



WOODCREST
CAPITAL, LLC

0.93 Acres Tyler Pad Site

3925 Highway 64 W | Tyler TX



Traffic Counts	
Hwy 64/Dallas Hwy	21,480 VPD
NW Loop 323	33,226 VPD

Demographics	1-mile	3-mile	5-mile
Population	1,889	35,965	76,412
Households	588	12,359	27,370
Average HH Income	\$58,428	\$54,626	\$63,661

*Demographics provided by CoStar Group, www.costar.com, 2020 dataset

**LAND FOR
SALE**

**ACRES:
+/- 0.93**

**ZONING:
“C-2” General
Commercial**

(817) 927-0050

Woodcrest Capital, LLC
3113 South University Drive, Suite 600
Fort Worth, TX 76109
www.woodcrestcapital.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

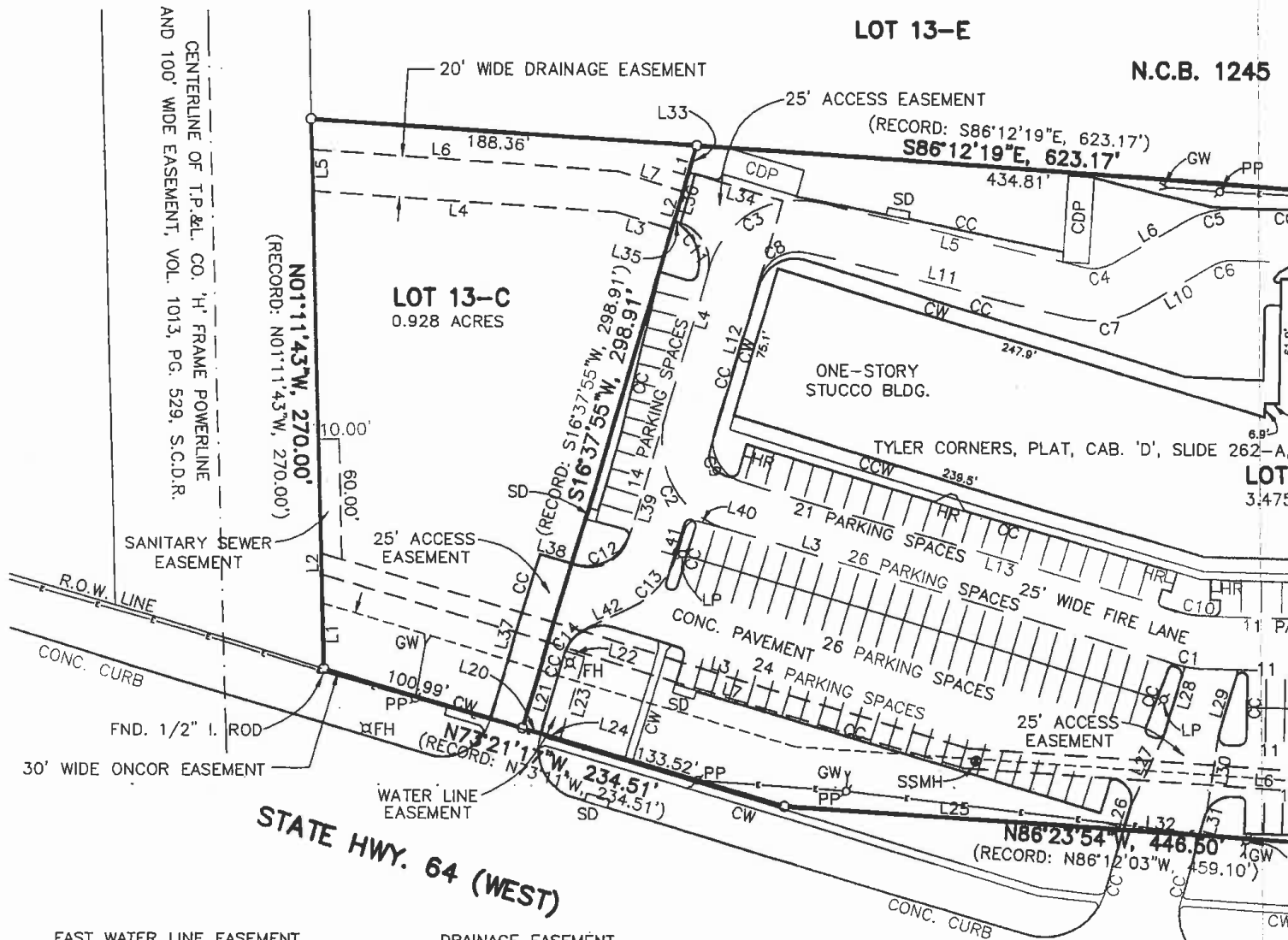
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EAST WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L1	N86°23'54"W	35.04'
L2	N86°23'54"W	10.01'
L3	N01°02'20"E	281.31'
L4	N88°57'40"W	39.07'
L5	N01°02'20"E	10.00'
L6	S88°57'40"E	39.07'
L7	N01°02'20"E	28.84'
L8	S86°12'19"E	10.01'
L9	S01°02'20"W	320.12'

DRAINAGE EASEMENT

LINE	BEARING	DISTANCE
L1	S16°37'55"W	23.38'
L2	S16°37'55"W	19.49'
L3	N73°10'58"W	28.45'
L4	N86°12'19"W	148.03'
L5	N01°11'43"W	20.08'
L6	S86°12'19"E	149.77'
L7	S73°10'58"E	32.90'

FIRE LANE

LINE	BEARING	DISTANCE
L1	N01°02'20"E	70.70'
L2	N88°57'39"W	184.37'
L3	N73°22'03"W	227.95'
L4	N16°37'55"E	76.49'
L5	S76°44'19"E	132.46'
L6	N59°47'08"E	40.72'
L7	S88°57'48"E	172.43'
L8	S01°02'20"W	25.00'
L9	N88°57'40"W	171.62'
L10	S59°47'08"W	40.72'
L11	N76°44'19"W	132.46'
L12	S16°37'55"W	76.49'
L13	S73°22'03"E	227.95'
L14	S88°57'39"E	184.37'
L15	S01°02'24"W	25.00'

WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L20	S73°21'17"E	9.17'
L21	N16°38'43"E	42.26'
L22	S73°22'05"E	10.00'
L23	S16°37'55"W	42.26'
L24	N73°21'17"W	10.01'

SEWER LINE EASEMENT

LINE	BEARING	DISTANCE
L1	N01°11'43"W	45.92'
L2	N01°11'43"W	10.50'
L3	S73°22'03"E	328.88'
L4	S86°23'54"E	357.70'
L5	S01°02'20"W	10.01'
L6	N86°23'54"W	359.29'
L7	N73°22'03"W	326.81'

25' ACCESS EASEMENT

LINE	BEARING	DISTANCE
L25	S86°23'54"E	165.91'
L26	N16°40'30"E	12.86'
L27	N24°33'44"E	40.29'
L28	N16°36'58"E	33.35'
L29	S16°40'30"W	32.87'
L30	S08°34'00"W	38.99'
L31	S16°40'30"W	12.65'
L32	N86°23'54"W	36.96'
L33	S16°37'53"W	13.67'
L34	S73°08'16"E	48.00'
L35	N73°22'05"W	3.00'

FIRE LANE

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	45.00'	15°35'36"	N81°09'51"W	12.21'	12.25'
C2	45.00'	88°59'58"	N28°22'04"W	63.64'	70.69'
C3	45.00'	86°37'46"	N59°56'48"E	61.74'	68.04'
C4	20.00'	43°28'34"	S81°31'24"W	14.81'	15.18'
C5	45.00'	30°12'52"	N74°53'34"E	23.46'	23.73'
C6	20.00'	31°15'13"	N75°24'44"E	10.77'	10.91'
C7	45.00'	43°28'34"	S81°31'24"W	33.33'	34.15'
C8	20.00'	86°37'46"	N59°56'48"E	27.44'	30.24'
C9	20.00'	89°59'58"	N28°22'04"W	28.28'	31.42'
C10	20.00'	15°35'36"	N81°09'51"W	5.43'	5.44'

LEGEND