

For Sale

**Office Building in
Tyler, Texas**

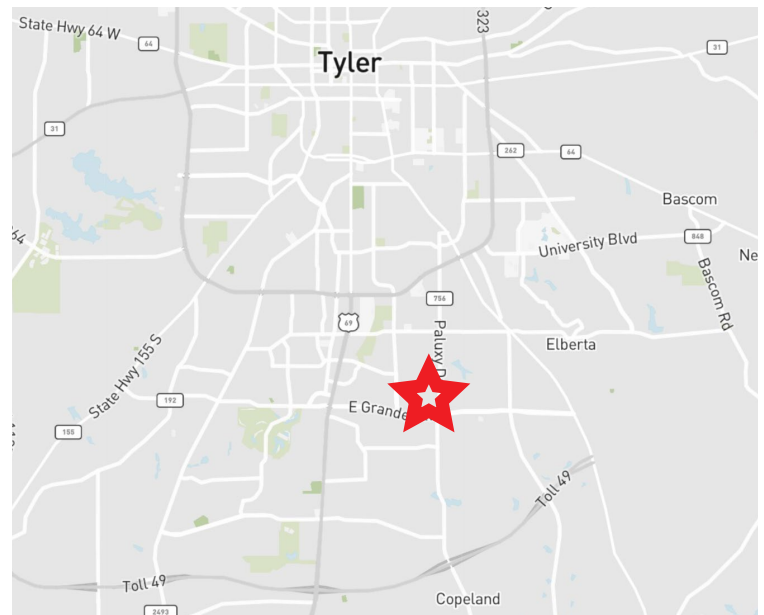
5,000 SF on ±5.699 AC

**6131 Paluxy Drive
Tyler, TX 75703**



Property Highlights

- Desirable South Tyler Location
- Parking Available (20 Spaces)
- Close to Local Amenities
- Campus Setting
- **Seller Will Vacate at Closing**



For information contact:

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Price Simmons

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Building Details



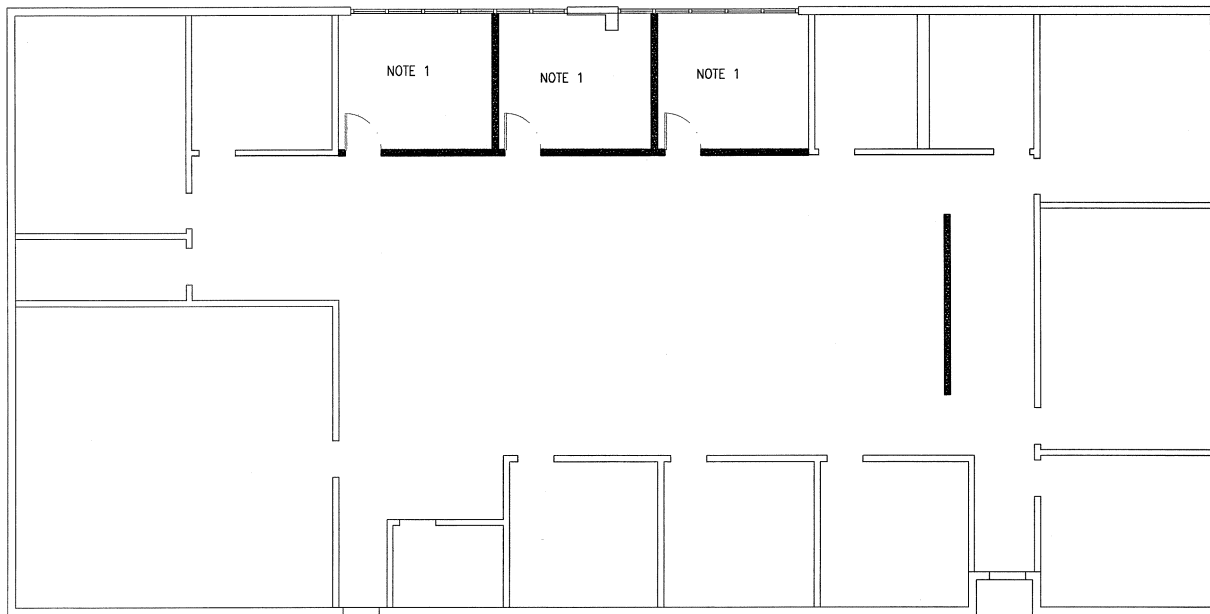
IT BUILDING

IT Building - 5,000 SF 6131 Paluxy Dr

- Parking – 20 Total (1 H, 19 reg – uncovered)
- 11 Offices ~11x8
- Open Training Room
- Large Storage
- Constructed in 1998



Floorplans



1 POWER DEMO PLAN - IT BUILDING
E2.2 SCALE: 1/8" = 1'-0"



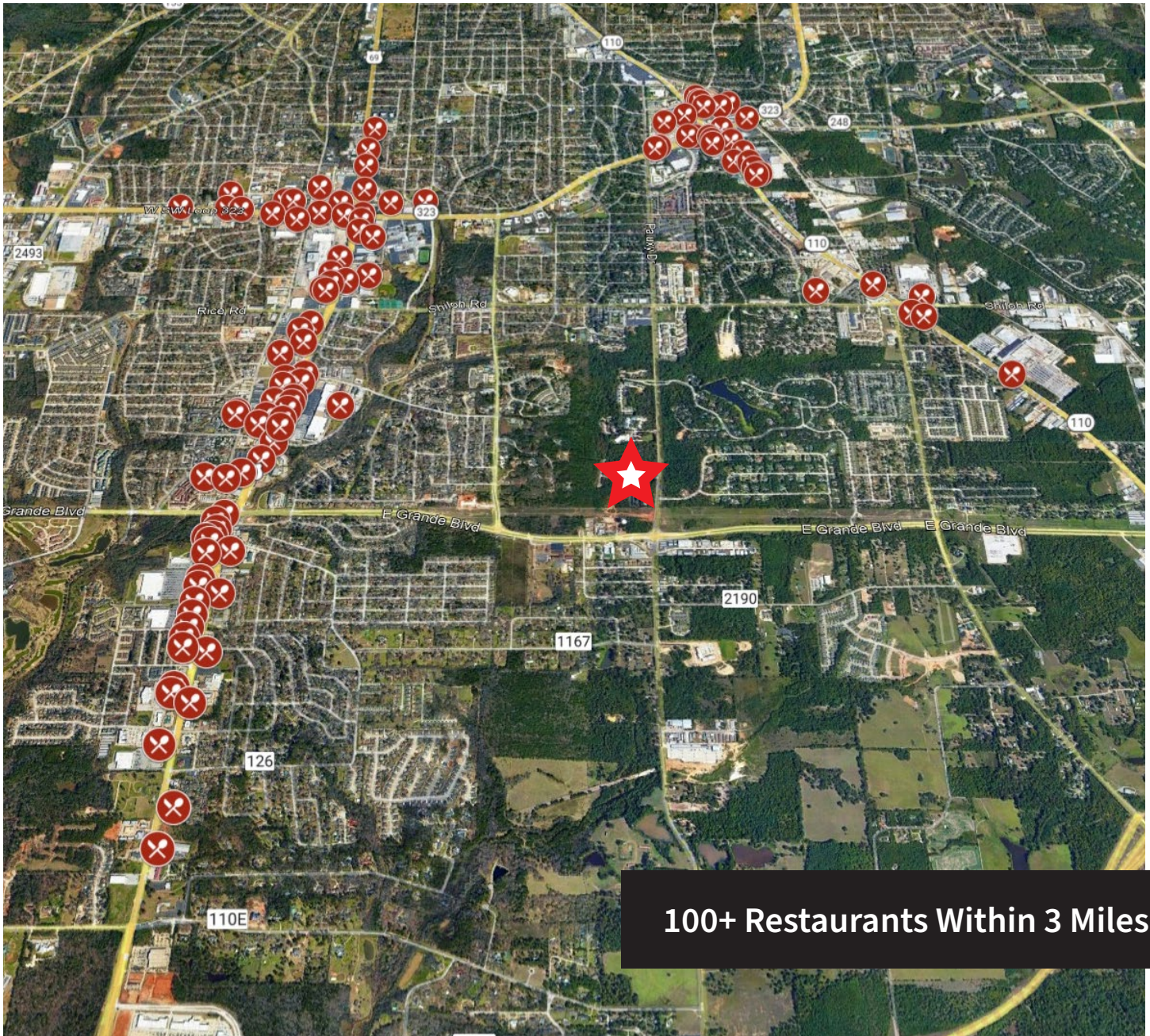
Line Table

Line #	Direction	Length
L1	S9°45'44"W	61.85
L2	N87°50'01"W	77.18
L3	N87°31'48"E	25.00
L4	S2°47'07"E	15.50
L5	S88°16'15"W	25.00
L6	N7°47'07"W	15.18

Survey Notes:

- LOT 1D: 248,269 Sq. Ft. 5.699 Ac.
- LOT 1E: 242,704 Sq. Ft. 5.572 Ac.
- LOT 1A: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1B: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1C: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1F: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1G: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1H: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1I: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1J: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1K: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1L: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1M: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1N: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1O: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1P: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1Q: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1R: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1S: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1T: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1U: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1V: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1W: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1X: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1Y: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.
- LOT 1Z: CLASSIC CABLE ADDITION, UNIT 1 CAB. D. SLIDE 235B P.R.S.C.T.

Nearby Area



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