

**EXCLUSIVELY  
OFFERED BY:**

**AARON UNCAPHER**

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# ***FOUR UNIT COMPLEX***

**1212 CENTENNIAL TRL, TYLER, TX 75703**

**BURNS COMMERCIAL PROPERTIES**





# CONFIDENTIALITY & RESTRICTED USE AGREEMENT

This Confidential Offering Memorandum ("COM") is provided by Burns Commercial Properties, LLC ("BCP"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This COM may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of BCP.

This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled by BCP for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. BCP has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon BCP.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from BCP relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential and you expressly agree to not use the Information for your own benefit or any other party's benefit except for evaluating a possible purchase of the property; (2) you will not copy or reproduce, and claim as your own without attribution to BCP, all or any part of this COM or the Information; (3) upon request by BCP at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless BCP all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that BCP shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.





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# ***INVESTMENT OVERVIEW***

Burns Commercial Properties is proud to exclusively present an Owner User and Investment Opportunity! This 4-unit condominium, built 2023, is located at 1212 Centennial Trail, in a quiet area next to Cumberland Village. These condos are in a secure, gated community with a great location. Inside, you'll find modern style and plenty of space to make your own. The living rooms are big and cozy with fireplaces, and they flow nicely into the dining areas. There are also convenient half bathrooms and laundry rooms with hookups for your washer and dryer. Upstairs, the main bedrooms are luxurious with their own balconies for a private slice of the outdoors. The attached bathrooms have double sinks, big showers, and large walk-in closets. Plus, there are two more bedrooms upstairs with lots of closet space and another full bathroom. Each unit has a new hot water heater and a roomy two-car garage. Outside, there's a private fenced backyard with a gas hookup, perfect for hanging out or entertaining. And don't worry about safety — each unit boasts an advance security system! The quiet Centennial Trail community is close to Christus Hospital, retail and dining at the Village at Cumberland Park (and beyond), and easy access to Broadway Avenue and Toll 49.



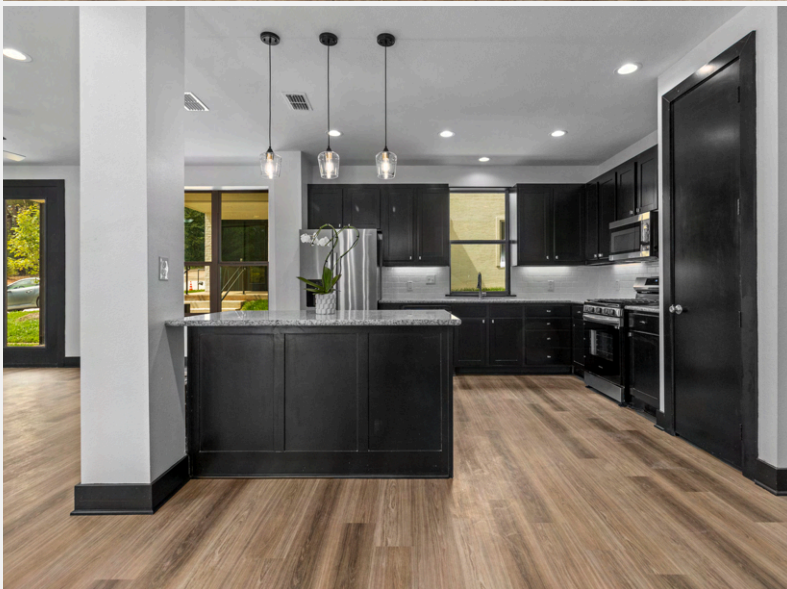


## ***PROPERTY SUMMARY***

<b>Property</b>	1212 Centennial Trl
<b>Pricing</b>	\$1,299,000
<b>Building Area</b>	8,139 ± SF
<b>Year Built</b>	2023
<b>Occupancy</b>	25%



# UNIT A



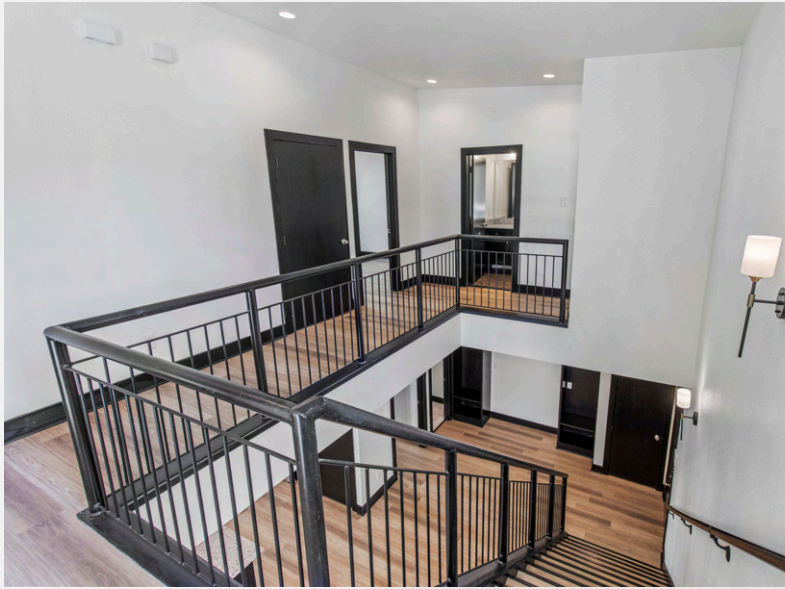


# UNIT B



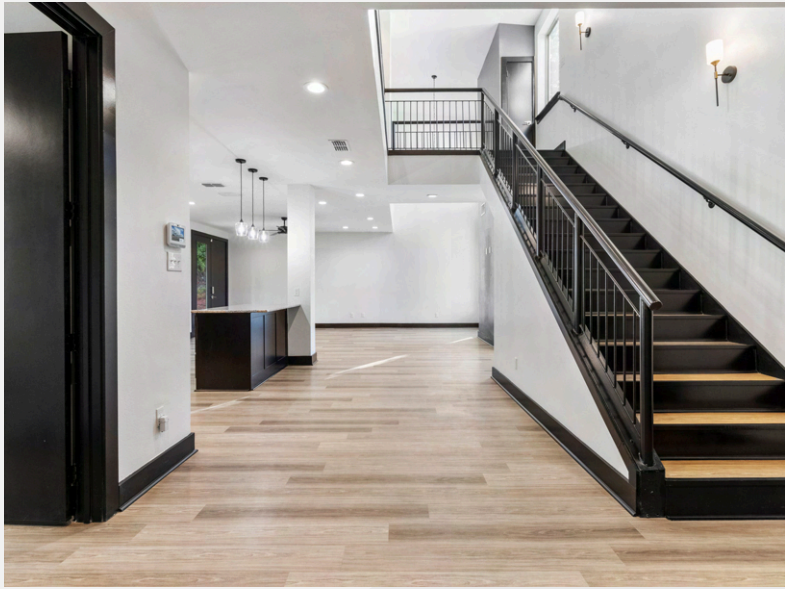


# UNIT C





# UNIT D





# EXTERIOR PHOTOS





# DEMOGRAPHICS

<b>2020 Population</b>
<b>2023 Population</b>
<b>2028 Population Projection</b>
<b>Projected Growth 2023-2028</b>
<b>Median Household Income</b>
<b>Average Household Income</b>
<b>Median Age</b>

<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
1,150	20,872	71,281
1,370	21,382	73,265
1,404	21,810	75,013
0.21%	0.40%	0.47%
\$121,173	\$93,449	\$75,629
\$172,102	\$131,795	\$113,195
41.1	39.2	38.5



# ***LOCATION OVERVIEW — TYLER, TEXAS***

Situated about halfway between Dallas and Shreveport, Tyler is the largest retail, medical, and business center in East Texas. It's also the Rose Capital of America and the location of the Tyler Rose Garden, the nation's largest municipal rose garden. Tyler is the seat of Smith County which is home to 932 square miles, 1,273 miles of county roads, 9 incorporated cities, and 18 taxing entities. Even in difficult economic times, Tyler's diverse economy remains robust with its base in the manufacturing, retail, education, rose growing, and health care industries. The East Texas area supports a large number of oilfield jobs and energy careers in the petrochemical, natural gas, drilling, and refining business sectors.

In 2010, the population of Smith County was about 209,714, ranking it among the top 25 in population of the 254 Texas Counties. By 2020, the population of Smith County had grown to over 230,184 and according to the recent census taken in 2022, the population of Smith County had grown to about 241,750. Additional businesses and retirees relocate to the area each year because of the quality of life found there.

Tyler has an excellent, solid transportation infrastructure which equates to short, easy commuting times and experiences with inner Loop 323 and the new Toll Loop 49. A regional bus system and modern jetport provide additional transportation options within and outside of the city.





# AARON UNCAPHER



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

BURNS COMMERCIAL PROPERTIES, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Philip Humber	675335	phumber@burns-commercial.com	(281) 382-1438
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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# THANK YOU

**BURNS COMMERCIAL PROPERTIES**



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*We look forward to working with you!*



[www.BCPtx.com](http://www.BCPtx.com)



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