

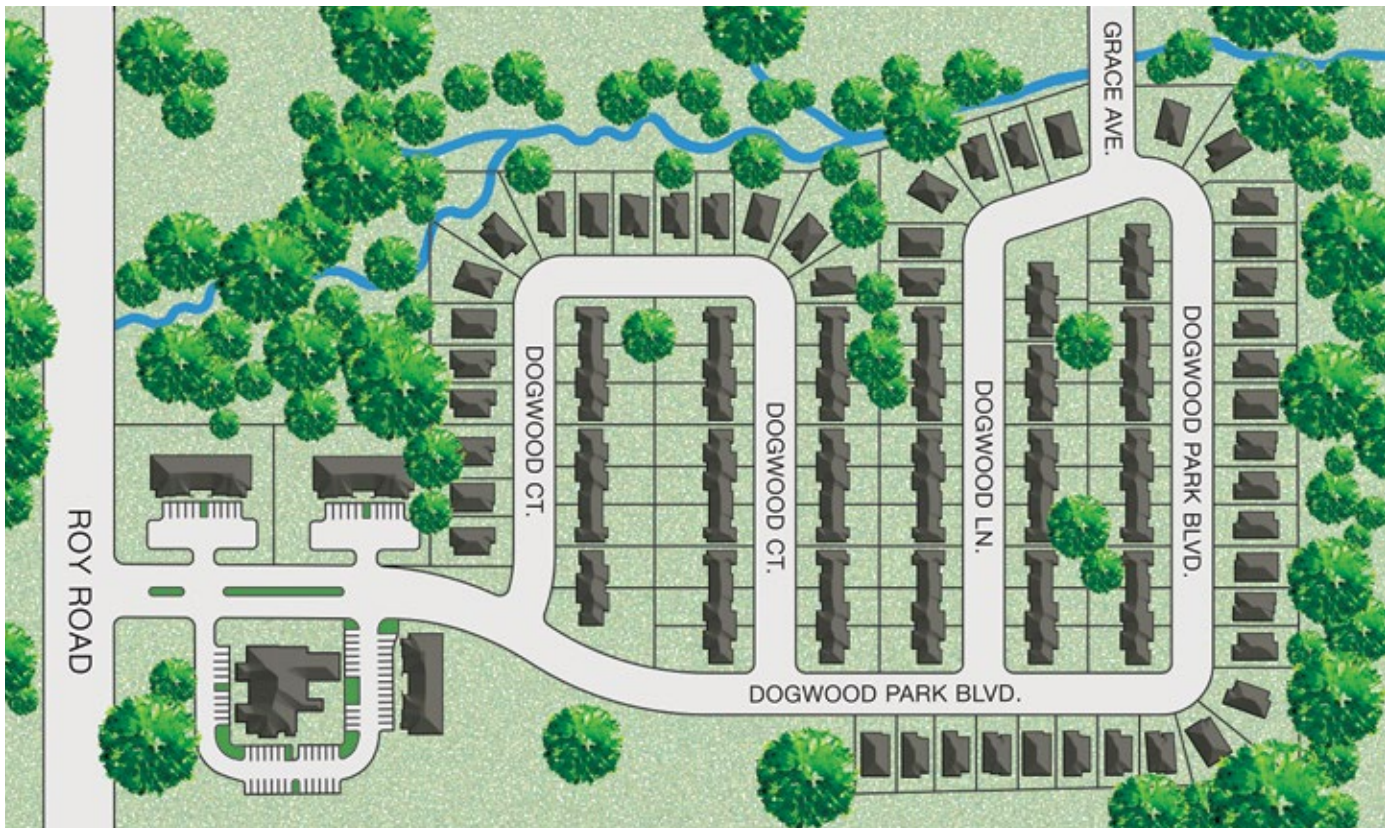


DOGWOOD PARK

...surrounded by nature

WORK AND PLAY WHERE YOU LIVE

Dogwood Park offers those looking for a low maintenance lifestyle the opportunity to live in a mixed-use community of pristine and well-kept homes. Beautiful and in a prime location, this Tyler addressed neighborhood lies within the Whitehouse school district, and is an easy drive to all that Tyler has to offer.



This unique property is surrounded by mature hardwood trees, meandering walking trails, and professional office condos mere minutes from your front door. In addition, with the planting and preservation of the Dogwood trees that will be found throughout the community, the once-a-year blooming events will be something to share and talk about for generations to come.

DogwoodParkTyler.com





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COMMUNITY INFORMATION SHEET

COMMUNITY LOCATION

Map: 32° 16' 15.9" N 95° 16' 18.1" W
 Location: 2225 Roy Rd, Tyler, TX 75707
 Nearest Intersection: Paluxy Dr. & CR 2190 (Roy Rd.)

CONVENIENCE DISTANCES

Major Highway: I-20 - Approx. 27 min.
 Toll Road: Toll 49 - Approx. 5 min.
 Grocery: Approx. 10 min.
 Retail: Approx. 8-10 min.
 Dining: Approx. 8-10 min.
 Entertainment: Approx. 10 min.
 Medical: Emergency Clinic
 Approx. 8-10 min.
 Hospitals
 Approx. 20 min.

Country Club: Hollytree CC - Approx. 10 min.
 Cascades of Tyler - Approx. 20 min.

Major Cities: Dallas, TX - Approx. 1 hr. 45 min.
 Longview, TX - under 48 min.
 Shreveport, LA - Approx. 1 hr. 40 min.
 Bryan-College Station, TX - Approx. 2 hrs. 35 min.
 Austin, TX - Approx. 4 hrs. 10 min.
 Houston, TX - Approx. 3 hrs. 23 min.
 San Antonio, TX - Approx. 5 hrs. 28 min.

Lakes: Lake Tyler - Approx. 17 min.
 Lake Palestine - Approx. 25 min.
 Cedar Creek Lake - Approx. 1 hr. 7 min.
 Richard-Chambers Res. - Approx. 1 hr. 28 min.
 Lake Fork - Approx. 1 hr. 10 min.

TAXES

Smith County: 0.330000%
 City of Tyler: 0.261850%
 WISD: 1.152600%
 Tyler Junior College: 0.188001%
 Total Taxes: 1.932451%

UTILITY PROVIDERS

Electric:	TXU	1-855-549-9320
	Champion Energy	1-877-653-5090
	TriEagle Energy	1-844-689-3227
	Gexa Energy	1-866-961-9399
	Cirro Energy	1-800-692-4776

Water & Sewer/Trash:

City of Tyler Water Dept.	1-903-531-1230
City of Tyler Solid Waste	1-903-839-1800

Gas:	Centerpoint Energy	1-800-259-5544
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Phone/Internet/Cable:

Optimum	1-844-874-7558
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CITY SERVICES

Fire: Tyler Fire Dept. Station 9
1-903-534-5129
 (Non-emergency phone number)

Police: Tyler Police Dept. at Faulkner Park
1-903-531-1090
 (Non-emergency phone number)

Emergency: 911

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FRONT ELEVATION

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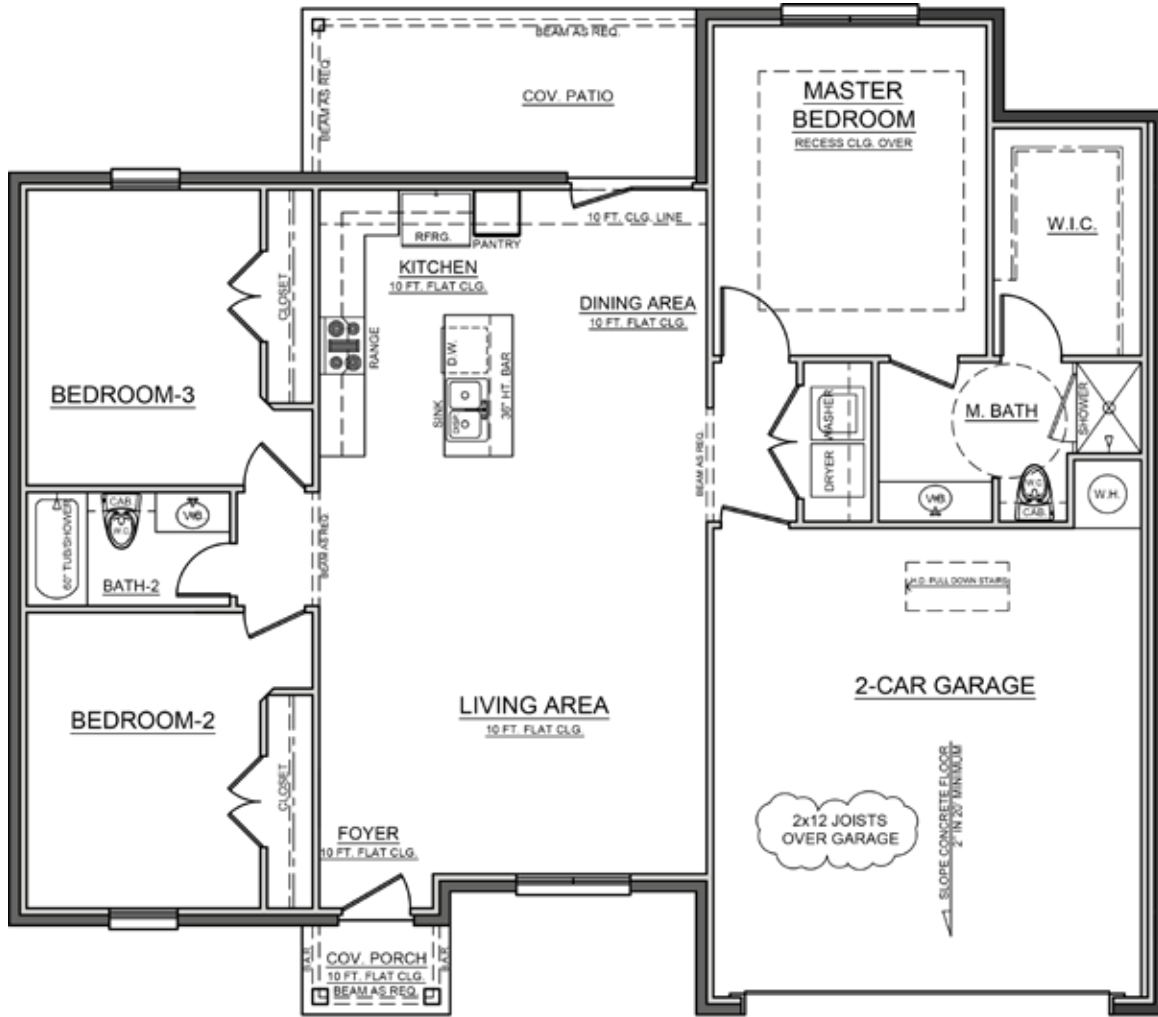
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FLOORPLAN

1,410 S.F.



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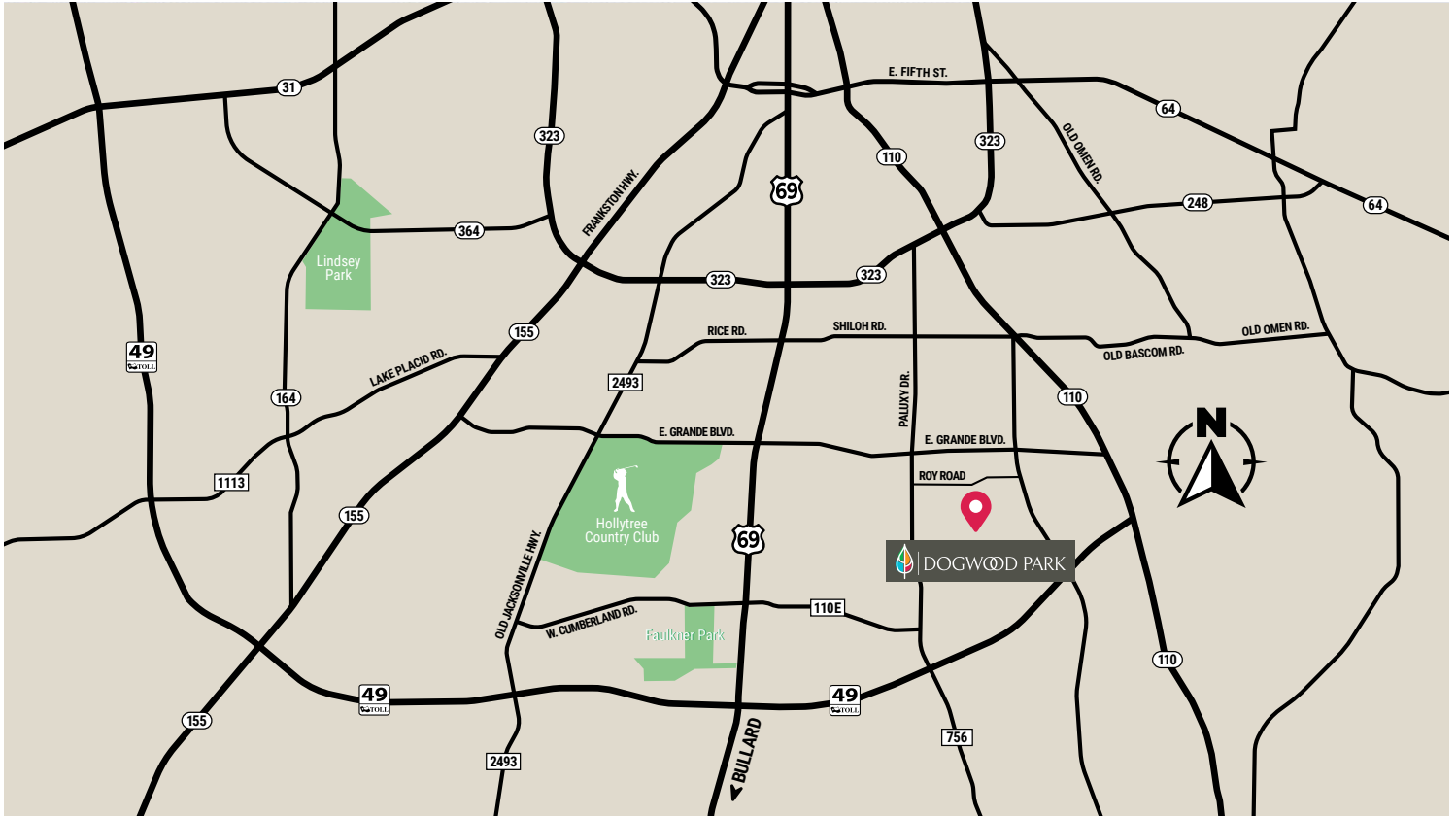
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- Mixed-Use Community with Low-Maintenance Living
- Single Family and Townhome Residences
- Whitehouse Schools - Tyler Address
- Minutes to Loop 49 in Southeast Tyler
- Meandering Sidewalks, Trails, and Mature Trees

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