

EXTREMELY RARE LAND OPPORTUNITY

14023 State Hwy 155 S.

Tyler, Texas



Venue
COMMERCIAL REAL ESTATE

Gary Halbrooks

903.530.3374

garyhalbrooks@venueproperties.com



*Information About
Brokerage Services*



Consumer Protection Notice



Code of Ethics

The information contained 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 submitted is subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.



DEAL POINTS



Sale Price: \$7,000,000.00
Seller financing available



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PROPERTY INFORMATION

► **Address:** 14023 State Highway 155 S | Tyler, Texas 75703

► **Improvements**

- Building 1 -- House -- 4378 sf
- Building 2 -- Office 1 -- 1614 sf
- Building 3 -- Office 2 -- 1146 sf
- Building 4 -- Dining Hall -- 932 sf
- Building 5 -- Residence 1 -- 1556 sf
- Building 6 -- Residence 2 -- 1785 sf
- Building 7 -- Residence 3 -- 1785 sf
- Building 8 -- Workshop -- 1581 sf
- Building 9 -- Office 3 -- 3820 sf
- Building 10 -- Residence 4 -- 1793 sf
- Building 11 -- Office 4 -- 1597 sf
- Building 12 -- Office 5 -- 982 sf

► **Land Area:** 94.98 ± acres

► **Total Building Sf:** 22,969 sf

► **Additional Improvements**

- Two Ponds
- Metal Fencing
- Baseball / Softball / Soccer Field
- Basketball Court

► **Zoning:** None (No city sales or property taxes)

► **Potential Uses**

- Mixed Useful Development
 - Commercial
 - Industrial
 - SF Residential
 - B2R SF
 - Low Density MF
 - RV Park
 - Event Venue

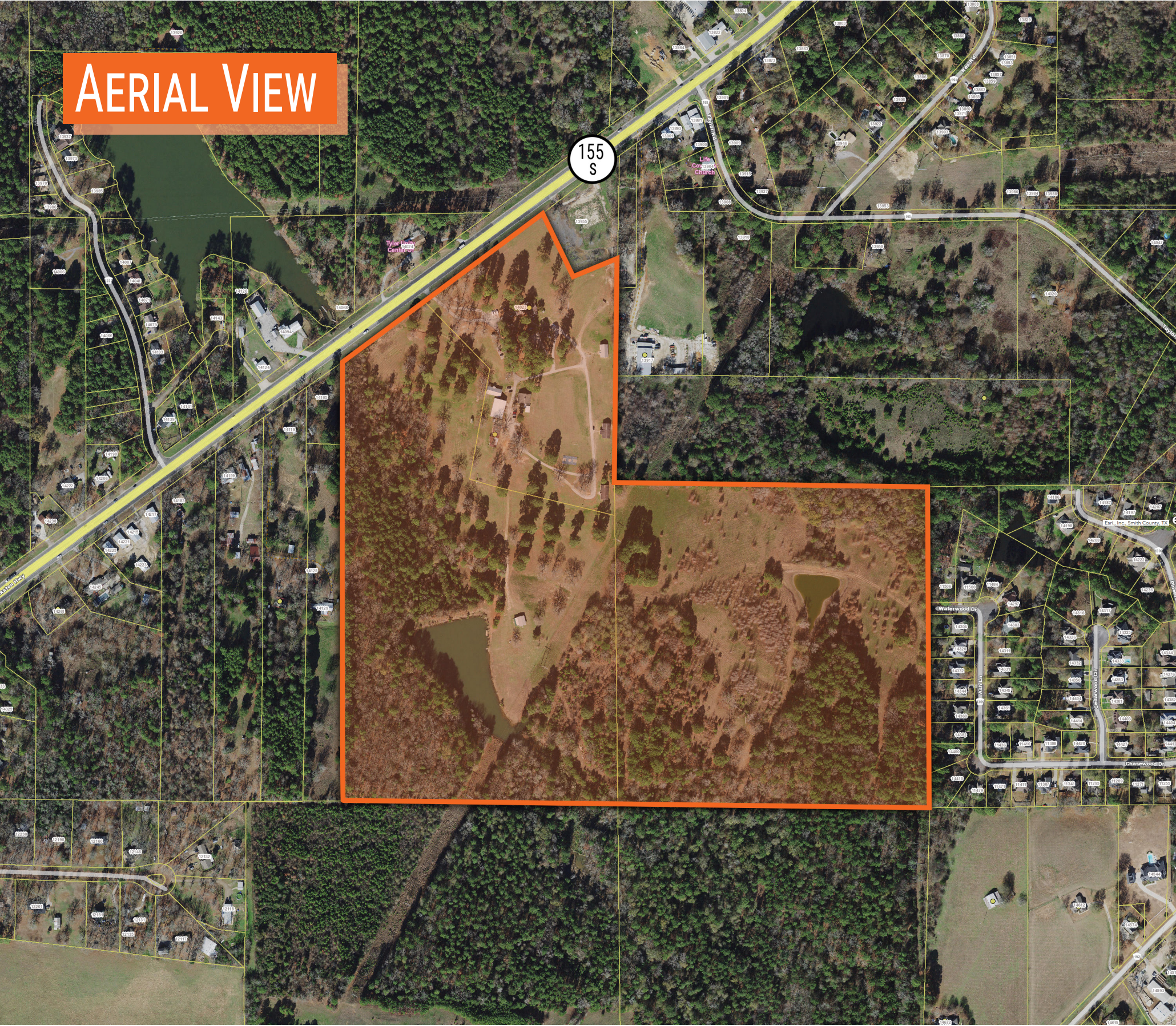
► **Road Frontage:** 1,050 lf of frontage on State Highway 155 S

► **Traffic Count:** 18,000+ VPD (TX DOT - 2020)

► **Utilities**

- Water - Southern Utilities
- Sanitary Sewer - Septic
- Electricity - Deregulated
- Internet / Fiber - Deregulated



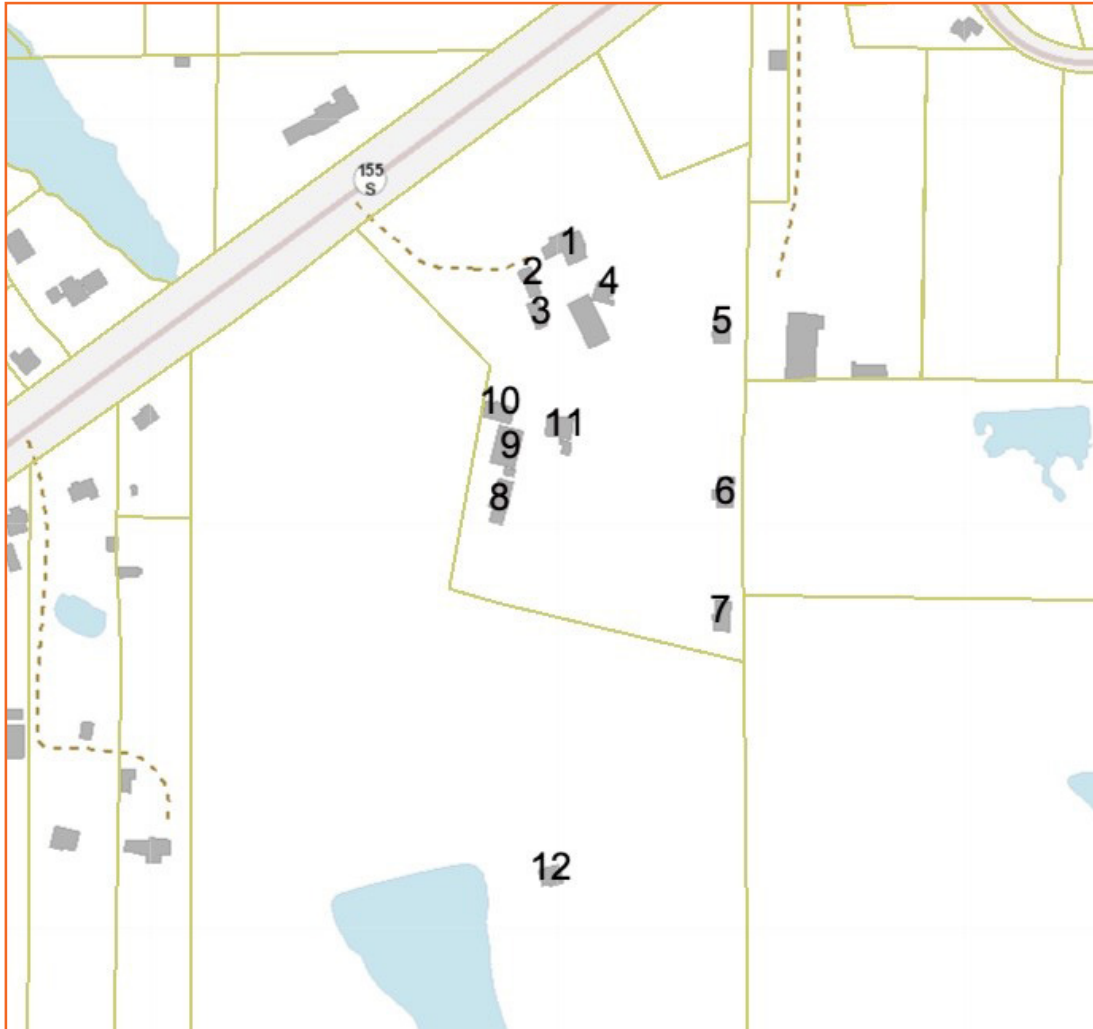


AERIAL VIEW

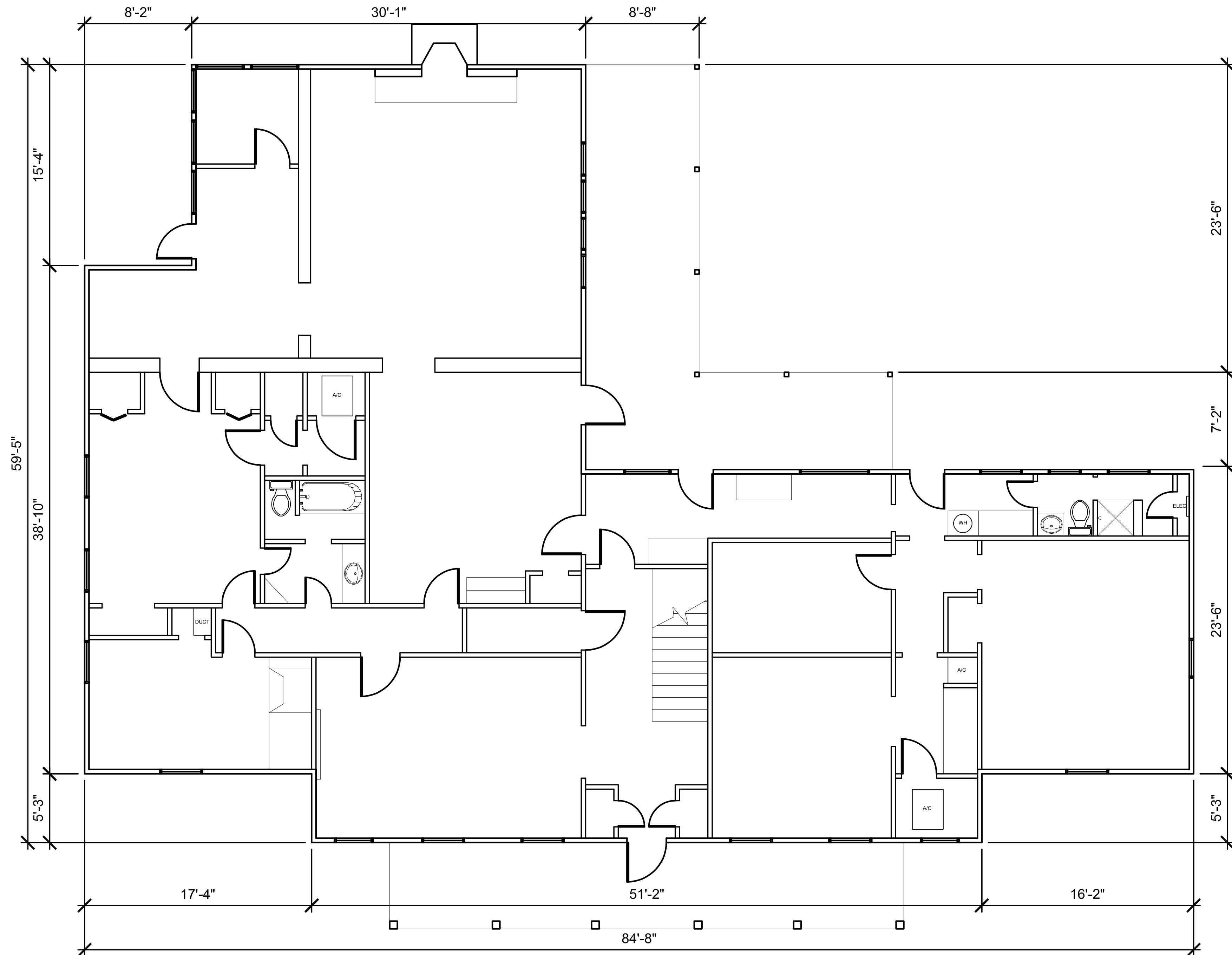
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IMPROVEMENTS LOCATION MAP



- ① House
- ② Office 1
- ③ Office 2
- ④ Dining Hall
- ⑤ Residence 1
- ⑥ Residence 2
- ⑦ Residence 3
- ⑧ Workshop
- ⑨ Office 3
- ⑩ Residence 4
- ⑪ Office 4
- ⑫ Office 5



**BUILDING #1 - HOUSE
1ST FLOOR PLAN**

1

scale: 1/8" = 1'-0"

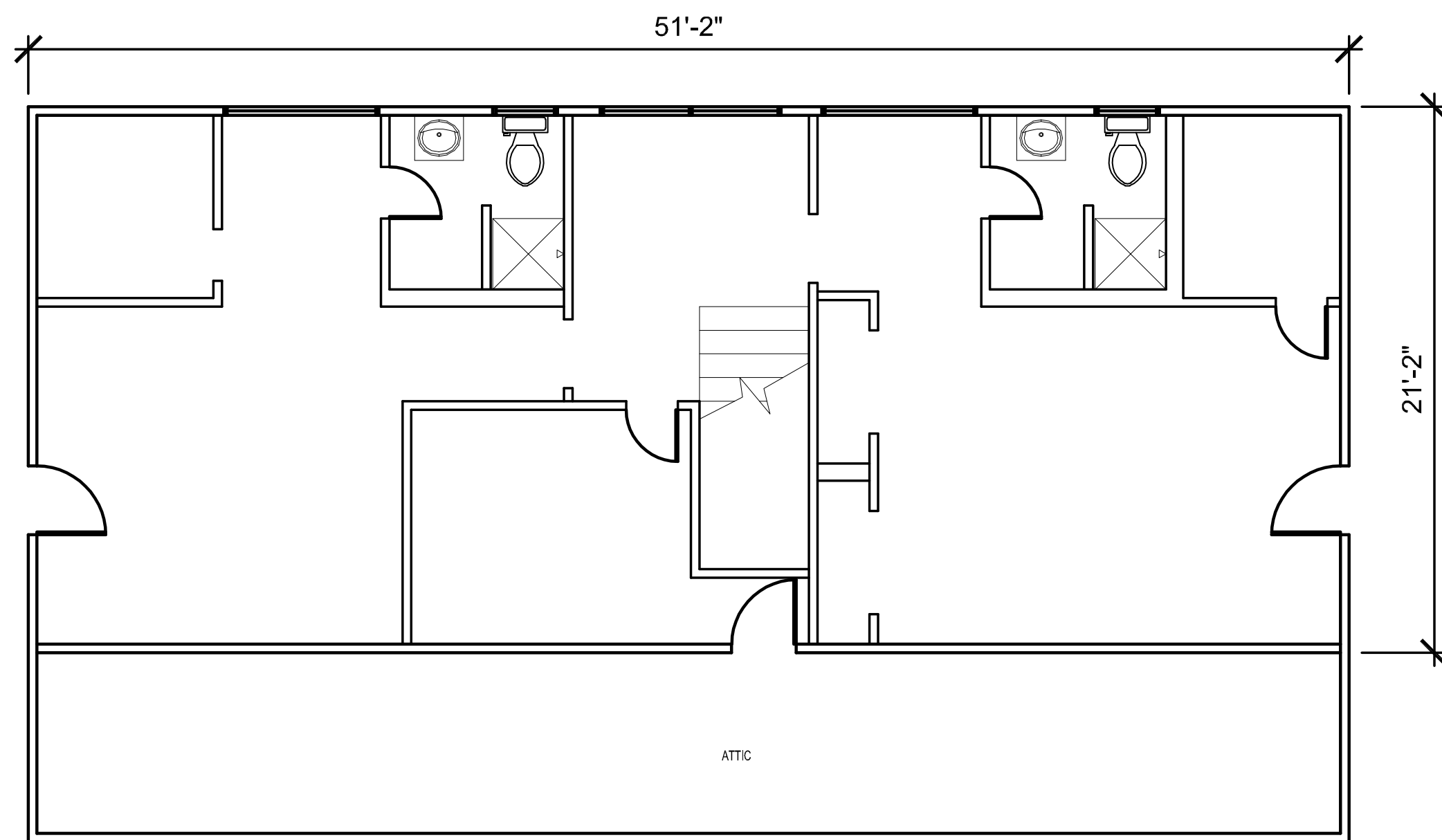
3295 SF.



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903-525-9564

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SCALE:
1/8"=1'-0"
SHEET NO:
BLDG. #1 - HOUSE
1ST FLOOR PLAN





**BUILDING #1 - HOUSE
2ND FLOOR PLAN**

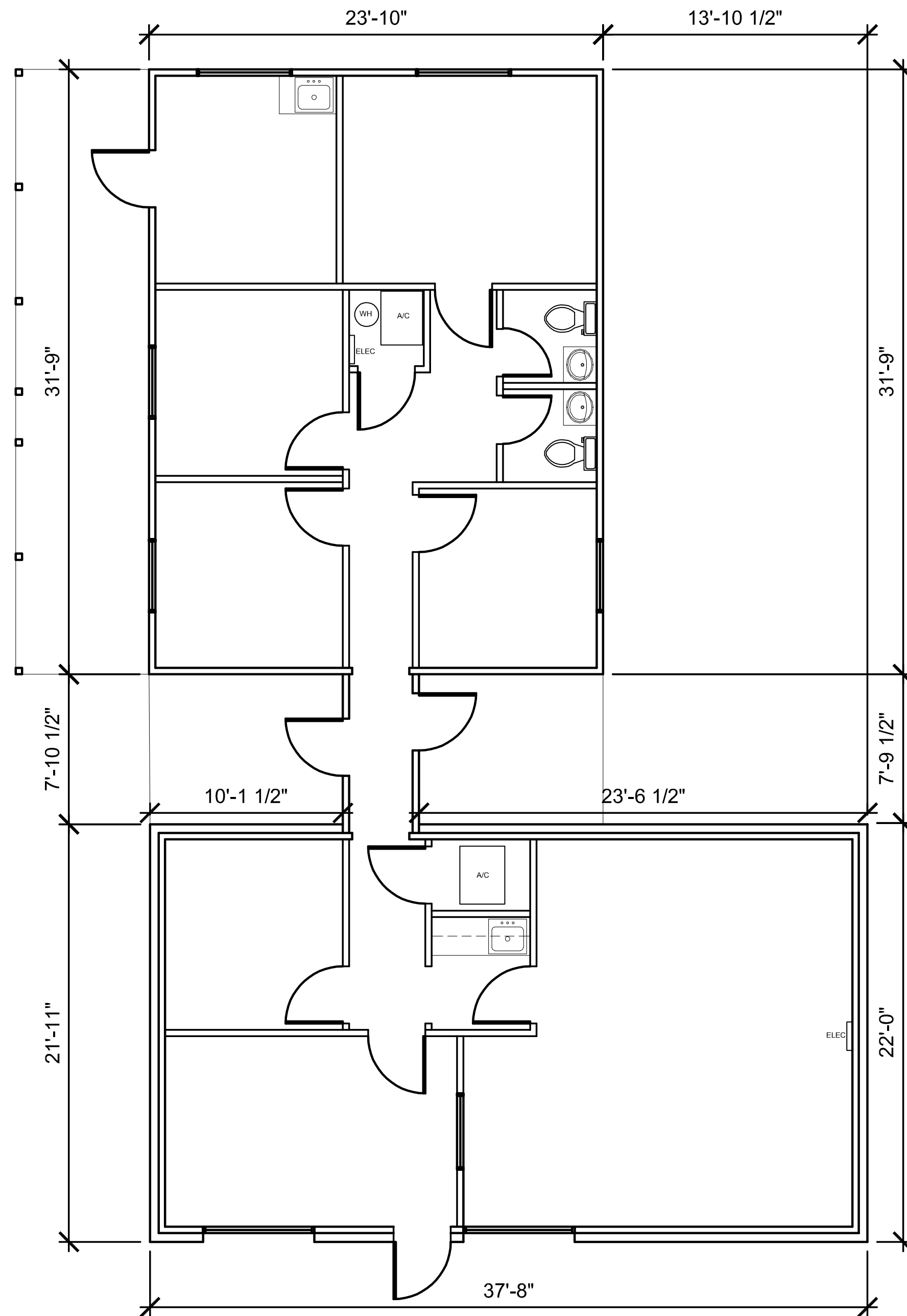
1 scale: 1/8" = 1'-0"
1083 SF.



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1/8"=1'-0"
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BLDG. #1 - HOUSE
2ND FLOOR PLAN





BUILDING #2 - OFFICE 1 FLOOR PLAN

scale: 1/8" = 1'-0"

1614 SF.

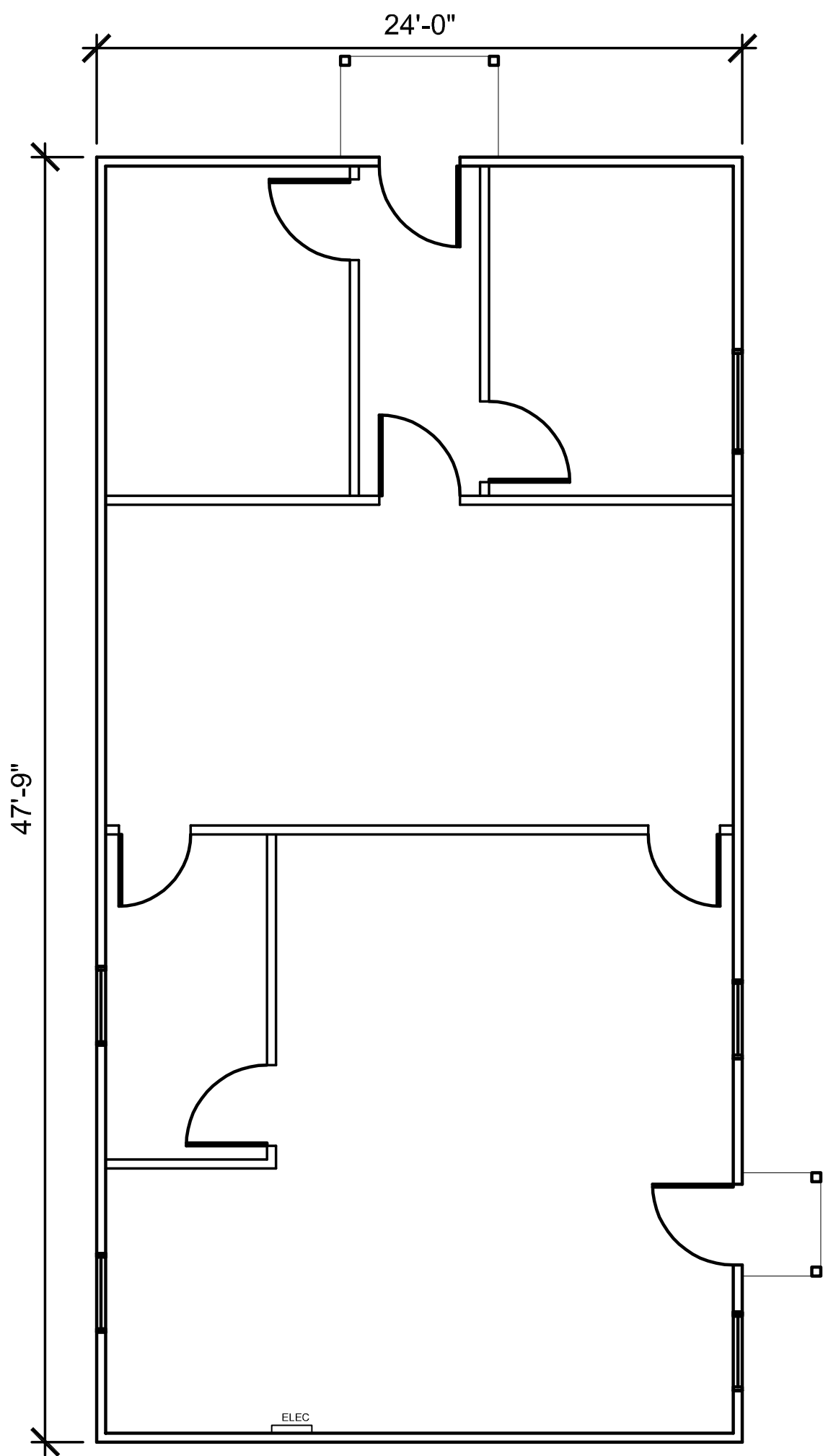
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SHEET NO:
BLDG. #2 - OFFICE 1
FLOOR PLAN





**BUILDING #3 - OFFICE 2
FLOOR PLAN**

scale: 1/8" = 1'-0"

1146 SF.

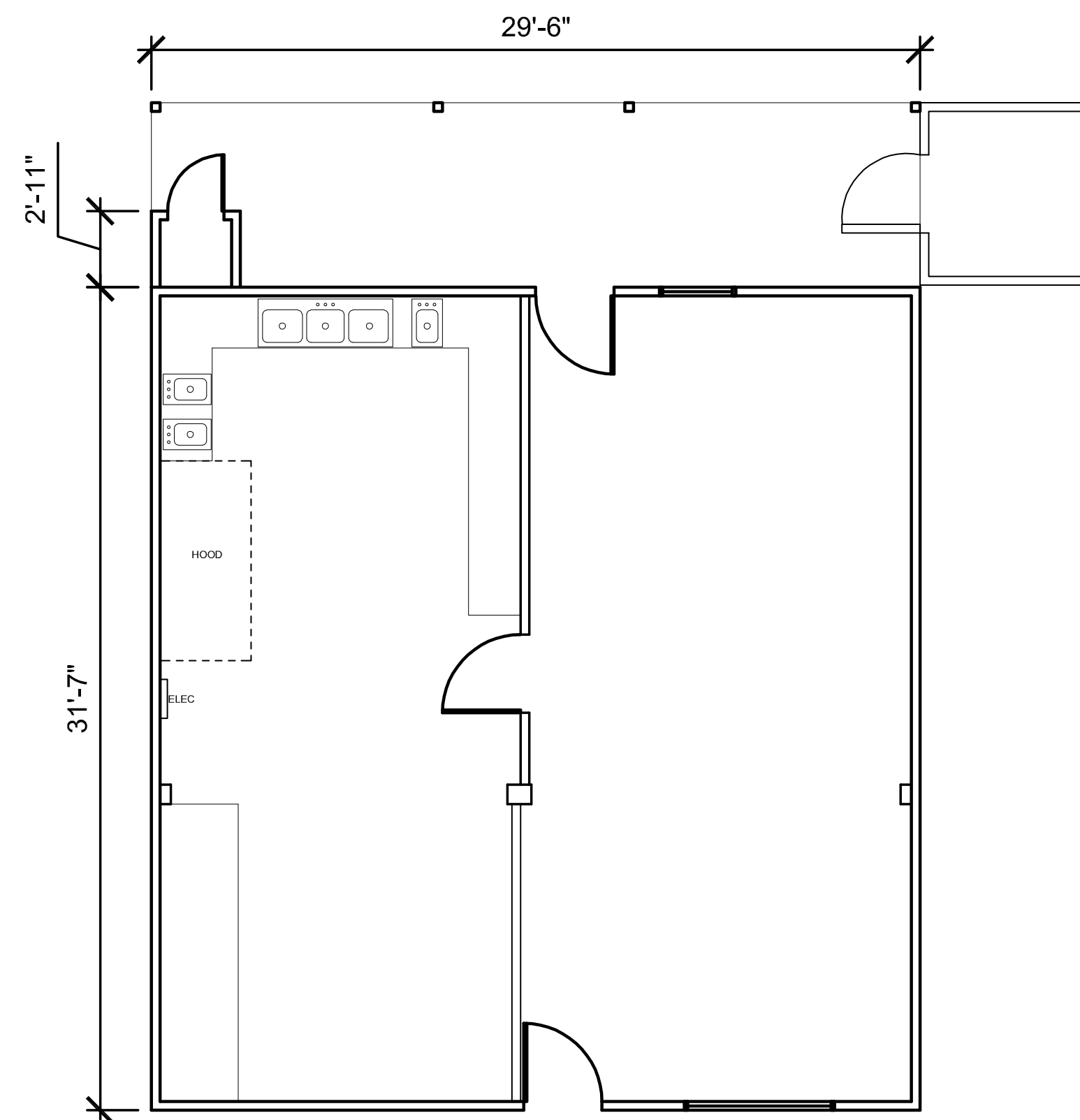
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SCALE:
1/8"-1'-0"
SHEET NO:
BLDG. #3 - OFFICE 2
FLOOR PLAN





BUILDING #4 - DINING HALL FLOOR PLAN

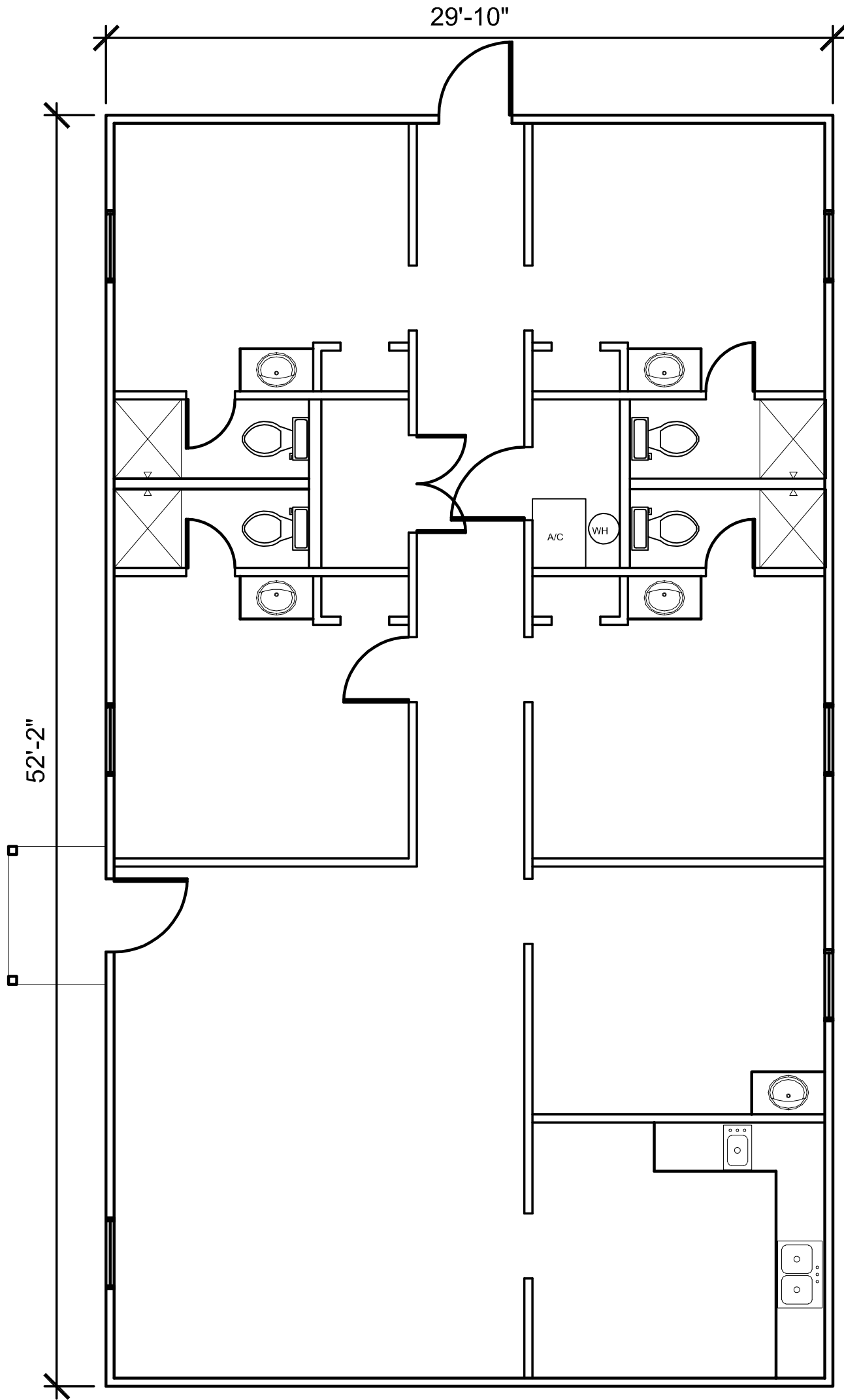
scale: 1/8" = 1'-0"

932 SF.



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SHEET NO: BLDG. #4 - DINING HALL FLOOR PLAN	



BUILDING #5 - RESIDENCE 1 FLOOR PLAN

1

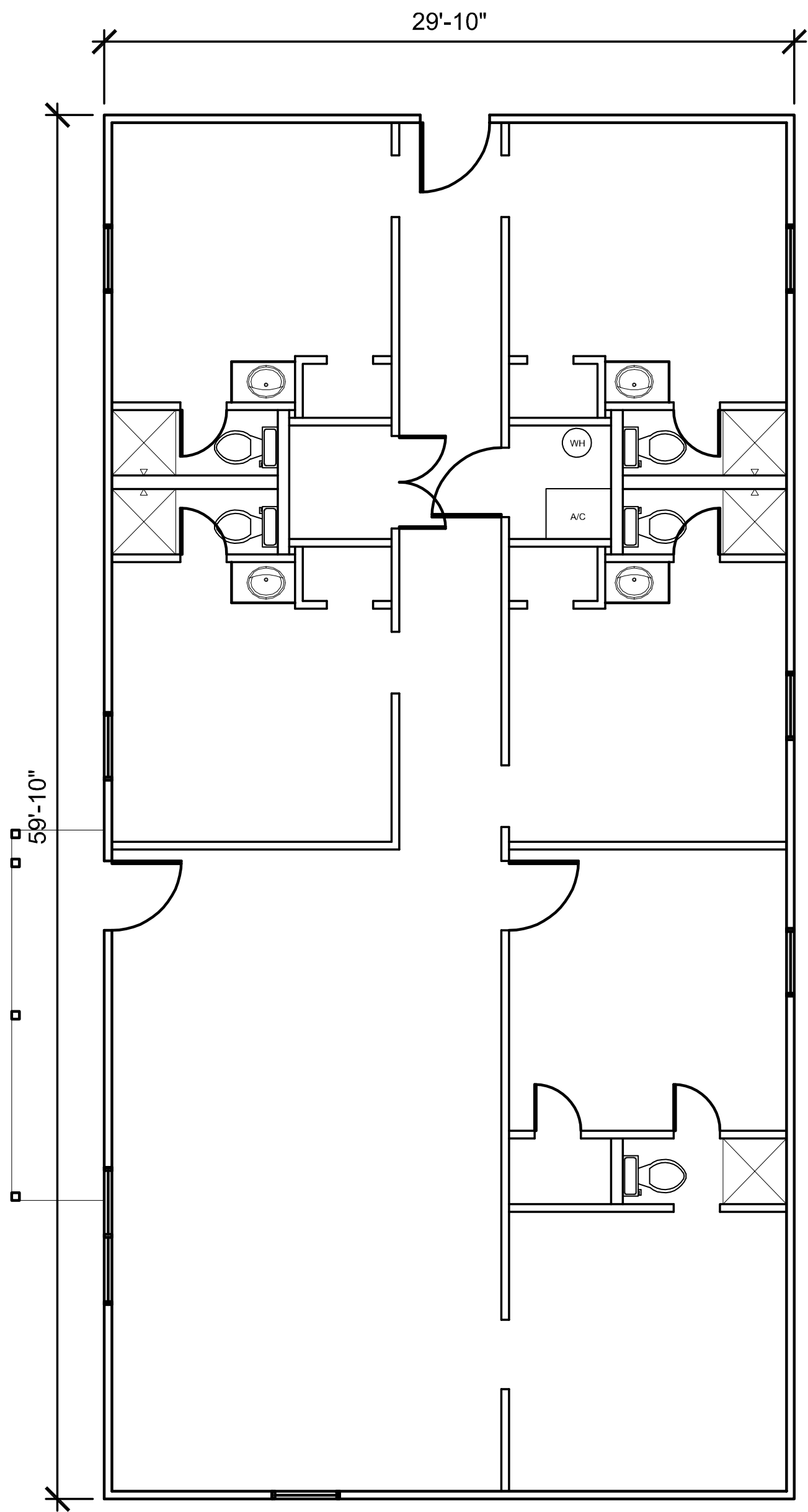
scale: 1/8" = 1'-0"
1556 SF.



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SHEET NO: BLDG. #5 - RESIDENCE 1 FLOOR PLAN	





**BUILDING #6 - RESIDENCE 2
FLOOR PLAN**

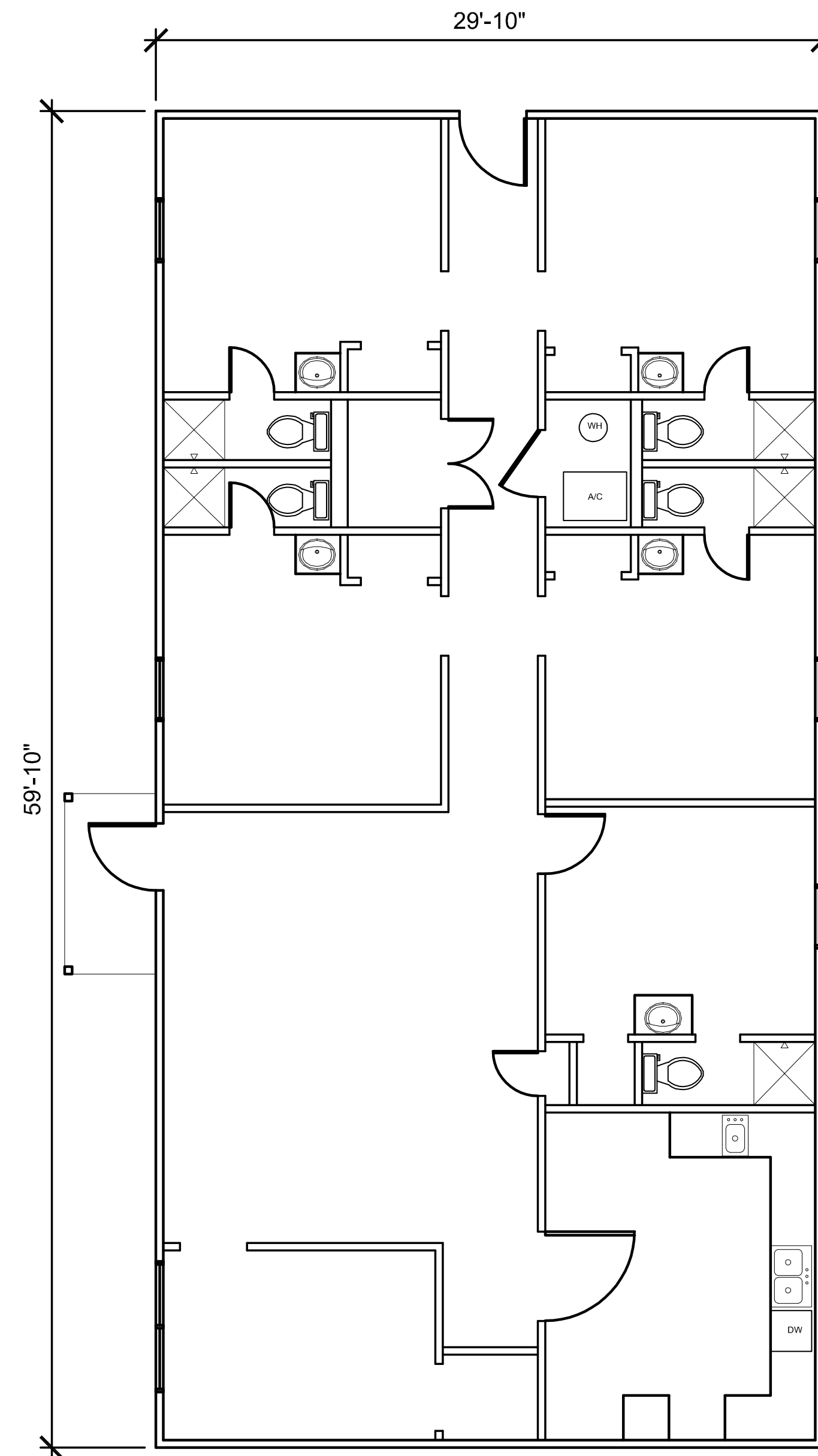
1 scale: 1/8" = 1'-0"
1785 SF.



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SHEET NO:
BLDG. #6 - RESIDENCE 2
FLOOR PLAN





BUILDING #7 - RESIDENCE 3 FLOOR PLAN

scale: 1/8" = 1'-0"

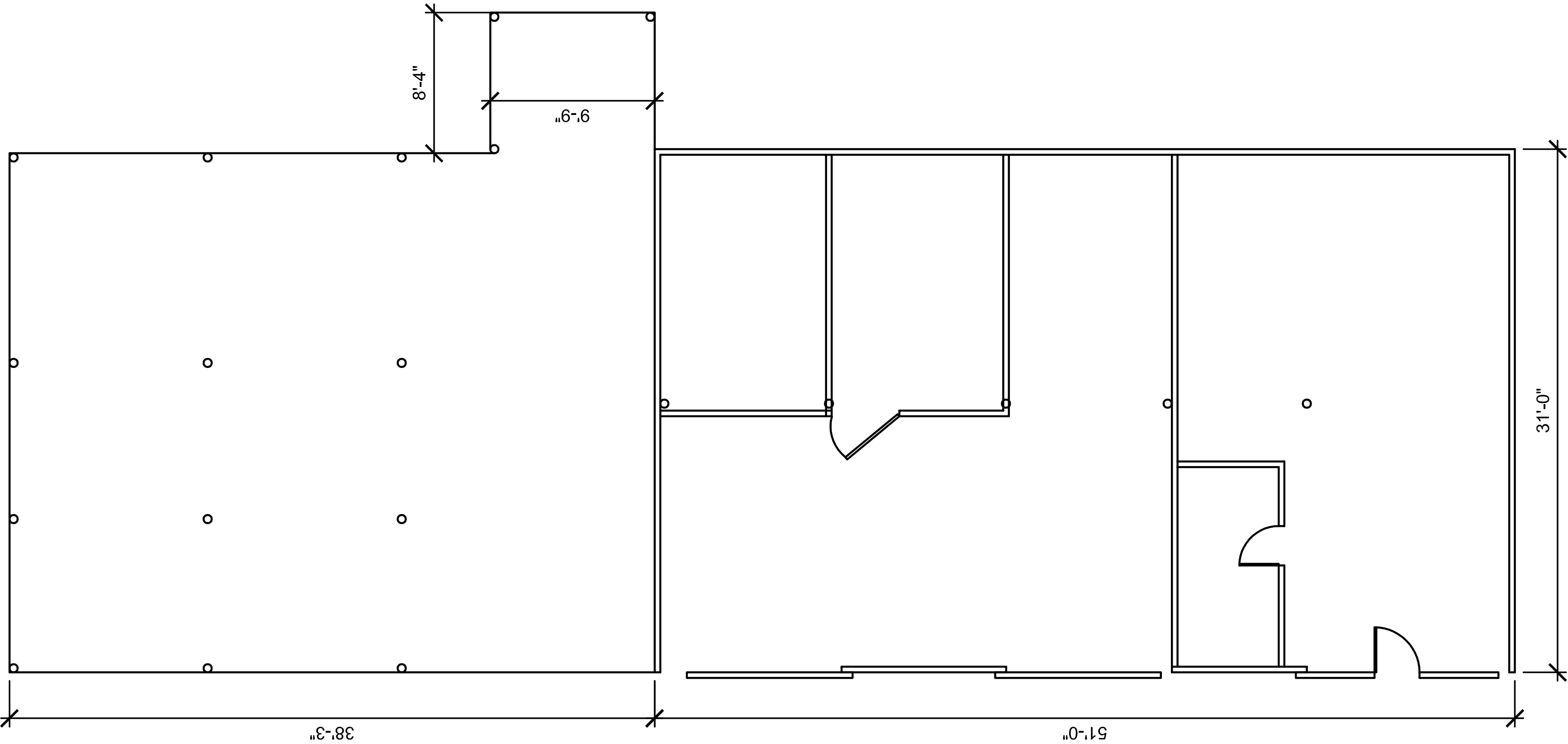
1785 SF.



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SHEET NO: BLDG. #7 - RESIDENCE 3 FLOOR PLAN	





BUILDING #8 - WORKSHOP FLOOR PLAN

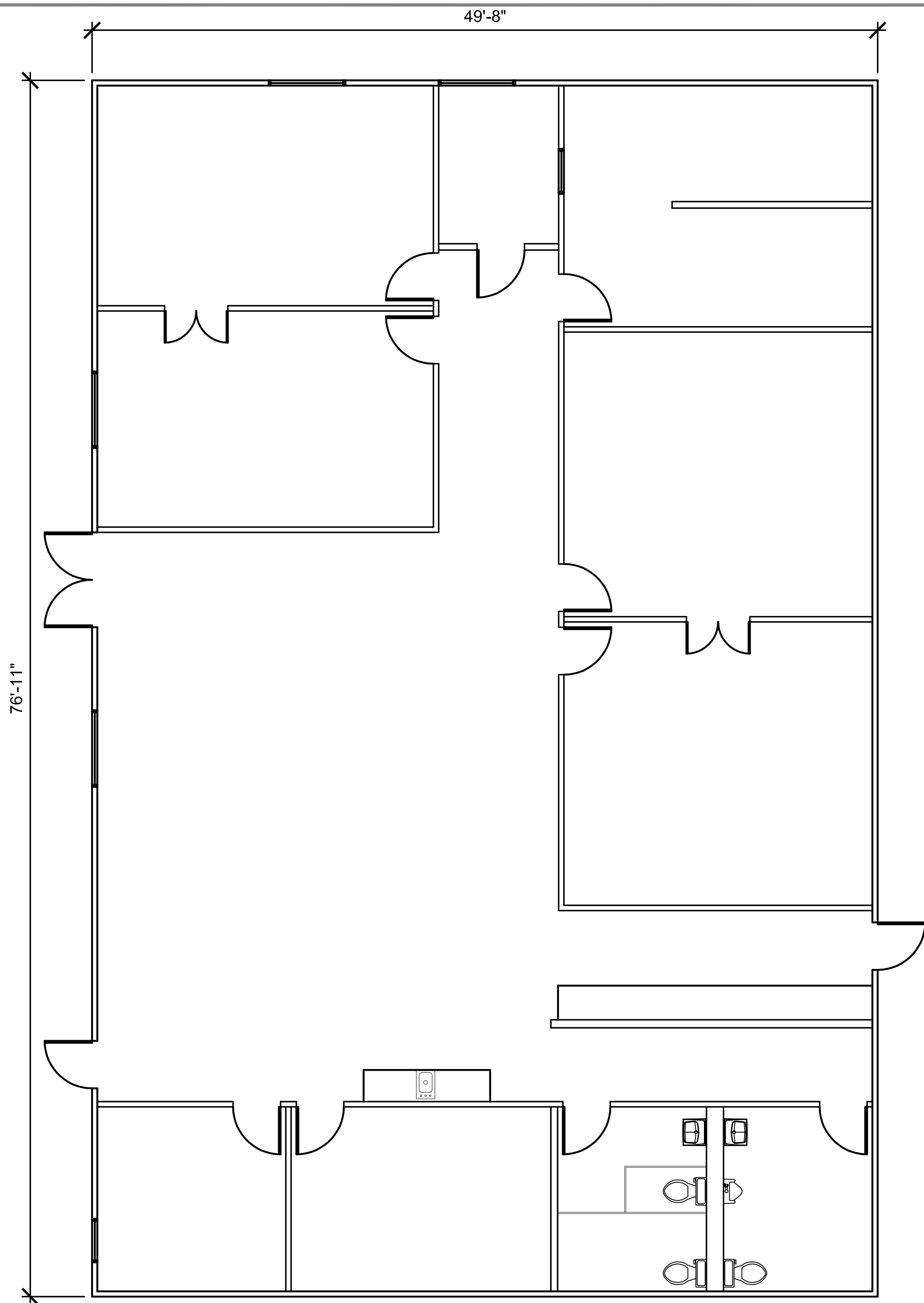
1 scale: 1/8" = 1'-0"
1581 SF.



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BLDG. #8 - WORKSHOP
FLOOR PLAN





**BUILDING #9 - OFFICE 3
FLOOR PLAN**

scale: 1/8" = 1'-0"

3820 SF.

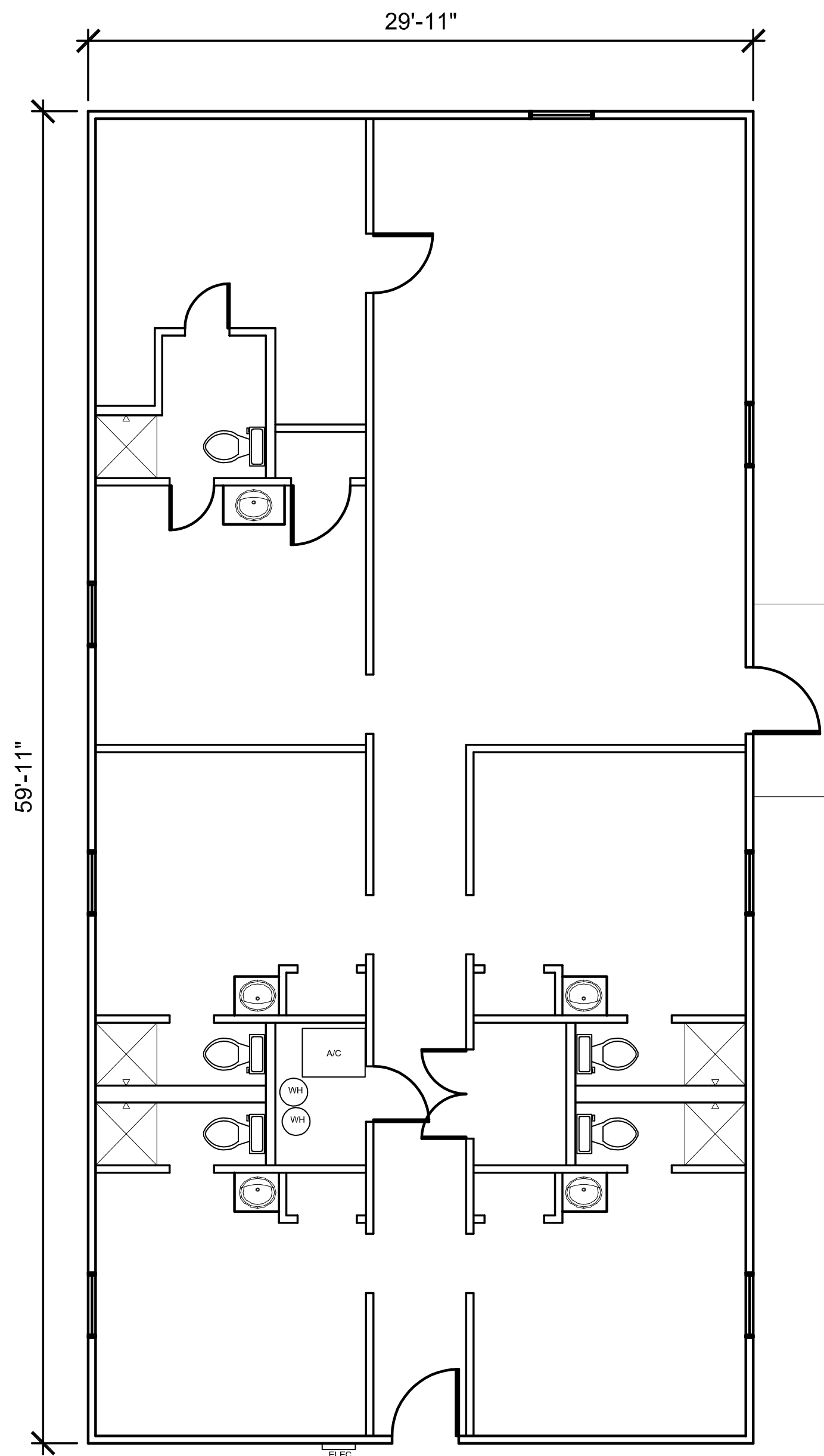
1



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SHEET NO:
BLDG. #9- OFFICE 3
FLOOR PLAN





**BUILDING #10 - RESIDENCE 4
FLOOR PLAN**

1

scale: 1/8" = 1'-0"

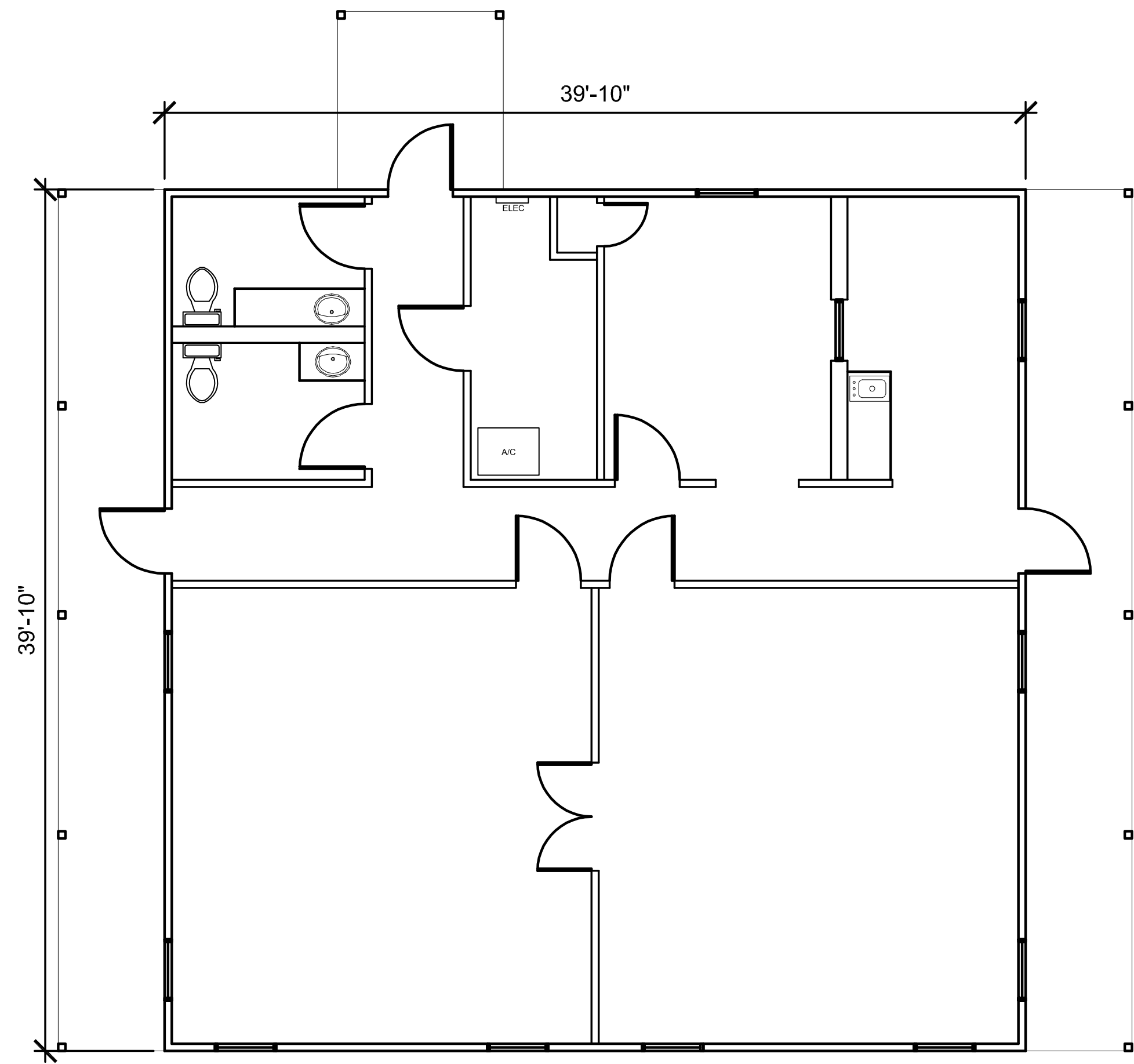
1793 SF.



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BLDG. #10- RESIDENCE 4
FLOOR PLAN





**BUILDING #11 - OFFICE 4
FLOOR PLAN**

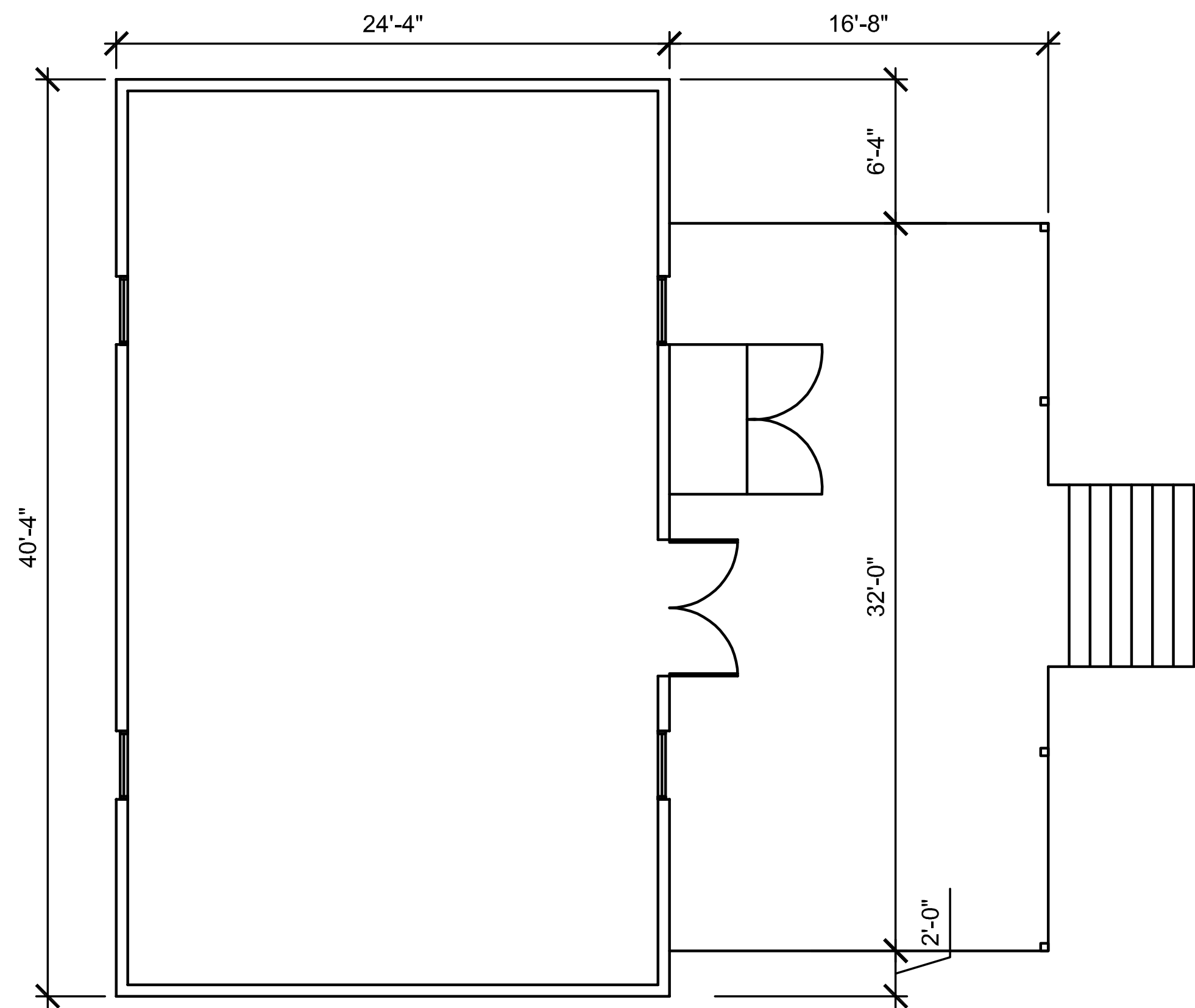
1 scale: 1/8" = 1'-0"
1597 SF.



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SHEET NO:
BLDG. #11- OFFICE 4
FLOOR PLAN





**BUILDING #12 - OFFICE 5
FLOOR PLAN**

scale: 1/8" = 1'-0"

982 SF.

1



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BLDG. #12- OFFICE 5
FLOOR PLAN

