

OFFERING MEMORANDUM



Venue
COMMERCIAL REAL ESTATE

4,367 SF SPACE FOR LEASE
PINE TREE SHOPPING CENTER
3864 STATE HWY 64 WEST | TYLER, TX 75704



C O N T A C T

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PROPERTY MANAGER
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SUBJECT
PROPERTY

SUBJECT PROPERTY

Property Type : Retail

Year Built : 2004

Gross Leasable Area : 19,160 SF

Total Land Area: 2.28 AC

FINANCIAL INFORMATION

Starting Rental Rate : \$12.00 psf

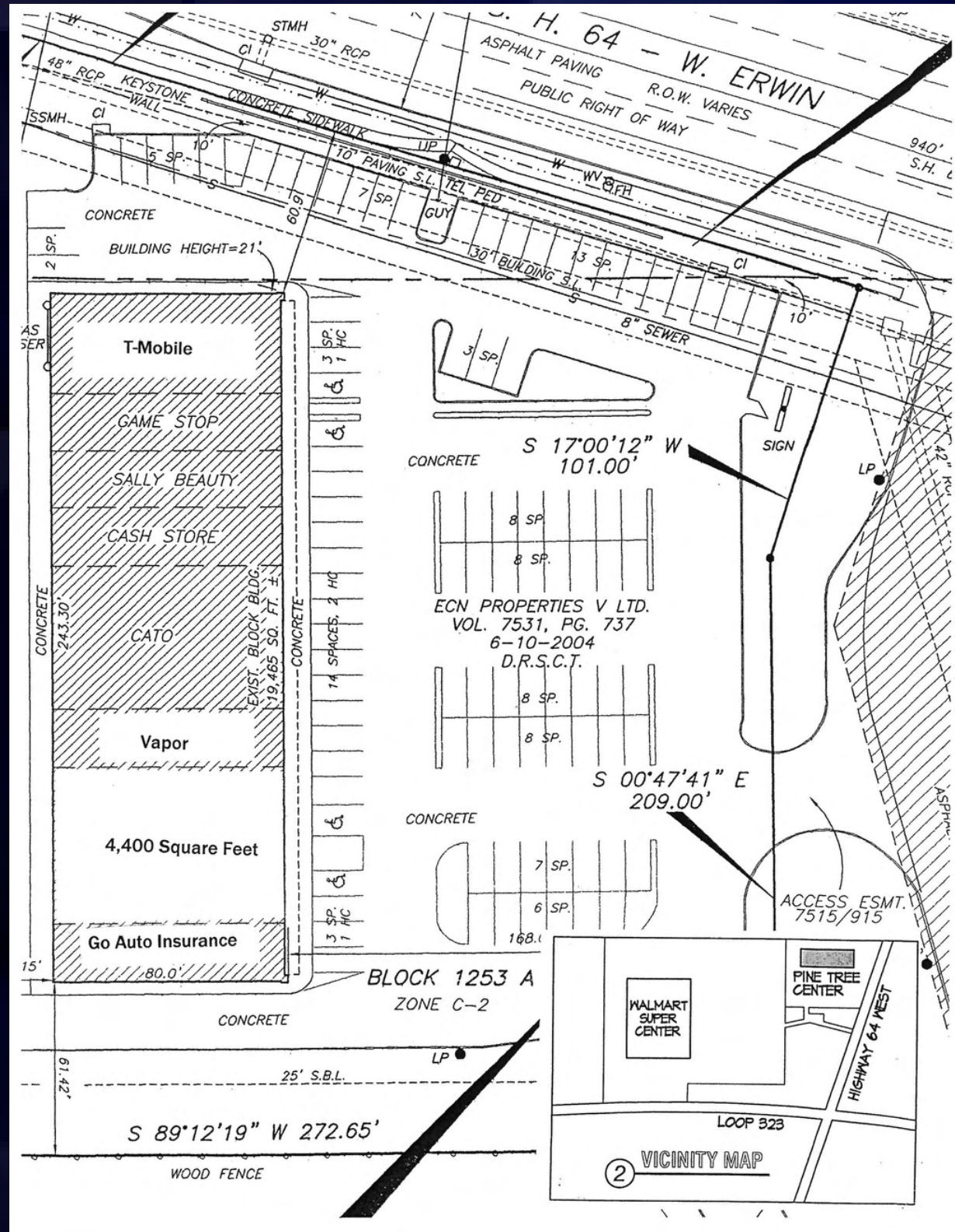
NNN : \$6.00 psf (2022 estimate)

CAM : \$2.40

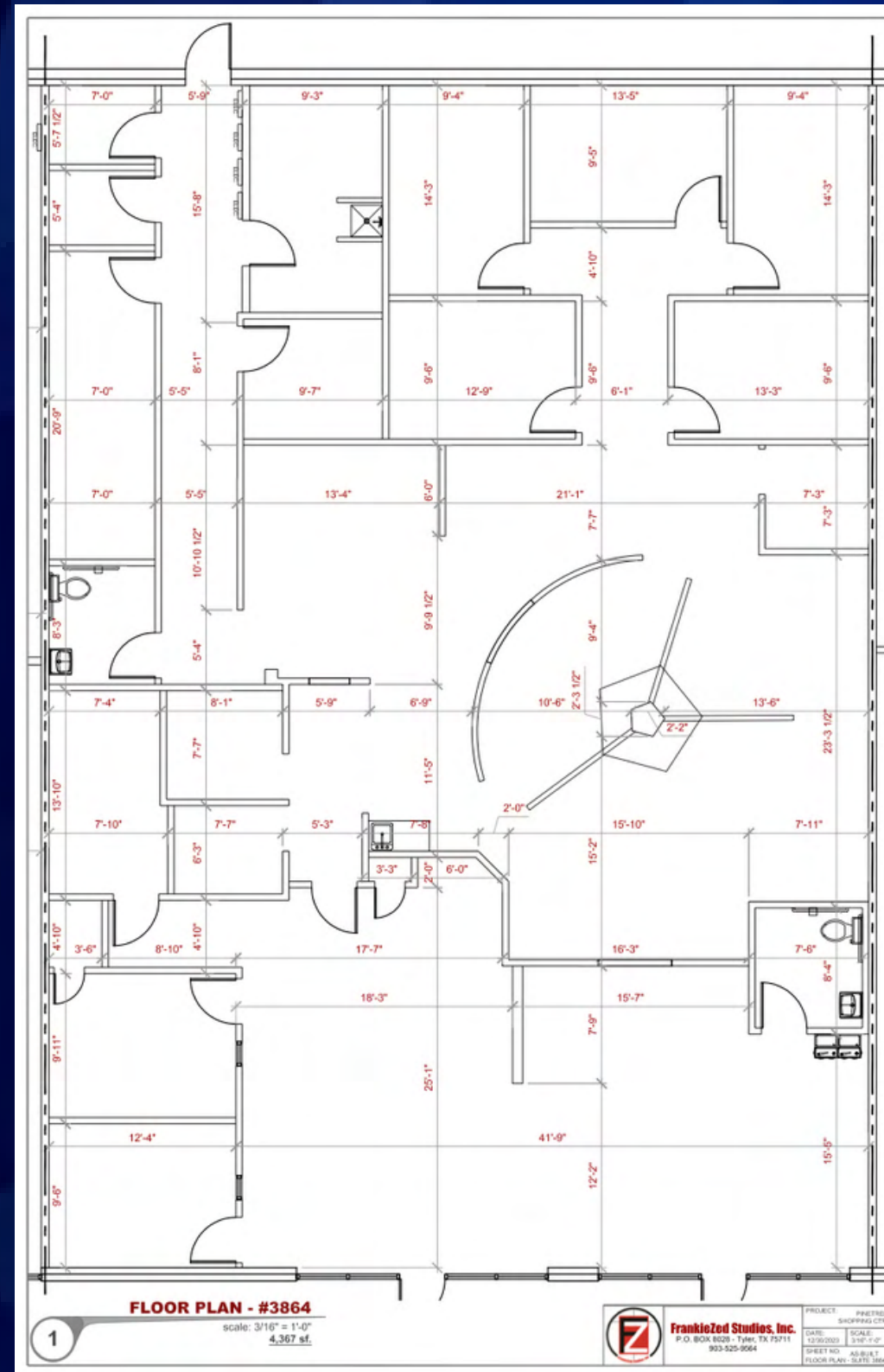
Insurance : \$0.60

Taxes : \$3.00 psf

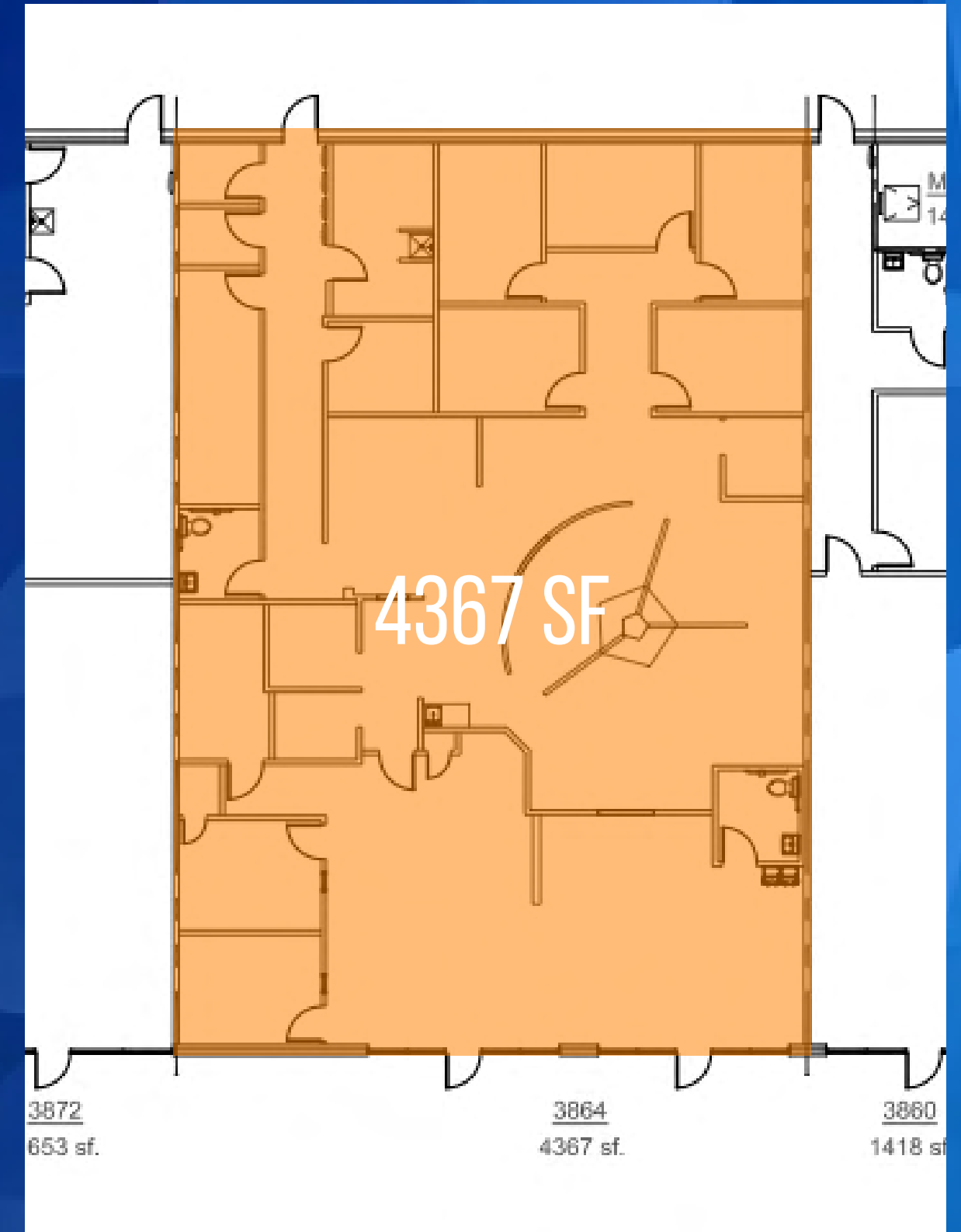
SUBJECT PROPERTY



Survey



Floor Plan



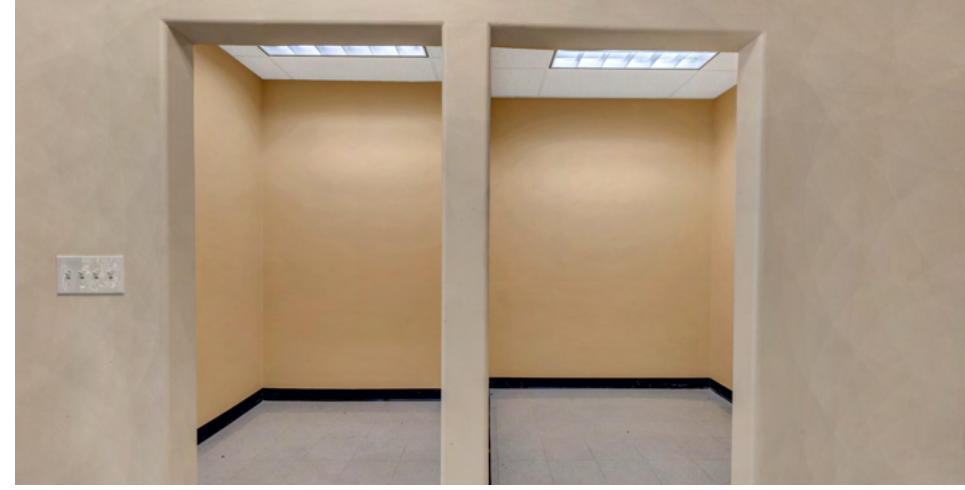
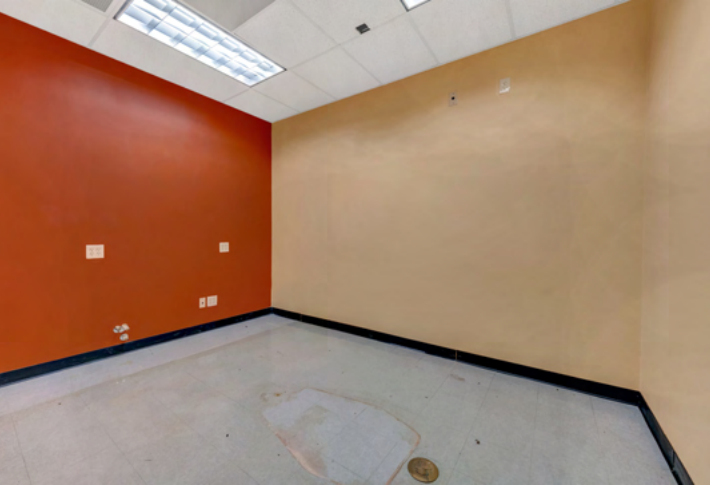
Square Footage

INTERIOR



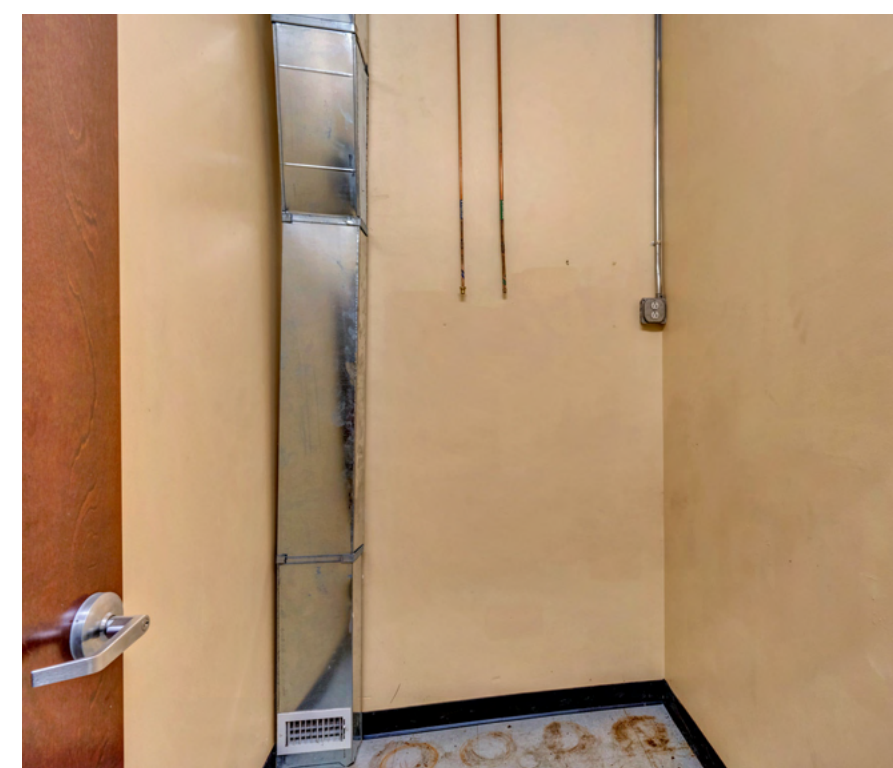
CURB APPEAL AND LOCATION:

Eye-catching exterior with visibility from prime high-traffic roadway with access to desirable areas in every direction.



CUSTOMIZATION:
 Ability to customize spaces to individual preferences.





MULTI-FUNCTIONAL SPACES:
 Areas serving multiple purposes allows for flexibility and adaptability, making the most of the available space.



WILLOW BROOK COUNTRY CLUB
Tyler's premiere, private 18-hole course and country club

TYLER POUNDS
REGIONAL AIRPORT
4.9 miles west

TRAFFIC COUNTS

(PER TXDOT ACT 2022)

32,377
LOOP 323



18,736
HWY 64

TYLER MSA



Access to 120 major corridor

POPULATION:
225,000+ residents

SURROUNDING AREAS:

- 90 miles east of Dallas/Fort Worth
- 95 miles west of Shreveport

AIRPORTS:
Tyler Pounds Regional Airport in Tyler and less than two-hour drive to Dallas-Love Field & DFW International airports

MEDICAL:
Tyler is a regional medical hub with three primary hospitals, a medical school, a pharmacy school, and a variety of specialty clinics

BUSINESS:
Ranked as #2 Texas city on Forbes' Best Places for Small Business & Careers

JOB GROWTH:
In 2021, the Tyler MSA outpaced the United States, Texas, and all other Texas metros in job growth rate.
2.7% expected annual employment growth rate



GARY HALBROOKS
CEO / PRESIDENT



STEVE PERKINS, CFA
CFO



BECKY WILSON
DIRECTOR OF OPERATIONS
AND MARKETING



JOHN ESTES
DIRECTOR OF ACCOUNTING /
PROPERTY MANAGER

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.