

**ALL FIELDS DETAIL**



**MLS #** 24011891  
**Class** COMMERCIAL  
 BUILDING/LAND  
**Property Type** Land  
**Asking Price** \$625,000  
**Address** TBD S Hwy 69  
**City** Tyler  
**State** TX  
**Zip** 75703  
**County** Smith  
**Status** Active  
**Sale/Rent** For Sale  
**IDX Include** Y

**Waterfront**  
**Waterview**  
**Lake Name**  
**Security Gate**  
**Foreclosure/Bank Owned Y/N**  
**Short Sale Y/N**



**GENERAL**

<b>Buyer Photos Allowed Y/N</b>	Yes	<b>Listing Agent</b>	Ginger Brawner - Cell: 817-881-9233
<b>List Team</b>		<b>Listing Office</b>	eXp Realty, LLC-Tyler - Office: 888-519-7431
<b>Listing Agent 2</b>		<b>Listing Agent 3</b>	
<b>Owner Name</b>		<b>Owner Phone</b>	
<b>Listing Type</b>	Exclusive Right	<b>Sign on Property Y/N</b>	Yes
<b>Agency</b>	Both	<b>Internet Y/N</b>	Yes
<b>Rent Price</b>		<b>Listing Date</b>	8/24/2024
<b>Expiration Date</b>	2/24/2025	<b>Year of Construction</b>	
<b>Year Built Source</b>	N/A	<b>Approx Lot Dimension</b>	880x2363x74x955x204x1395x
<b>Lot Dimension Source</b>		<b>Approx SqFt</b>	
<b>Source of SqFt</b>		<b>Acreage</b>	
<b>Total Number of Acres</b>	30.958	<b>Acres Cleared %</b>	
<b>Gross Leasable Area</b>		<b>Largest Footage Available</b>	
<b>Smallest Footage Avail</b>		<b># Buildings</b>	
<b>Number of Units</b>		<b># Grade Level Doors</b>	
<b># of Ramp High Doors</b>		<b># Semi Dock High Doors</b>	
<b># Dock High Doors</b>		<b>Average Occupancy %</b>	
<b>Environment Survey Avail</b>		<b>Potential Cap Rate</b>	
<b>User Restrictions Y/N</b>		<b>On Site Management Y/N</b>	
<b>Exclusions Apply Y/N</b>		<b>Ext. Territorial Jur. Y/N</b>	
<b>Underground Utilities Y/N</b>		<b>Mineral Rights Available</b>	
<b>Minerals Surface</b>		<b>Potential Gross Income</b>	
<b>Gross Expenses</b>		<b>Net Operating Income</b>	
<b>Net Lease Price/SqFt</b>		<b>TI Allowance</b>	
<b>Common Area Factor %</b>		<b>Expense Stop</b>	
<b>Zip Lookup</b>	75703	<b>Paragon 1 Area</b>	
<b>Road Frontage (Feet)</b>		<b>Legal</b>	Tract 47 & 47B ABST A0015 V Moore
<b>Possession</b>		<b>Power Co</b>	
<b>Gas Co</b>		<b>Phone Co</b>	
<b>Water Co</b>		<b>School District</b>	Whitehouse
<b>Apx Shore Line</b>		<b>Shore Line Source</b>	
<b>Leaseback Y/N</b>		<b>Off Market Date</b>	
<b>Search By Map</b>		<b>Tax ID</b>	
<b>Update Date</b>	10/8/2024	<b>Status Date</b>	8/24/2024
<b>HotSheet Date</b>	10/8/2024	<b>Price Date</b>	10/8/2024
<b>Input Date</b>	8/24/2024 3:11 PM	<b>Associated Document Count</b>	0
<b>List Price / Square Foot</b>		<b>Original Price</b>	\$675,000
<b>VOW Include</b>	Yes	<b>VOW Address</b>	Yes
<b>VOW Comment</b>	Yes	<b>VOW AVM</b>	Yes
<b>Agent Hit Count</b>	18	<b>Client Hit Count</b>	1
<b>Days On Market</b>	45	<b>Surveillance Devices Present</b>	No
<b>Visitor Recording Consent</b>	Audio and Video	<b>Showing Service</b>	None
<b>Lot Size</b>	10 to 50 Acres	<b>Construction Status</b>	Unknown
<b>Geocode Quality</b>	Manually Placed Pin	<b>Picture Count</b>	2
<b>Price Per SQFT</b>		<b>Sold Price Per SQFT</b>	
<b>Disclaimer</b>		<b>Input Date</b>	8/24/2024 3:11 PM
<b>Update Date</b>	10/8/2024 5:52 PM	<b>Listing Office 2</b>	
<b>Listing Office 3</b>			

**FEATURES**

**AVAILABLE FINANCING**                      **ELECTRIC**                      **MISCELLANEOUS**                      **SURVEY AVAILABLE**

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**FEATURES**

Conventional	None	Other/See Remarks	None
Must Qualify	<b>ENERGY EFFICIENCY</b>	<b>PARKING</b>	<b>TENANT PAYS</b>
Cash	Other/See Remarks	Other/See Remarks	None
<b>BUILDING DESCRIPTION</b>	<b>GAS</b>	<b>PARKING SPACES</b>	<b>TOPOGRAPHY</b>
None	Other/See Remarks	0-5	Rolling
<b>CONDITIONS</b>	<b>HEATING</b>	<b>ROAD SURFACE (INTERIOR)</b>	Other/See Remarks
None	Other/See Remarks	Other/See Remarks	<b>WATER</b>
<b>CONSTRUCTION</b>	<b>IMPROVEMENTS</b>	<b>ROAD TYPE (ACCESS)</b>	Other/See Remarks
None	Creek	State/US Highway	<b>ZONING</b>
<b>COOLING</b>	<b>INDIVIDUALLY METERED UTIL</b>	<b>SALE INCLUDES</b>	Other/See Remarks
None	Other/See Remarks	Other/See Remarks	<b>SURVEILLANCE DEVICES</b>
<b>CURRENT USE</b>	<b>LEASE TERMS</b>	<b>SEWER</b>	No
None	Other/See Remarks	None	<b>VISITOR RECORDING CONSENT</b>
<b>DOCUMENTS ON FILE</b>	<b>LOCATION</b>	<b>SHOWING INSTRUCTIONS</b>	Audio and Video
None	Outside City Limits	Other/See A-2-A Remarks	
<b>EAVE HEIGHT</b>	<b>MASTER METERED UTILITIES</b>	<b>SOIL TYPE</b>	
10-14 Feet	Other/See Remarks	Sandy Loam	

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**FINANCIAL**

<b>Taxes</b>	108.45	<b>Tax Year</b>	2024
<b>Exemptions Y/N</b>	Yes	<b>Appraisal District Number</b>	100000001501047000 & 7020
<b>Option Ending Date</b>			

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**SOLD STATUS**

<b>How Sold</b>	<b>Contract Date</b>
<b>Closing Date</b>	<b>Sold Price</b>
<b>Sold Price/Square Foot</b>	<b>Sale/List Price Ratio %</b>
<b>Buyer Agent</b>	<b>Buyer Agent Team</b>
<b>Buyer Agent Office</b>	<b>Loan Concessions (Y/N)</b>
<b>Amount of Concessions</b>	<b>Title Company</b>
<b>Back on Market Date</b>	<b>Down Payment</b>
<b>New Interest Rate</b>	<b>Buyers Costs Paid by Sell</b>
<b>Disc Points Paid by Buyer</b>	<b>Disc Point Paid by Seller</b>
<b>Distressed Sale</b>	

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**SHOWING REMARKS**

**Showing Remarks** Anytime and text or call Ginger for questions you may have: 817.881.9233 Edward: 903.590.6008

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**DIRECTIONS (NO OFFICES)**

**Directions (NO OFFICES)** From Tyler travel S on Hwy 69, after passing CR 152 (Bowie Rd) property will be approximately 1200 feet on the East (Left) side.

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**AGENT TO AGENT REMARKS**

**Agent Remarks-Private** Closing Jaele Williams/Homeland Title. Seller reserves their OGM rights.

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**PUBLIC REMARKS**

**Public Remarks** 30.958 acres located on Hwy 69 on the East side, approx. 5.5 miles south of Toll 49 and approx. 1.75 miles North of FM 344. No zoning restrictions! Approx. 880 Feet of Hwy Frontage and a High Traffic Count! Road frontage can be for Commercial use and take advantage of the trees for privacy in the back for Residential and a creek in the wooded area for wildlife purposes. Great location between Tyler and Bullard! This would be a great place for an RV Park, Offices, Retail, or whatever you desire!

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**ADDITIONAL PICTURES**

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**DISCLAIMER**

This information is deemed reliable, but not guaranteed.