

NEC US HIGHWAY 69 (GENTRY PARKWAY) & ROSS AVENUE TYLER, TEXAS

OFFERING MEMORANDUM

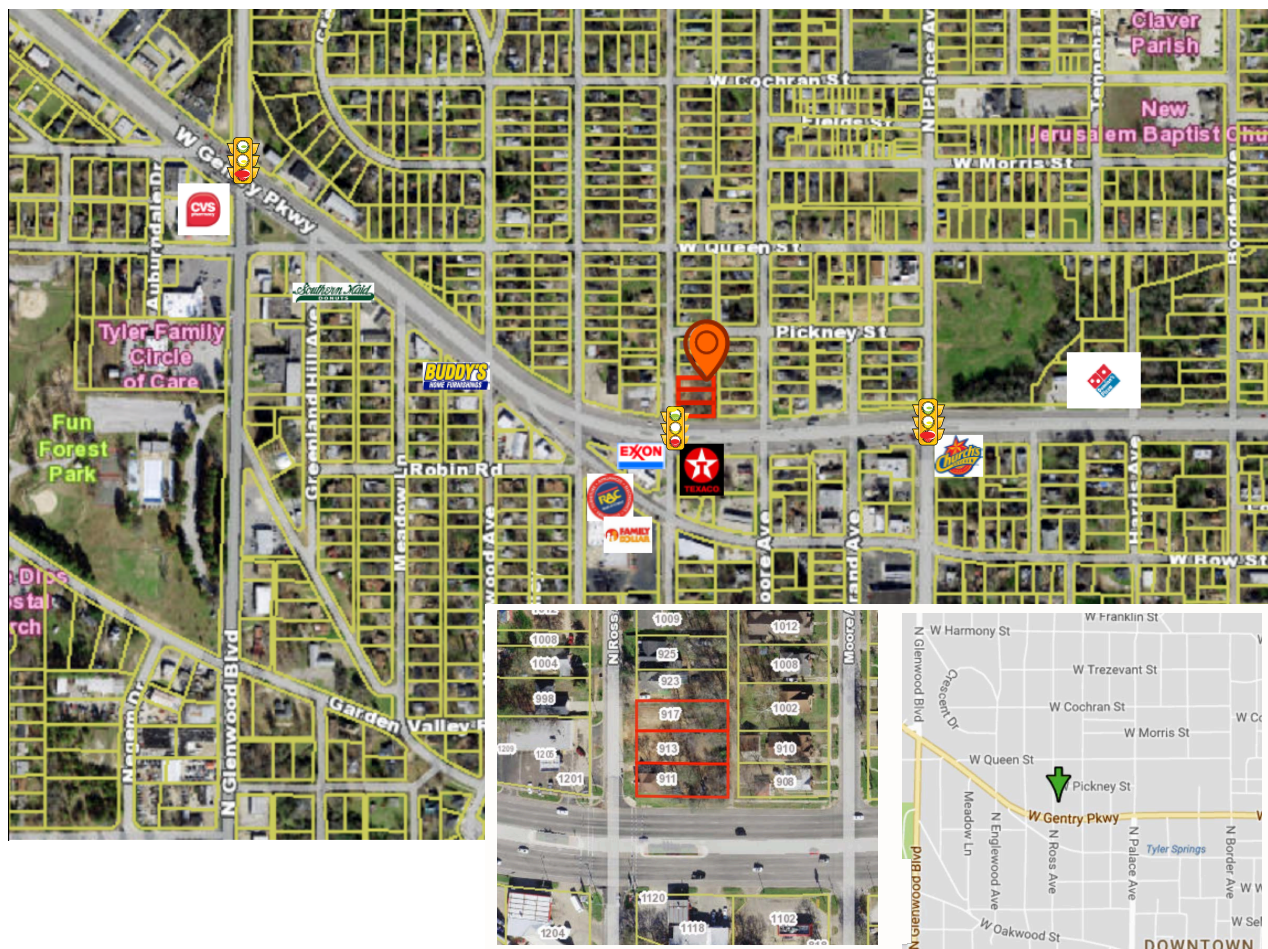
**PRICE
REDUCED**

PROPERTY INFORMATION

- Three adjacent properties - 911, 913 & 917 N. Ross Avenue
Tyler, Texas 75702
- Legal description: Lots 3A, 3B & 18 Patterson First Addition
- Site Size: .51 acres +/- / 22,215 sf
- Zoning: C-1 Light Commercial
- Site Dimensions: Frontage - 145 lf Depth - 150 lf
- Utilities:
 - Water - Existing (City of Tyler)
 - Sewer - Existing (City of Tyler)
 - Gas - Existing (Centerpoint Energy)
 - Cable -- Existing (Optimum)
 - Electricity - Deregulated
- Traffic / Drive Side / Traffic Count:
 - Traffic - Northbound / six-lane undivided
 - Drive Side - Going home side
 - Traffic Count - 21,087 VPD (2018 / TXDOT)
- Price: ~~\$267,000~~ **DRASTIC PRICE REDUCTION - NOW \$110,000.00**

TYLER OVERVIEW

Tyler has a MSA population of over 240,000 people. Tyler is the economic and cultural center of East Texas. Tyler is the center of a region that expands well beyond Smith County, and state officials estimate that as many as 270,000 people come to Tyler each day. Tyler's influence expands to Anderson, Cherokee, Gregg, Henderson, Rusk, Upshur, Van Zandt, and Wood counties. This region contains over 750,000 people, placing Tyler's region within the top 75 metro areas in terms of size.



FOR INFORMATION, CONTACT:

Gary Halbrooks
garyhalbrooks@venueproperties.com

903-530-3374

Venue
PROPERTIES, INC.



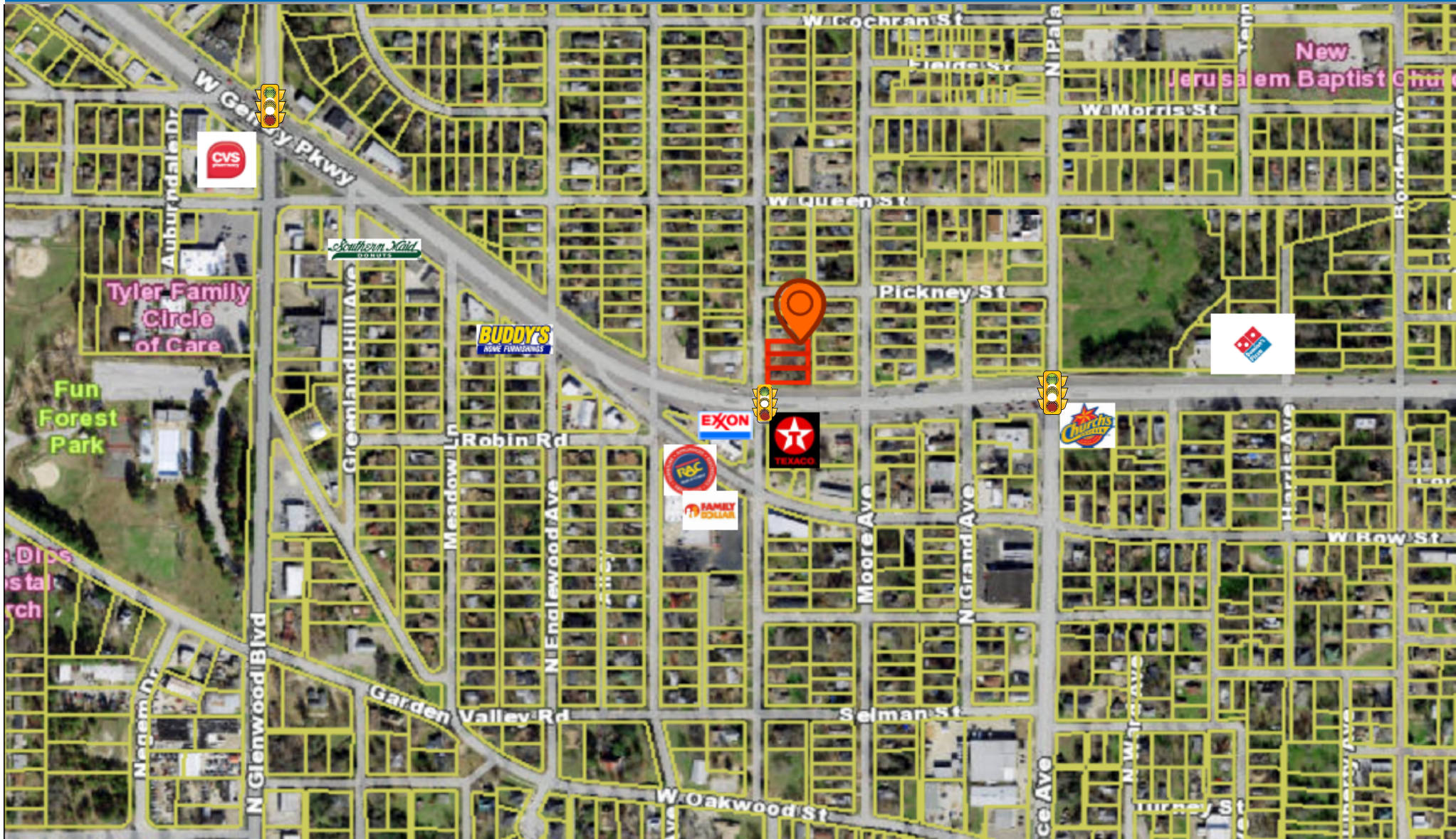
120 S. Broadway Avenue | Suite 200 | Tyler, Texas 75702 | Phone: 903-561-8000 | www.venueproperties.com

The information provided herein was obtained from sources believed reliable, however, Venue Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or with draw without notice.

NEC US HIGHWAY 69 (GENTRY PARKWAY) & ROSS AVENUE

TYLER, TEXAS

OFFERING MEMORANDUM





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 known to the agent.

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:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) 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

(4) may not disclose any confidential information or any information that a party 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 of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker’s obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

01A TREC No. OP-K

