



BURNS
COMMERCIAL
PROPERTIES

3413 & 3415 GOLDEN RD
TYLER, TX 75701

MEDICAL BUILDINGS FOR SALE

- **BUILDING 1** - 17,522 SF
 - INCLUDES ASC
 - REMODELED IN 2016
- **BUILDING 2** - 9,532 SF
 - REMODELED IN 2022
- PARKING LOT ± 91 SPACES
- 3.16 ACRES OF LAND
- ZONING : RPO
- NEAR TYLER MEDICAL DISTRICT
- EASY ACCESS TO TROUP HWY AND LOOP 323

OFFERED AT:
\$7,600,000



MARK WHATLEY, CCIM

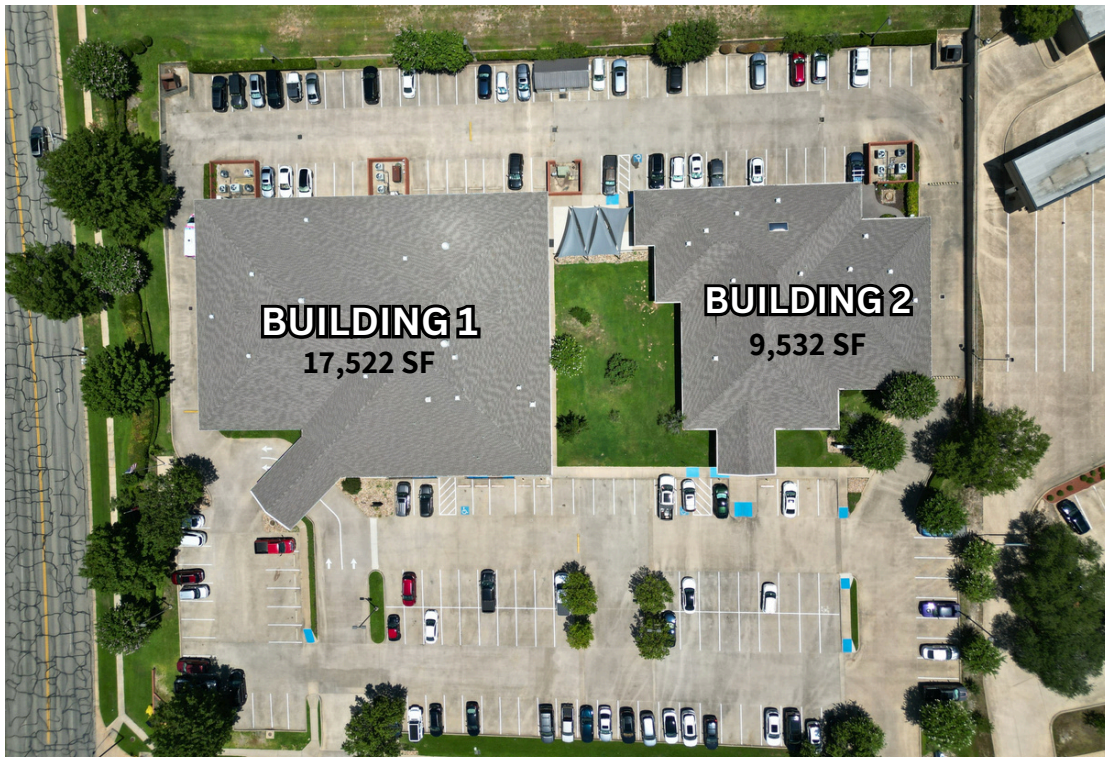


903-530-0955



mwhatley@bcptx.com

PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



SURGICAL AREA



INTERIOR PHOTOS



INTERIOR PHOTOS



LOCATION OVERVIEW

GREEN ACRES
SHOPPING
VILLAGE



Troup Hwy



ALPHA CENTRE

HOMEWOOD
SUITES by Hilton™



CHRISTUS
TRINITY MOTHER FRANCES
Health System



Troup Hwy



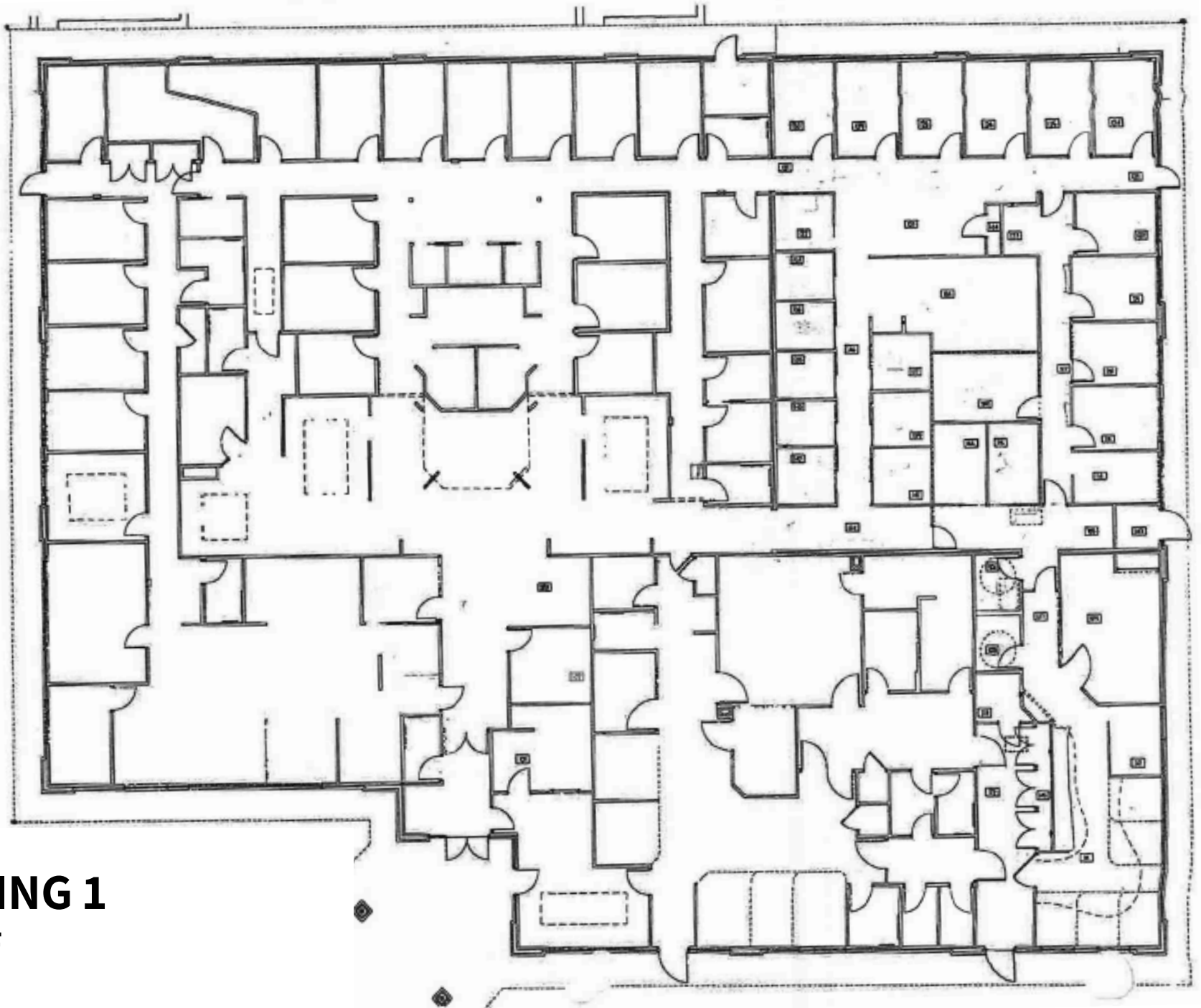
BANK OF AMERICA

BUILDING 2
9,532 SF

BUILDING 1
17,522 SF

Golden Rd

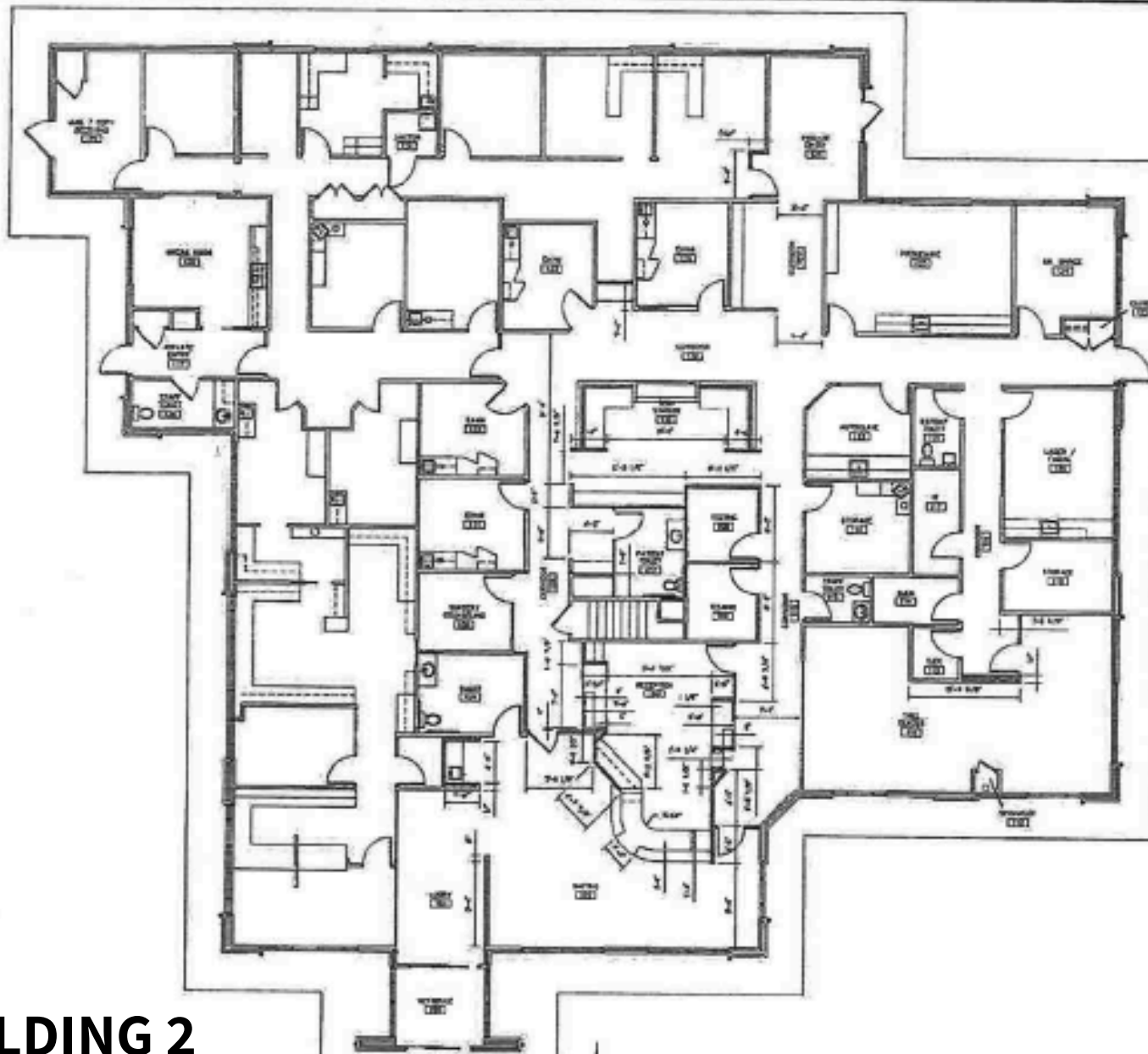
BUILDING 1 FLOORPLAN



BUILDING 1

17,522 SF

BUILDING 2 FLOORPLAN



BUILDING 2
9,532 SF

1:20 DIMENSION PLAN
2/28/17



Handwritten signature
2/28/17

NO.	DATE	BY

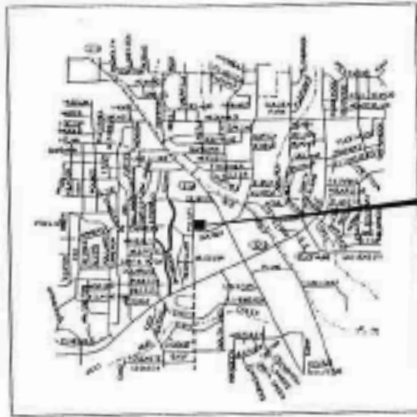
HEATON EYE ASSOCIATES
ANNEX ESMUDEL
14700 W. PLAZA
PLANO, TEXAS 75075



PROJECT NO.
17000-02
DATE
2/28/17
SCALE
AS SHOWN
DRAWING
FOUNDATION PLAN

REV. NO. 01
A2.02

SURVEY



VICINITY MAP

OWNER'S STATEMENT:

I, CHARLES L. HEATON, do hereby certify that I am the Owner of the tracts of land shown hereon and do accept this as my Plan for the subdividing into lots and blocks and do dedicate to the public forever the streets, alleys and easements as shown.

Charles L. Heaton
 Charles L. Heaton

SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for Smith County, Texas, this the 13th day of August, 1997.



SURVEYOR'S STATEMENT:

I, ROBERT MATUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2663, do hereby certify that this plat was prepared from an actual survey made on the spot under my direction and supervision during the month of August, 1997.

Robert Matush
 Robert Matush
 Registered Professional Land Surveyor
 State of Texas



SUBSCRIBED AND SWORN BEFORE ME, a Notary Public, in and for Smith County, Texas, this the 13th day of August, 1997.

David Nelson
 David Nelson
 Notary Public, State of Texas
 My Comm. Expires 11-18-98



APPROVED BY: PAUL L. PARKER, ASSISTANT CITY MANAGER, PLANNING AND NEIGHBORHOOD SERVICES

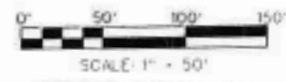
ON THIS 13th DAY OF August, 1997.

Paul L. Parker
 PAUL L. PARKER

ATTEST:

Wanda J. Zimmerman

WILLIAM KEYS SURVEY, A-526
30' R.O.W. DEMAND BASIS PER PLAT, C.B. C. SLICE #0, S.C.P.R.I.



PLAT RECORDED IN CARRIET C. SLICE 195A
 DATE RECORDED: 11-28-97

RESUBDIVISION
 LOT 37, N.C.B. 976
 SOUTHPARK SHOPPING CENTER
 WILLIAM KEYS SURVEY, A-526
 CITY OF TYLER
 SMITH COUNTY, TEXAS

BOB MATUSH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 2624 MANSINGTON DRIVE, SUITE 107 TYLER, TEXAS 75701
 TEL. (937) 541-7287 FAX (937) 541-1113
 JOB NO. 97-976 DATE 17 SEPT. 1997 SCALE 1"=50'

R10-97-976, 40805



MARK WHATLEY
BROKER, CCIM

903-530-0955

mwhatley@bcptx.com



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
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date