

CENTURY 21[®]

Judge Fite Company



19359 HWY 69 S

TYLER, TX 75703



\$828,000



4,601 sqft

DESCRIPTION

Retail, Office, or Wellness For Sale in South Tyler! Charming and versatile 4,601 SF property with a two-story connected salon space on 1.54 unrestricted acres. Perfectly suited for office, wellness, hospitality, or education use. Strategically located on a high-traffic state highway between Tyler, Flint, Bullard, and Whitehouse, just 10 minutes from South Tyler's major retail corridor, including Bass Pro Shops, Academy Sports, and The Village at Cumberland Park - a rare opportunity in one of East Texas' fastest-growing corridors. • 10 minutes from South Tyler. • Private salon with separate entry. • Covered breezeway patio ideal for events. • Multiple office or treatment room options. • Generous paved parking areas with room to expand. • High-growth corridor with excellent visibility. • 29,785 VPD (TxDOT '23).

PROPERTY TYPE: Commercial - Retail

MLS STATUS: Active

MLS: 20986754

YEAR BUILT: 1998

COUNTY: Smith

TRACT OR SUBDIVIION: ABST A0021 V TEJADA

LIST DATE: 07/01/2025

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800.451.8055

AREA:

SQUARE FEET: 4,601

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 1.54

LOT SIZE (SQFT): 66,908

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Concrete
- Wood

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Asphalt
- CircularDriveway
- Concrete
- Garage
- OnSite
- OffStreet
- GarageFacesSide
- SeeRemarks

LOT DESCRIPTION:

- InteriorLot
- Landscaped

ROOF TYPE:

- Composition
- Shingle

SIDING:

- Brick

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected

LISTED BY: Matthew Marshall 

ADDITIONAL PROPERTY DETAILS

BROKERED BY: Drake Real Estate & Investment

SECURITY FEATURES:

- SmokeDetectors
- SecurityLights

century21judgefite.com

each office is independently owned and operated