

INVESTMENT PROPERTY FOR SALE



EAST FIFTH ST & LOOP 323

LOOP EAST SHOPPING CENTER

TYLER, TEXAS 75701

- BUILDING SIZE: 78,594 ± SF
- LOT SIZE: 10.11 ± ACRES
- COMBINED FRONTAGE: 1,900' ±
- ANCHORED BY **Brookshire's**
food & pharmacy
- OCCUPANCY RATE: 76%
- LESS THAN ONE MILE FROM
TJC & UT TYLER MAIN CAMPUS
- 27,946 VPD (TXDOT '22)

REDUCED PRICE: \$7,950,000

~~OFFERED AT: \$8,850,000~~

MARK WHATLEY

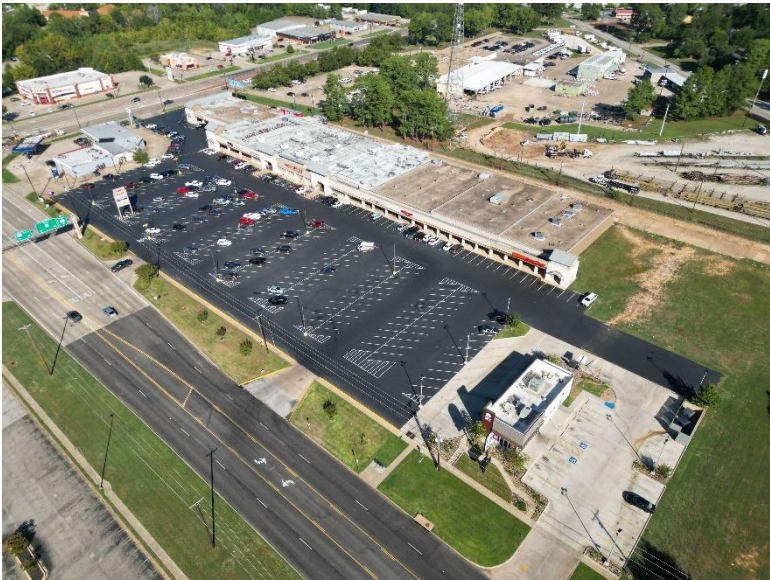
BROKER

903-530-0955

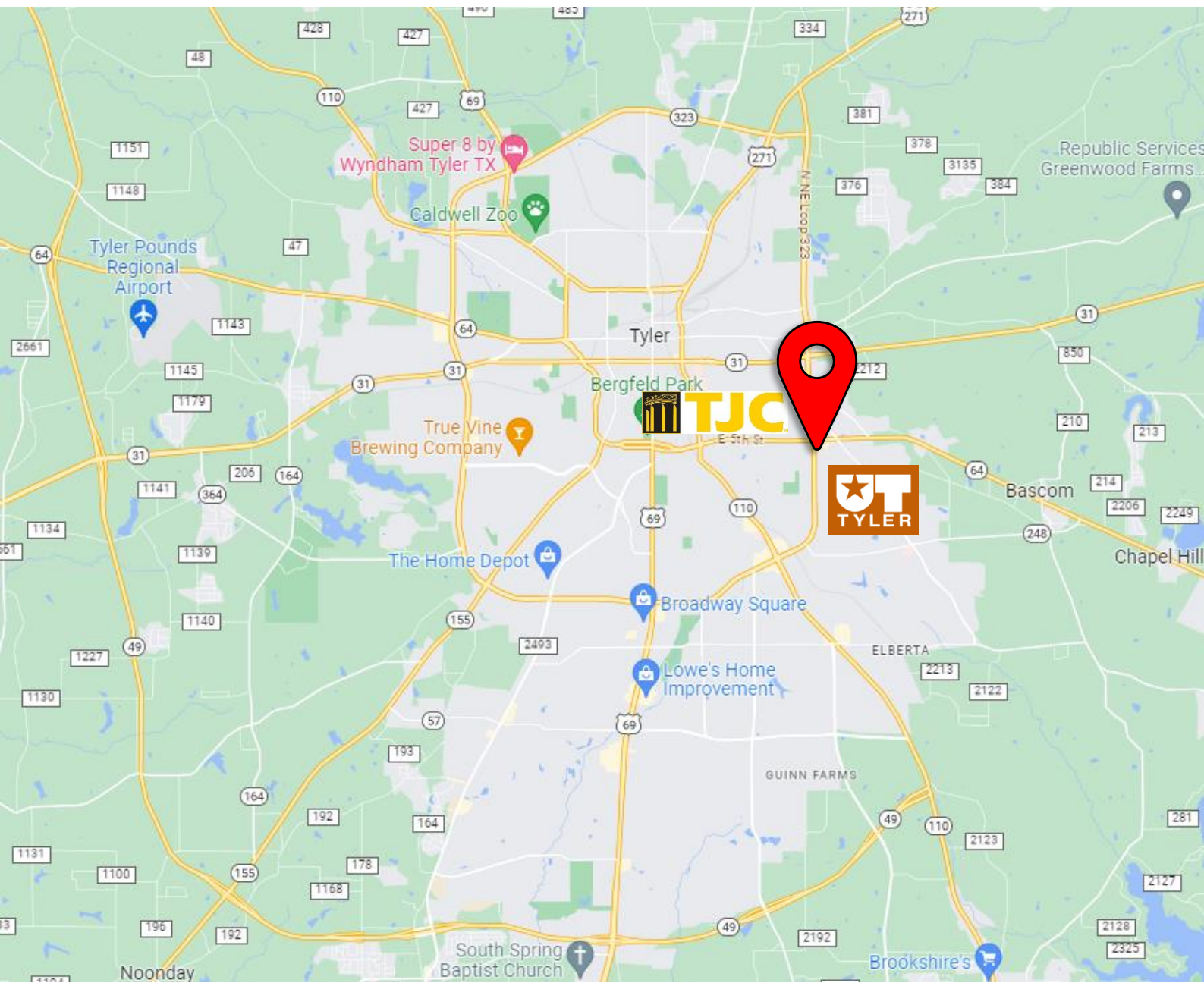
MWHATLEY@BCPTX.COM

BURNS COMMERCIAL PROPERTIES

PHOTOS



LOCATION



Under the authority of the Texas State Board of Survey, I, the Surveyor, have caused to be surveyed and plotted the above described land from the original survey of the same, and have caused to be prepared on this plan the correct copy of the same, as shown on the original survey.

Surveyor's Seal: **WOODSON D. HENRY**, Surveyor, No. 4487, State of Texas, Commission Expires 12/31/2011.



HOW TO INTERPRET A SURVEY INSTRUMENT
 The first thing to look for in any instrument is the name of the instrument. It should be either a deed, a mortgage, a lease, a license, or a power of attorney. The name of the instrument is usually found in the first paragraph of the instrument. The name of the instrument is important because it determines the rights and obligations of the parties to the instrument.

They are approved and subject to the same recording requirements, including the recording of the instrument in the public records of the State of Texas.

WITNESSES:
 Myself, *Woodson D. Henry*, Surveyor, State of Texas, Commission Expires 12/31/2011.
 Myself, *Woodson D. Henry*, Surveyor, State of Texas, Commission Expires 12/31/2011.

APPROVED AND APPROVED BY THE BOARD OF SURVEYORS AND THE BOARD OF COUNTY COMMISSIONERS OF TARRANT COUNTY, TEXAS, ON THIS 15th DAY OF MAY, 2011.



APPROVED BY THE DIRECTOR OF TAXING OF THE CITY OF MCKINNEY, TEXAS, ON THIS 15th DAY OF MAY, 2011.

ATTEST:
Woodson D. Henry, Surveyor

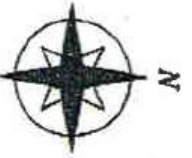
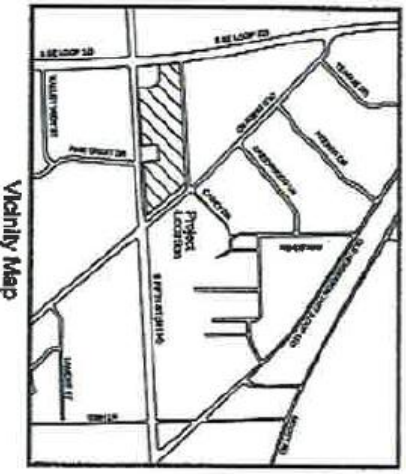
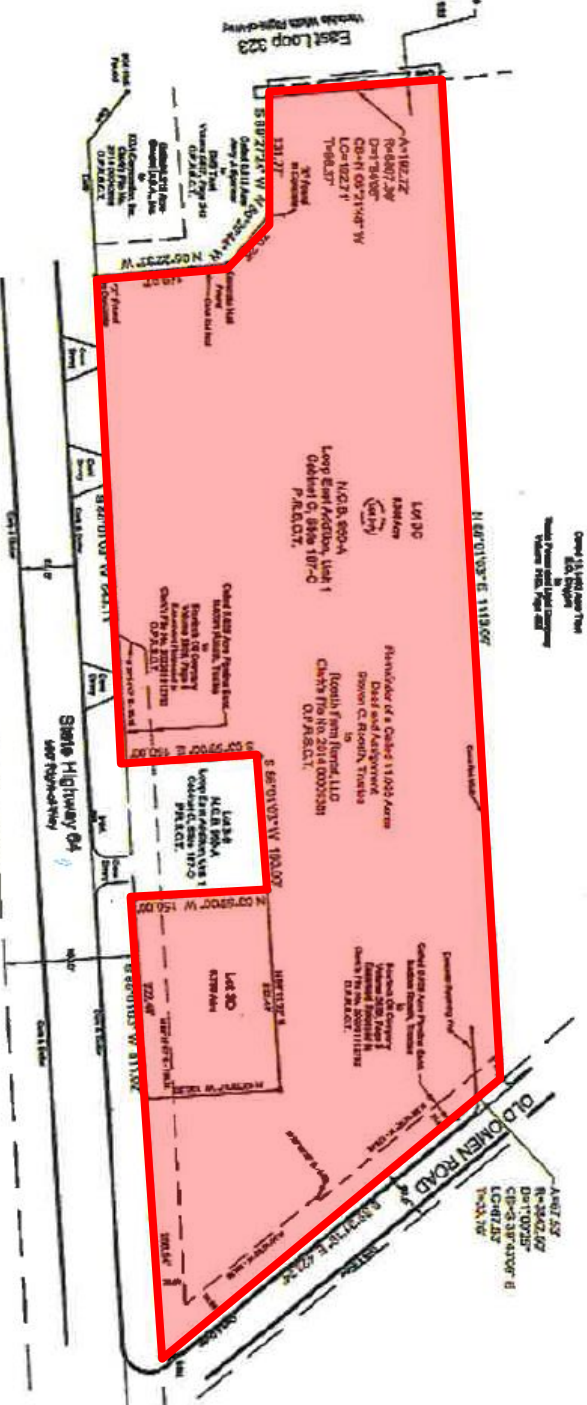
1. The survey shall be in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Survey. The survey shall be in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Survey.

2. The survey shall be in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Survey. The survey shall be in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Survey.

3. The survey shall be in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Survey. The survey shall be in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Survey.

RECORDED IN INSTRUMENT NO. **2011-00123** OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, DATE **5/19/2011**

Woodson D. Henry Survey A-429



Filed for Record in the Official Record of TARRANT COUNTY, TEXAS, ON THIS 15th DAY OF MAY, 2011.
 Woodson D. Henry, Surveyor
 State of Texas, Commission Expires 12/31/2011.



1. The survey shall be in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Survey. The survey shall be in accordance with the provisions of the Texas Surveying Act, Chapter 131, Texas Government Code, and the rules and regulations of the State Board of Survey.



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