



Confidential Offering Memorandum

Offering Summary

Tyler Business Plaza is a 26-building flex warehouse property with 167,000 SF of rentable space situated on 11.98 acres of land on Highway 271, just inside the Tyler Loop 323, near major development projects. This convenient location gives easy access to Hwy 271, Loop 323, and I-20, serving greater Northeast Texas.

The Tyler area is one of the fastest-growing cities in Texas. It appeals greatly to families for its school district and colleges, and boasts beautiful East Texas wildlife. Retail, education, manufacturing, medical, oil and gas, industrial, and commercial and retail distribution are all prevalent aspects of Tyler's business space. Tyler Business Plaza is located in industrial and commercial area and within minutes of Tyler's medical districts. Tyler Business Plaza provides a great opportunity for tenant businesses serving within Tyler and greater East Texas and North Texas based on its location, accessibility, and design.

Highlights

- Easy access to Hwy 271, Loop 323, and I-20
- Just inside Loop 323 but outside of Tyler city limits
- Buildings contain multiple unit sizes to accommodate tenants
- Additional acreage available for build-out potential
- Continuous property development since conception



Property Description

Property Address 4097 Highway 271
Tyler, TX 75708

Tenancy Multi

Number of Buildings 26

Number of Units 154

Rentable SF 166,800

Land Size 11.898 AC

Year Built 2018 - 2024

Submarket Tyler



- Buildings can be divided into 600, 1000, or 1200 SF units
- Each unit has a 12' x 14' garage overhead door and man door
- Each unit has light and 20 amp electric
- Water and sewer in approximately half of the units

Map



Property Photos



Property Photos



Property Photos



Property Photos





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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

ETREA, LLC	9000423	clint_james@yahoo.com	903-920-4746
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clint James	589945	clint_james@yahoo.com	903-920-4746
Designated Broker of Firm	License No.	Email	Phone
na	na	na	na
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
na	na	na	na
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Information About Brokerage Services



Provided by
East Texas Real Estate Advisors