

SECURE  
NET LEASE



# Tyler's (Racquet & Jog)

**\$6,837,000 | 6.75% CAP**

5403 S Broadway Ave, Tyler , TX 75703

- ✓ **Newly Extended 15 Year NN Lease with 10% Rental Increases Every 5 Years**
- ✓ **Extreme Commitment to Location | Tenant Has Operated at this Site For 25 Years, Just Signed a New 15-Year Lease, Expanded 5,000 Sqft, and Company is Named After the City**
- ✓ **Fantastic Location on S. Broadway, Which is the Main Retail Corridor in Tyler with 43,800+ VPD, and Avg HH Incomes Over \$100,000**
- ✓ **Near Numerous National Retailers | Target (Top 7% Store in U.S., 1.3M Visitors/Year), Walmart (1.8M Visitors/Year), Lowe's, & Much More**
- ✓ **High Growth and Affluent Trade Area | Average HH Income Over \$100,000+**



Tyler's is a well-established Texas-based retail leader, offering a wide range of **active lifestyle apparel**, footwear, and accessories for men, women, and children. With **multiple locations** across the state, it has evolved into a **go-to shopping destination** for style-conscious customers, **featuring top athletic brands**, premium labels, and a handpicked assortment of streetwear favorites.









# INVESTMENT OVERVIEW

TYLER'S TYLER, TX



### CONTACT FOR DETAILS

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# \$6,387,000

## 6.75% CAP

NOI

\$461,493

Building Area

±16,365 SF\*

Land Area

±1.13 AC

Year Built

2000 / 2025

Lease Type

NN\*\*

Occupancy

100%

- ✓ **New 15 Year NN Lease** with 10% Rental Increases Every 5 Years, In Primary Terms & Options, Plus (2), 5-Year Options to Renew
- ✓ **Extreme Commitment to Location** – The tenant has operated at this site since 2000 and just recently signed a new 15-year abs NNN lease. This location also recently underwent an expansion/renovation in 2025, bringing the SF to 16,000+. The brand started in 1984 and has grown to 8 large format stores in prime locations in major MSAs, with this Tyler, TX location remaining one of their top performers.
- ✓ **Strong Customer Base in an Affluent and High Growth Trade Area** - Located on S Broadway Ave (43,800+ VPD), a prime corridor in Tyler known for its significant retail, restaurant, entertainment, and office developments. Its location offers excellent connectivity to major highways and areas throughout Tyler like Loop 323 beltway , Toll 49 , and Interstate 20 (100,000+ Combined VPD), providing access to northern, southern, eastern, and western areas of Tyler and beyond.
- ✓ **Excellent Position Along S. Broadway** – This site is situated in between the new Parkside development and the Broadway Square Mall along S Broadway. The Parkside development is a major \$100M+ project covering 92 acres with over 600,000 square feet of high-profile retailers, diverse restaurants, entertainment concepts, walking trails, and green space. Broadway Square Mall was just recently renovated, is one of the largest malls in east Texas, and has 80+ retailers along with 625,000+ SF.
- ✓ **Tyler’s, An Established Texas Retail Icon** - A premier regional retailer specializing in active lifestyle apparel, footwear, and accessories for men, women, and children, Tyler’s operates 8 high-performing Texas locations that are only located in the affluent highest profile locations in Texas.. Tyler’s drives exceptional foot traffic through trend-conscious merchandising, experiential in-store events, and a robust omnichannel platform.
- ✓ **Tyler Is the Commercial and Cultural Capital of the East Texas Region** - 80 miles from both Dallas, TX & Shreveport, LA. Boasting an MSA population of nearly 250,000, Tyler has grown to be the largest community in East Texas. It ranks as the 9th best Southwest city for economic and job growth and posted a 10.6% job growth rate in the last 5 years, outperforming both the Texas average (10.2%) and the nation (4.4%).

\*To Be Confirmed By Buyer

\*\* Landlord Responsible for Roof and Structure

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

— TYLER'S TYLER, TX

## Tyler's

**Lessee:** Dale Grimes Enterprises, INC

**Guarantor:** Dale Grimes Enterprises, INC

LOCATIONS

8

# TYLER'S

[tylerstx.com](http://tylerstx.com)

**Tyler's is a renowned regional retail powerhouse specializing in active lifestyle apparel, footwear, and accessories for men, women, and children.**

Established in Texas and now with **multiple locations**, Tyler's has become a destination for **trend-savvy shoppers** seeking premium brands, top sporting labels, and a curated selection of streetwear essentials. The company stands out by blending a **family-focused approach** and exceptional customer service with a fresh, youthful vibe—appealing to students, athletes, and style-conscious families alike. The **retailer anchors** itself as a go-to for **“Back to School”** season, sports team spiritwear, and major Texas cultural moments, regularly updating its offerings with new arrivals and best-sellers that keep customers coming back.

Tyler's differentiates itself through a **robust merchandising** strategy. Featuring exclusive capsule collections, seasonal event-driven promotions (such as campus and game day editions), and an array of gift solutions—like their widely popular Tyler's Gift Cards—it fosters foot traffic, repeat visits, and a loyal **multigenerational customer** base. The store invests **heavily in experiential** retail through themed displays, influencer collaborations, and local community events, connecting strongly with the surrounding area and local schools. This has made Tyler's not just a retail store but a brand destination with a devoted Texas identity.

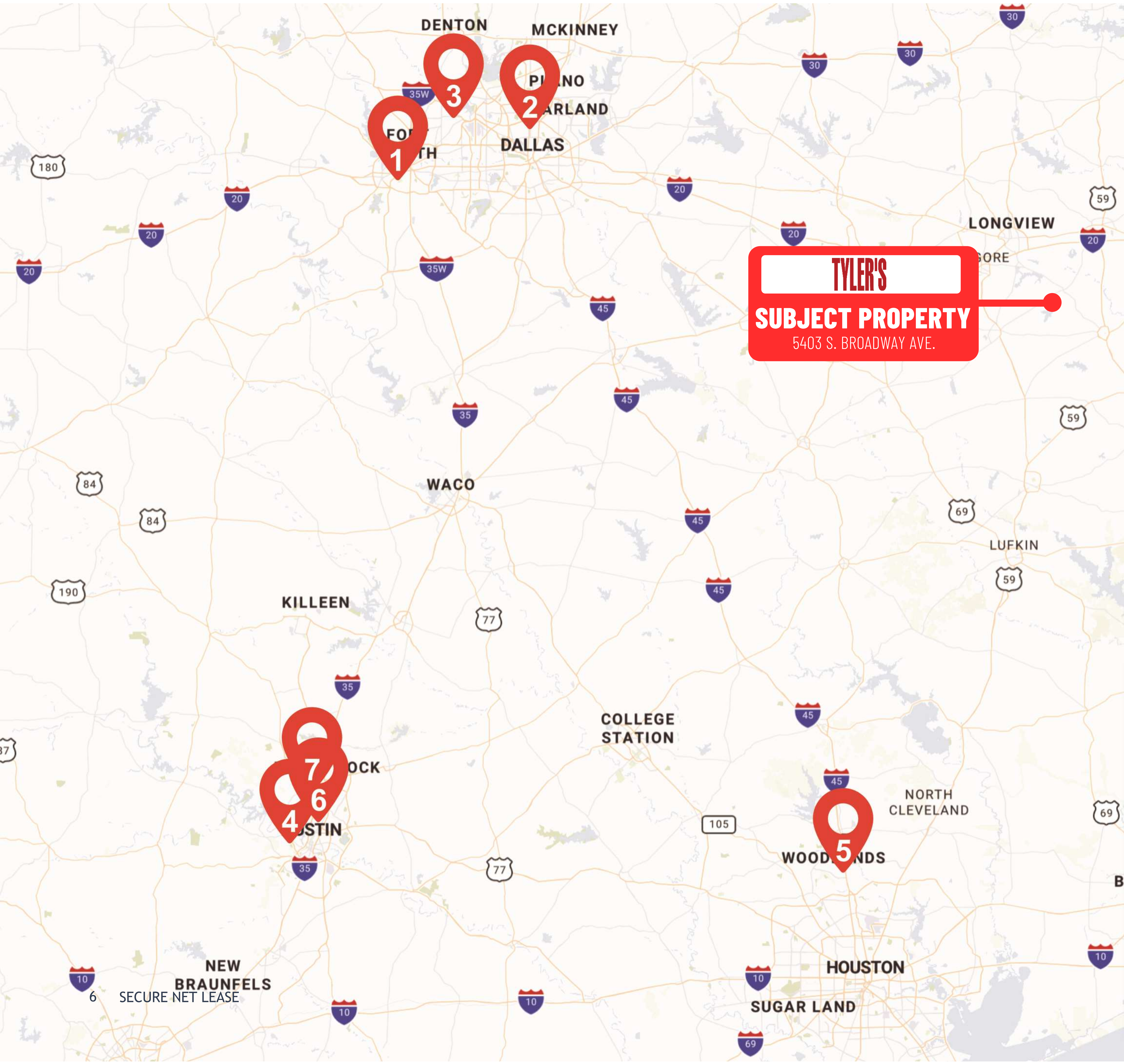
Notably, Tyler's is adept at omnichannel retailing, offering seamless shopping both in-store and online through its **user-friendly website** and click-to-buy digital campaigns. The company's marketing savvy, consistent quality, and commitment to trend awareness solidify its standing as one of Texas's premier retail concepts. For landlords and investors, Tyler's brings stability, strong sales per square foot, and draws a wide demographic **cross-section—qualities** that enhance traffic, prestige, and performance within any shopping center or **mixed-use development**.





# LOCATION OVERVIEW

TYLER'S TYLER, TX



1 1621 River Run, Fort Worth, TX

- Traffic Count: 26,000+ VPD
- Avg. HH Income: \$218,386
- One Mile from TCU Campus

2 5959 Royal Ln, Dallas, TX

- Traffic Count: 24,500+ VPD
- Avg. HH Income: \$485,536
- Affluent Area Near Highland Park & SMU

3 1420 Civic Place, Southlake, TX

- Traffic Count: 19,000+ VPD
- Avg. HH Income: \$469,007
- Trophy Retail in Southlake Town Square

4 701 S Capital of Texas Hwy, Austin, TX

- Traffic Count: 46,000+ VPD
- Avg. HH Income: \$329,562
- H-E-B Anchored Site Along Loop 360

5 1555 Lake Woodlands Dr, The Woodlands, TX

- Traffic Count: 28,000+ VPD
- Avg. HH Income: \$225,692
- Pad Site to The Woodlands Mall

6 7434 N Lamar Blvd, Austin, TX

- Traffic Count: 22,000+ VPD
- Avg. HH Income: \$127,284
- Dense Infill Austin Retail Corridor

7 2199 I-35 N Frontage Rd, Round Rock, TX

- Traffic Count: 148,000+ VPD
- Avg. HH Income: \$146,373
- Great Exposure on I-35 Frontage



# LOCATION OVERVIEW

— TYLER'S TYLER, TX

Initial Lease Term	15 Years, Plus (2), 5-Year Options to Renew
Projected Rent Commencement	November 2025
Projected Rent Expiration	November 2040
Lease Type	NN
Rent Increases	10% Every 5 Years, In Primary Terms & Options
Annual Rent Years 1-5	\$461,493
Annual Rent Years 6-10	\$507,806
Annual Rent Years 11-15	\$558,374
Option 1	\$614,211
Option 2	\$675,632

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.









**FRANKSTON HIGHWAY**  
±20,831 VPD

155  
TEXAS

**OLD JACKSONVILLE HIGHWAY**  
±33,272 VPD

**CUMBERLAND PLACE APARTMENT HOMES**  
(314 UNITS)

**PARKSIDE DEVELOPMENT**  
• 600,000 SF RETAIL SPACE  
• HIGH PROFILE RETAILERS, HOTEL, AND ENTERTAINMENT DISTRICT PLANNED

**BROADWAY SQUARE MALL**  
• 80+ RETAILERS  
• 625,000 SF OF RETAIL SPACE

69

**GATERIDGE DRIVE**  
±1,328 VPD

**S BROADWAY AVENUE**  
±43,800 VPD

**PALUXY DRIVE**  
±17,641 VPD

110  
TEXAS

**TYLER'S**  
**SUBJECT PROPERTY**  
5403 S. BROADWAY AVE.



323  
TEXAS



**CUMBERLAND ACADEMY MIDDLE SCHOOL**  
(369 STUDENTS)

**CUMBERLAND ACADEMY HIGH SCHOOL**  
(551 STUDENTS)

**MOZELLE BROWN ELEMENTARY SCHOOL**  
(590 STUDENTS)

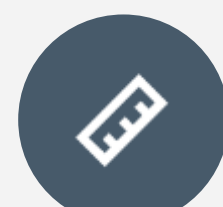
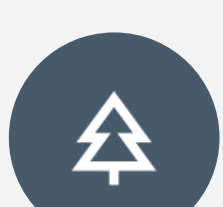
**W TOLL 49**  
±12,900 VPD

49  
TEXAS



# SITE OVERVIEW

TYLER'S TYLER, TX

	Year Built	2000 / 2025
	Building Area	±16,365 SF*
	Land Area	±1.13 AC

\*To Be Confirmed By Buyer

## NEIGHBORING RETAILERS

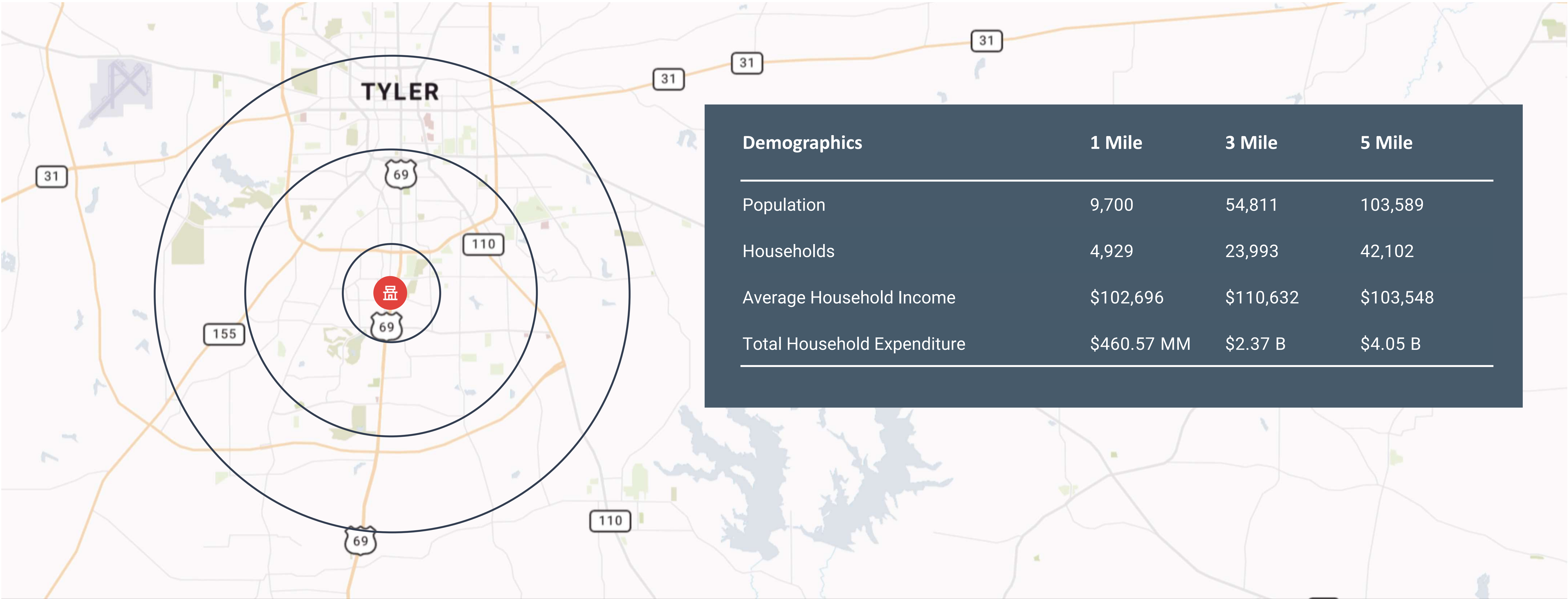
- Walmart Supercenter
- Target
- Kohl's
- Lowe's Home Improvement
- Best Buy
- Marshalls
- Ross Dress for Less
- Hobby Lobby
- Sprouts Farmers Market
- JCPenney





# LOCATION OVERVIEW

— TYLER'S TYLER, TX



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. CHRISTUS Trinity Mother Frances (5,000)

2. UT Health East Texas (3,550)

3. Tyler Independent School District (2,550)

4. Sanderson Farms (1,750)

5. Walmart (1,500)

6. Trane Technologies (1,450)
7. Brookshire Grocery Company (1,450)

8. UT Health Science Center at Tyler (1,450)

9. The University of Texas at Tyler (1,200)

10. Optimum Communications (1,150)

11. John Soules Foods (1,000)

12. Tyler Junior College (1,000)
13. Target Distribution Center (1,000)

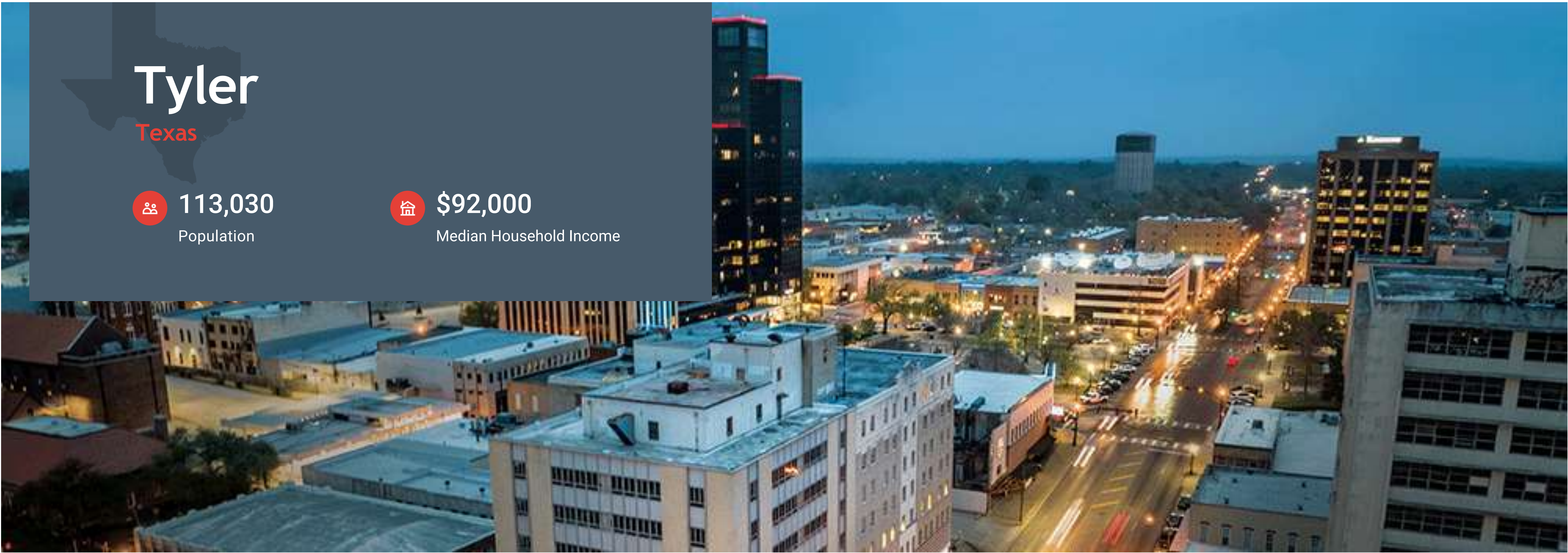
14. City of Tyler (850)

15. Smith County (850)



# LOCATION OVERVIEW

— TYLER'S TYLER, TX



Tyler Ranks as a Top Southwest City for Economic & Job Growth

#9

Named by USA TODAY as the #1 TX city for people looking to move to the state

#1

**Tyler, Texas, known as the "Rose Capital of America," is a thriving city situated in the heart of East Texas.**

With a 2025 population of around 113,000 within the city limits and approximately 249,000 in its Metropolitan Statistical Area (covering all of Smith County), Tyler has emerged as a vital economic, medical, and cultural hub for the region.

**Tyler, Texas is considered the advanced manufacturing, health care, educational, and retail center of East Texas.**

This city combines the accessibility and warmth of small-town living with many metropolitan advantages, making it attractive to families, retirees, and professionals alike.

Tyler’s economy is diverse and robust, rooted in sectors such as healthcare, manufacturing, retail, and education. The city is home to major medical centers and the University of Texas at Tyler, which has bolstered both the workforce and quality of life through education and the recent opening of a new medical school. Median household income stands at roughly \$65,527, with an average household income near \$92,000. These figures reflect a steady upward trend fueled in large part by net in-migration and continued job growth. Culturally, Tyler is renowned for its sprawling 14-acre rose garden, the largest municipal rose garden in the United States, which hosts the annual Texas Rose Festival each October. The city offers an array of recreational opportunities, from scenic lakes and golf courses to museums and a newly revitalized downtown. Overall, Tyler represents the best of East Texas—balancing tradition and growth, affordability and opportunity, all within a friendly, welcoming community that takes pride in its “Rose City” legacy and forward-looking outlook on urban living.



# Tyler among top cities driving Texas growth, U-Haul study finds

DAISY ESCATEL, JANUARY 4, 2025 (KETK)

Texas ranked second in the nation for the most growth in 2024 in one-way customer transactions during the past year, U-Haul Growth Index found. This marks the ninth consecutive year Texas has been among the top two leading U-Haul growth states with two East Texas cities helping lead that growth.

“People continue to move to Texas from across the country seeking a better, **more affordable life** with fewer government regulations,” U-Haul Area District Vice President Matt Merrill said.

Recent studies have highlighted Tyler an ideal place for both families and retirees. For families, as the job market shifts to remote and hybrid work models, many people are now prioritizing different factors such as access health care, education and economic stability.

Despite a **larger-than-usual increase** in departures that impacted its ranking, Texas still had the **second-largest net gain** of U-Haul movers in the country. According to U-Haul, Texas accounted **for 50.3%** of all one-way traffic in and out of the state last year.

U-Haul determines its rankings based on each state’s net gain of one-way equipment from customer transactions in a calendar year. The date is drawn from **more than 2.5 million** one-way U-Haul truck, trailer and U-Box portable moving container transactions that occur annually in the U.S.

Notable cities showing growth in Texas include Tyler, Longview, College Station, Kaufman, New Braunfels and Prosper. From 2014 to 2023, Tyler’s population has **increased from 101,500 residents to 110,327 residents, a 8,827 jump.**

EXPLORE ARTICLE

# Expert: Promising economic growth predicted for Tyler

KATECEY HARRELL, JANUARY 10, 2025 (TYLER PAPER)

Since the pandemic, employment growth has been a mixed bag across the United States, Texas, and Tyler. Nationwide, job growth came in at 4.4%, while Texas outperformed with a 10.2% increase.

Even more impressive, Tyler edged past the state with a **10.6% jump**, according to statistics presented Thursday by economist **Dr. Ray Perryman.**

The Tyler area is leading the way in job growth across Texas, with industries like education, healthcare, professional services and hospitality driving the post-pandemic surge.

## Trending

- Wholesale store coming to South Tyler
- Country musician Gene Watson still singing his hits, set to perform in Tyler this weekend

**“The Tyler area is very well situated right now for economic growth,”** Perryman said during the 41st Economic Outlook event hosted by the Tyler Area Chamber of Commerce at the W.T. Brookshire Conference Center. Although growth has slowed somewhat, he’s optimistic for positive economic impact.

Educational services are projected to lead with a **2.70% growth rate** through 2029, followed closely by health and social services at 2.65%. Professional and business services are expected to **grow at 2.58%**, with accommodation and food services **slightly trailing at 2.22%.**

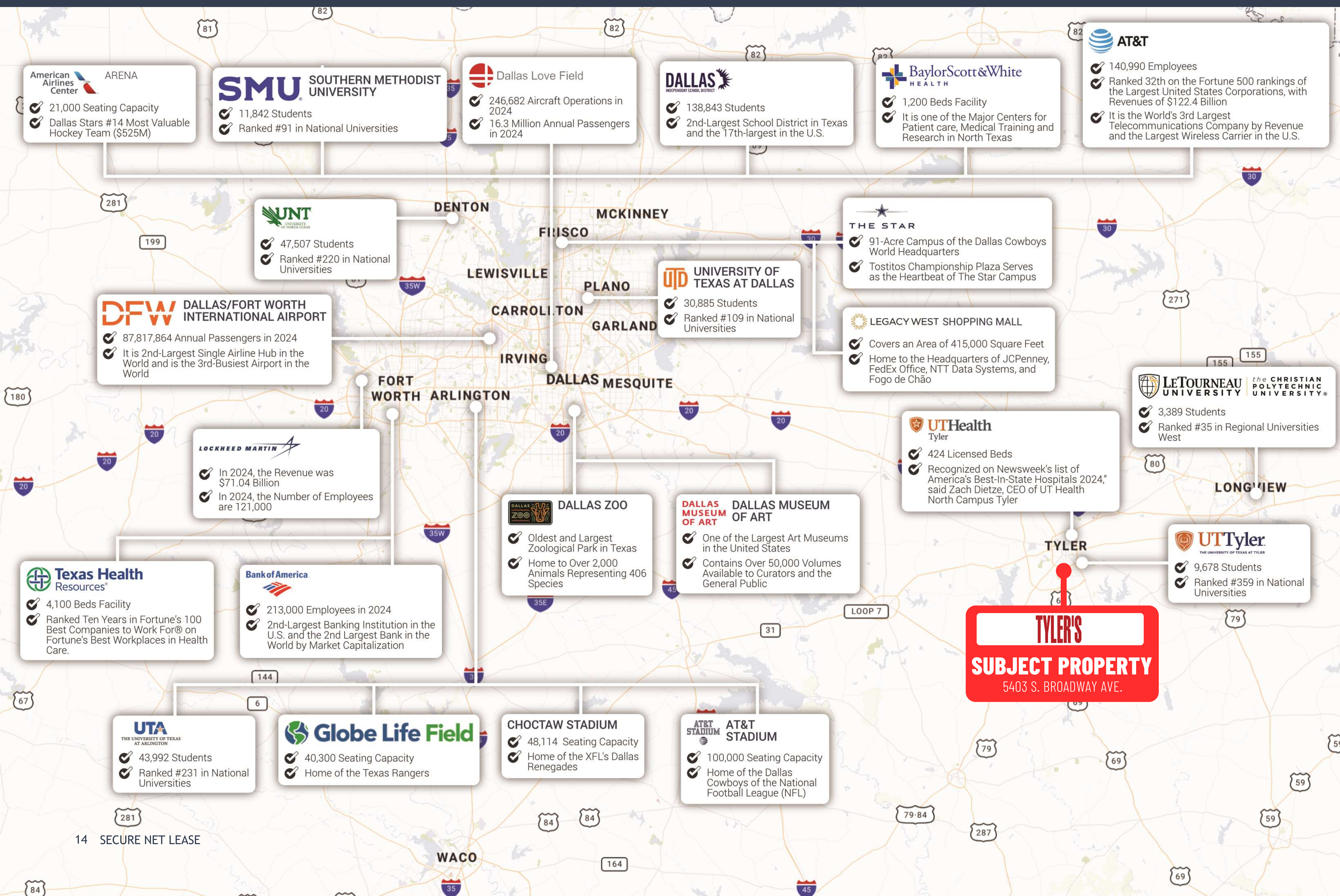
“There’s a lot of good things that are going on here,” Perryman said. “People are coming here. Why are they coming here? Well, workforce, job opportunities and very pleasant **quality of life and living environments.** A lot of things make this area very, very attractive going forward, and you’ve seen a lot of growth in a lot of industries here lately.”

EXPLORE ARTICLE



# METRO AREA

— TYLER'S TYLER, TX



**TYLER'S**  
**SUBJECT PROPERTY**  
5403 S. BROADWAY AVE.



CALL FOR ADDITIONAL INFORMATION

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(214) 522-7200

## Los Angeles

Office

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El Segundo, CA 90245  
(424) 320-2321

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# TEXAS DISCLAIMER

TYLER'S TYLER, TX

## Approved by the Texas Real Estate Commission for Voluntary Use

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

### Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

### If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.