

# OFFERING MEMORANDUM



**Venue**  
COMMERCIAL REAL ESTATE

6,000 BUILDING SF

6501 STATE HIGHWAY 271 TYLER, TX 75708

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.

# SUBJECT PROPERTY



6501 STATE HIGHWAY 271  
TYLER, TX 75708

6,000 BUILDING SF

Base Rental Rate : \$4,900.00 Per Month

Rate Type: NNN

# SUBJECT PROPERTY



# PROPERTY FEATURES

An improved Industrial Site - Warehouse, office, covered storage, and a secured outdoor yard - well suited for supply, distribution, contractor, and service operations

## BUILDING

- +/- 6,000 SF metal / steel-frame construction
- Open warehouse layout with exposed steel framing
- Concrete slab flooring throughout
- Grade-level overhead (drive-in) door
- Dedicated front office area & separate entry
- Warehouse lighting & high-volume ventilation fans

## SITE & YARD

- Fenced, gated & secured outdoor yard
- Stabilized gravel laydown / storage area
- Open-sided covered storage canopy
- Paved customer parking at the frontage

## LOCATION & ACCESS

- Direct frontage on State Highway 271
- High-visibility, high-traffic corridor
- Convenient to Loop 323 & Tyler commercial corridor
- Tyler, Smith County, TX 75708

## LEASE TERMS

- \$4,900 / Month - NNN
- Flexible lease term (12+ months)
- Tenant responsible for taxes, insurance & CAM

**+ - 6,000**

SF BUILDING

**\$4,900**

PER MONTH - NNN

**24,870**

AADT - HWY 271

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# TRAFFIC COUNTS

(PER TXDOT ANNUAL AADT)



16,612

24,870

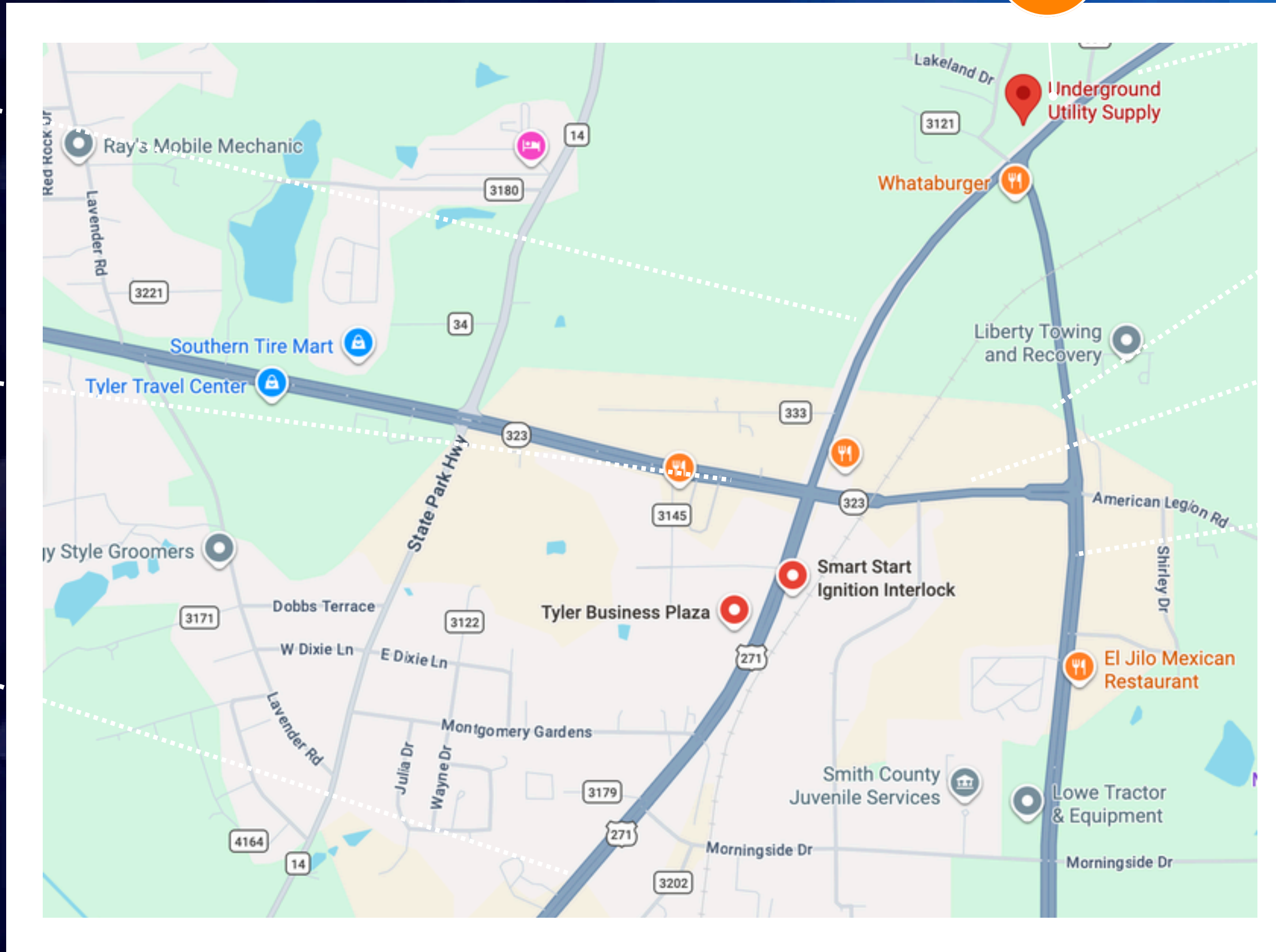
20,905

12,299

16,886

18,191

17,393



# CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing information to prospective purchasers of the property described herein (the "Property"). The information contained in this Memorandum has been obtained from sources believed to be reliable; however, [Brokerage/Owner] makes no warranties or representations as to the accuracy or completeness of the information. All prospective purchasers are strongly advised to conduct their own independent due diligence, including, but not limited to, verification of all property information, financial data, zoning and legal status, and physical condition.

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- Investment Risks

All prospective purchasers must take appropriate measures to verify all of the information set forth herein. The Property is being sold on an "as is, where is" basis, and the Owner and its agents make no guarantees or representations regarding the condition of the Property or compliance with applicable laws.

# TEAM

## VENUE PROPERTIES, INC.

Driven by our client-centric approach, with over 50 years combined commercial real estate experience, each member of the Venue Properties team contributes their versatile expertise and educated perspectives to provide industry-leading comprehensive services to every one of our client's diverse real estate needs.

From acquisitions, to investments, to development and project management – you'll find a trusted and engaged team behind you, prudently guiding you through every stage of your real estate venture.



**GARY HALBROOKS**

**CEO / PRESIDENT**

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**LAURA FINCH**

**Director of Marketing**