

184,587 SF TEXAS HEAVY INDUSTRIAL / DISTRIBUTION

1812 DUNCAN STREET | TYLER, TEXAS



FOR LEASE & SALE



PROPERTY OVERVIEW

1812 DUNCAN STREET
TYLER, TEXAS



\$3,750,000 SALE
\$4/SF+NNN LEASE



TOTAL BUILDING
184,587 SF



POWER
1 MV+
ELECTRIC
CAPACITY



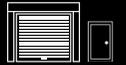
LOT SIZE
6.11 Acres



WAREHOUSE
176,087 SF



ZONING
M-2



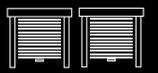
**GRADE LEVEL
DOORS**
(5) 12 X 14



OFFICE
5,000 SF



YEAR BUILT
1948



**DOCK HIGH
LOADING (2)**



LABORATORY
3,500 SF



CLEAR HEIGHT
UP TO 50'



FENCED YARD
8,000 SF



**AIR-CONDITIONED
WAREHOUSE**



EAVE HEIGHT
UP TO 40'



PARKING
.6 Acres



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PROPERTY OVERVIEW

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TYLER, TEXAS



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LOCATION OVERVIEW

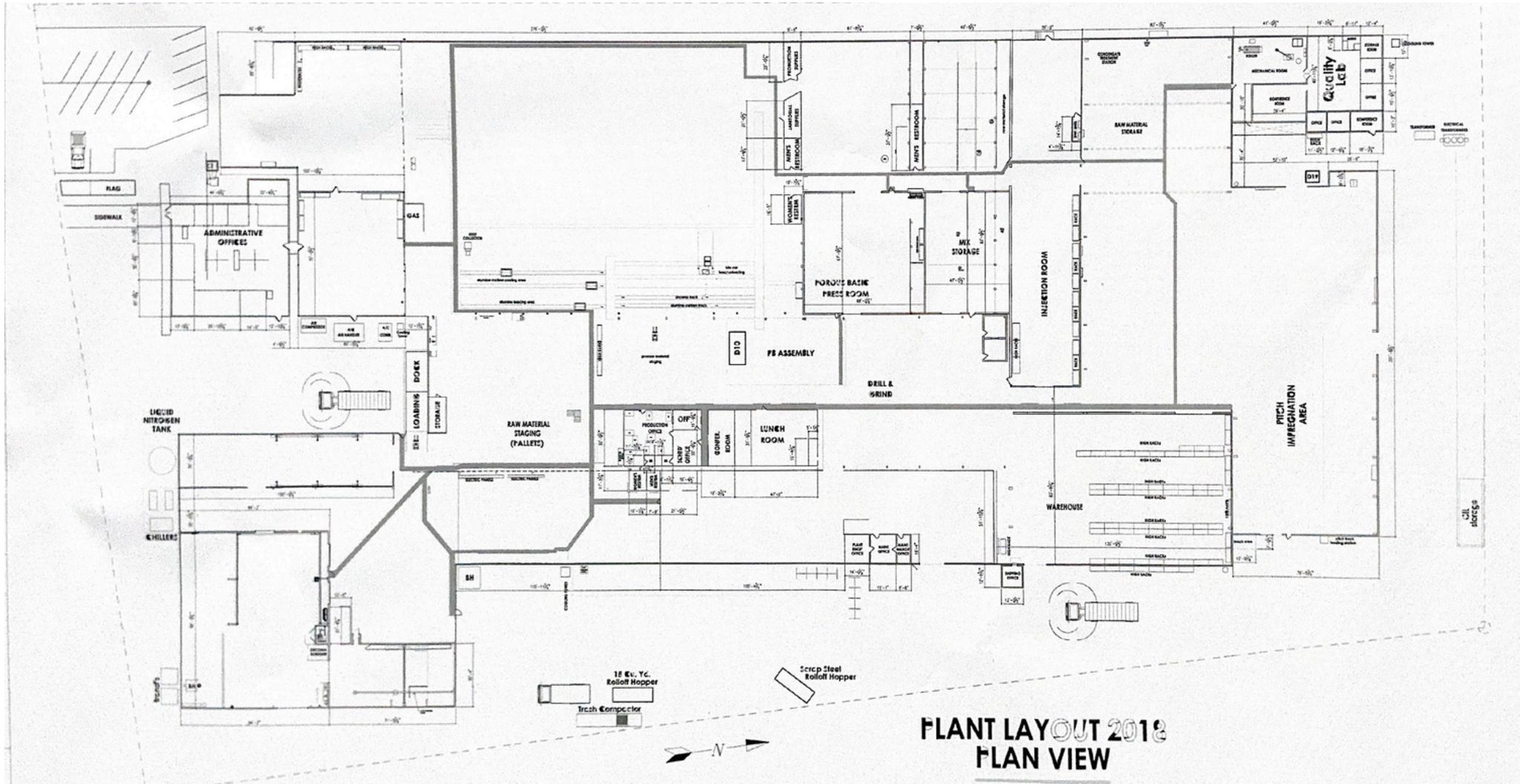
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TYLER, TEXAS



TEXAS PORTS 	MILES
Port of Houston	195
Port of Beaumont	205
Port of Freeport	230
AIRPORTS 	MILES
Dallas / Fort Worth International (DFW)	121
Houston Bush Intercontinental (IAH)	191
Austin-Bergstrom (AUS)	237
San Antonio International (SAT)	275
Tyler Pounds Regional Airport (TYR)	5
INTERMODAL / YARDS 	MILES
Union Pacific Dallas Intermodal (Hutchins)	95
BNSF Alliance Intermodal (Haslet)	138
Union Pacific Longview Yard	35

LOCATION OVERVIEW

1812 DUNCAN STREET
TYLER, TEXAS



PLANT LAYOUT 2018 PLAN VIEW

DO NOT SCALE

VESUVIUS



VESUVIUS USA
1812 EAST DUNCAN ST.
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VESUVIUS <small>This drawing is CONFIDENTIAL property of VESUVIUS. It may NOT be reproduced in any form or drawn further without the express written consent of VESUVIUS. All copies shall be returned to VESUVIUS on request.</small>		TOLERANCES UNLESS SPECIFIED DECIMAL: 1 P.L.C. = .010 X, 2 P.L.C. = .015 X, 3 P.L.C. = .020 X, 4 P.L.C. = .030 X FRACTION: 1/16" = .0625", 1/8" = .125", 3/16" = .1875", 1/4" = .250", 5/16" = .3125", 3/8" = .375", 7/16" = .4375", 1/2" = .500", 5/8" = .625", 3/4" = .750", 7/8" = .875", 1" = 1.000"		VESUVIUS U.S.A. 1812 E. DUNCAN ST. TYLER, TX PH. 903.597.7237 FAX 903.593.3788		PROJECT: PLANT LAYOUT 2318 DRAWING: N/A SHEET: B DATE: 20 NOV 16 PLANT LAYOUT 2018
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AREA ECONOMIC GROWTH

1812 DUNCAN STREET
TYLER, TEXAS



LARGE, WORK READY LABOR POOL

Cost efficient, proven industrial workforce with good retention dynamics



122,485
Jobs within a 30-minute commute



3.3%
Unemployment rate (Texas at 4.0%)



13B+
Impressive GDP



241,922
Tyler MSA population



2.18% INCREASE
Projected employment growth rate of 2.18% annually through 2028 (Perryman's Report)



UT TYLER MEDICAL CENTER

\$308M Medical Education Building (248K SF)
Five-stories totaling 248,000 SF
Construction is underway and projected to complete in March 2025.
The Perryman Group estimates the new medical center will add between 16,000-20,000 jobs.



HEALTHCARE HUB

Three main hospitals + specialty hospitals
Supplies 21,000 direct jobs and 10,000 indirect jobs in the Tyler community.



EDUCATIONAL CENTER

The University of Texas at Tyler
10,000+ students
2,500 students per semester
Texas College
1,000+ students
Tyler Independent School District
The largest school district in East Texas
18,600+ students



STRONG INDUSTRIAL WORKFORCE

Established Labor Base
Smith County has more than 7,500 manufacturing employees and 15,000 goods-producing workers demonstrating a labor base already trained in production, equipment operation, quality control, and industrial safety environments.

24,500 workers are employed in Trade, Transportation & Utilities, including ~11,500 in Transportation and Material Moving occupations, directly supporting warehouse, fulfillment, shipping, receiving, and trucking operations.

INDUSTRIAL PRODUCTION & DISTRIBUTION FACILITY

1812 DUNCAN STREET | TYLER, TEXAS



Information About Brokerage Services

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

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.

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<u>Matthew Marshall</u>	<u>544812</u>	<u>matthew@draketexas.com</u>	<u>903-581-3737</u>
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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