

# \$2,728 - 2012 W Cumberland Road, Tyler

MLS® #21076020

**\$2,728**

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 0.76 Acres

BLUE MOUNTAIN @ CUMBERLAND GAP,  
Tyler, TX

2 SUITES FOR LEASE \$24 per SF per YR +  
NNN.

New construction office space available for lease at the hard corner of Blue Mountain and Cumberland in South Tyler. Positioned in one of the city's fastest-growing corridors, this prime location offers outstanding visibility and accessibility – ideal for professional or medical office users.

• Suite 100 will be move in ready and Suite 300 is available for custom finish out.

• Brand new construction.

• Hard corner location at Cumberland Rd. and Blue Mountain Blvd.

• Excellent visibility and accessibility.

• Located in one of South Tyler's fastest-growing corridors.

• Close proximity to retail, dining, and residential communities.

Built in 2025

## Essential Information

|            |          |
|------------|----------|
| MLS® #     | 21076020 |
| Price      | \$2,728  |
| Bathrooms  | 0.00     |
| Acres      | 0.76     |
| Year Built | 2025     |



|          |                  |
|----------|------------------|
| Type     | Commercial Lease |
| Sub-Type | Office           |
| Status   | Active           |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2012 W Cumberland Road         |
| Subdivision | BLUE MOUNTAIN @ CUMBERLAND GAP |
| City        | Tyler                          |
| County      | Smith                          |
| State       | TX                             |
| Zip Code    | 75703                          |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Utilities | City Sewer, City Water, Electricity Available |
| Garages   | Parking Lot                                   |

### Interior

|              |                   |
|--------------|-------------------|
| Heating      | Central, Electric |
| # of Stories | 2                 |
| Stories      | 2                 |

### Exterior

|                 |             |
|-----------------|-------------|
| Lot Description | Corner Lot  |
| Roof            | Composition |
| Construction    | Brick       |
| Foundation      | Slab        |

### Additional Information

|        |     |
|--------|-----|
| Zoning | RPO |
|--------|-----|

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Agent  | Matthew Marshall               |
| Listing Office | Drake Real Estate & Investment |

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Listing information last updated on November 20th, 2025 at 4:00am CST