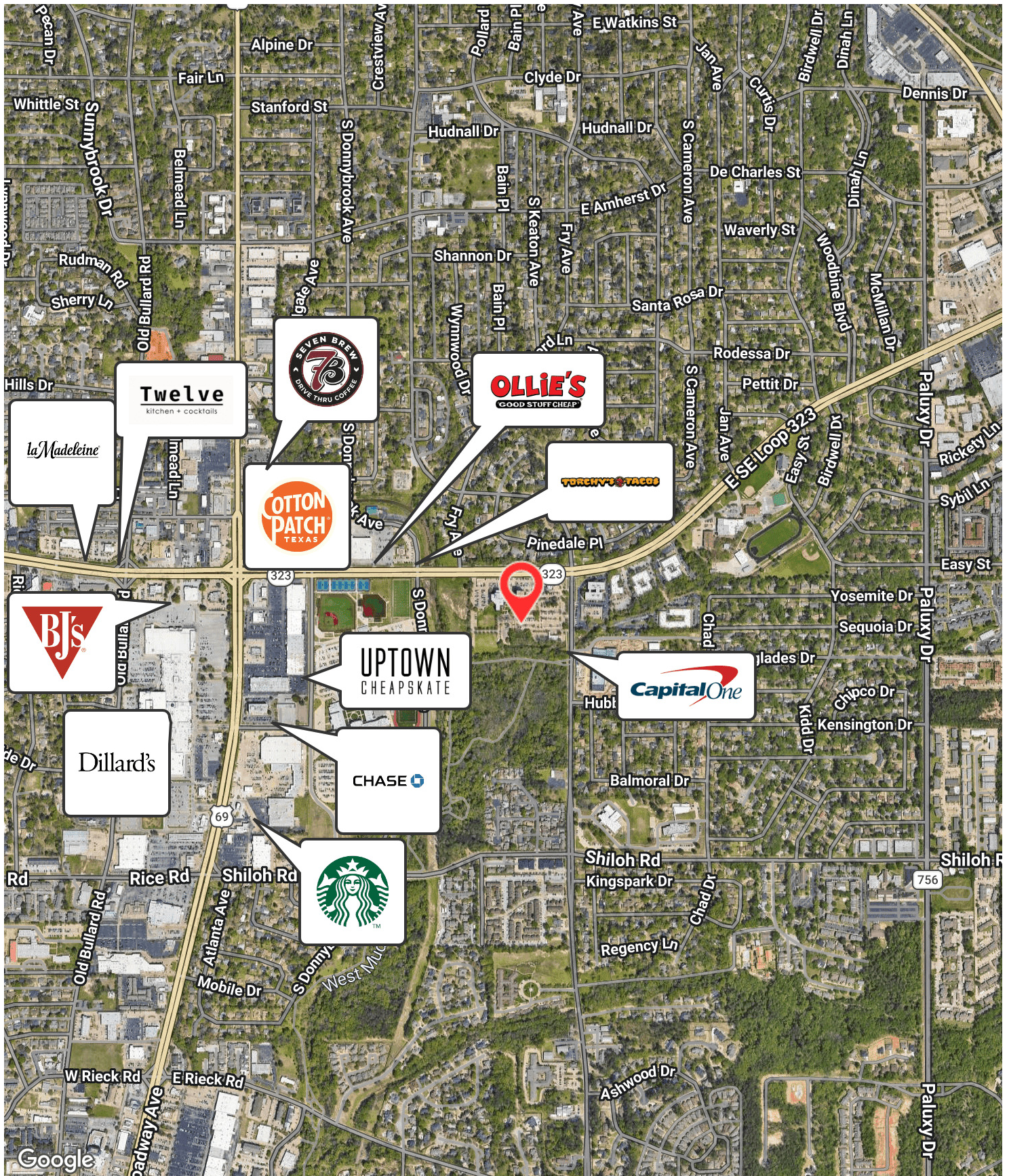
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Information About Brokerage Services

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

2-10-2025



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:
 - 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.

Burns Commercial Properties, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Whatley	423898	mwhatley@bcptx.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
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

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