

OFFERING MEMORANDUM

SHADOWS

Walmart
Supercenter



Venue
COMMERCIAL REAL ESTATE

7,438 SF SPACE FOR LEASE
PINE TREE SHOPPING CENTER

3872 / 3864 / 3860 STATE HWY 64 WEST | TYLER, TX 75704



CONTACT

JOHN ESTES
DIRECTOR OF ACCOUNTING /
PROPERTY MANAGER
(903) 267-3268
johnestes@venueproperties.com
License #808761

SHADOWS

Walmart
Supercenter

SUBJECT
PROPERTY

VACANCY

7,438 SQUARE FOOT UNIT

1,653 SF UNIT

4,367 SF UNIT

1,418 SF UNIT



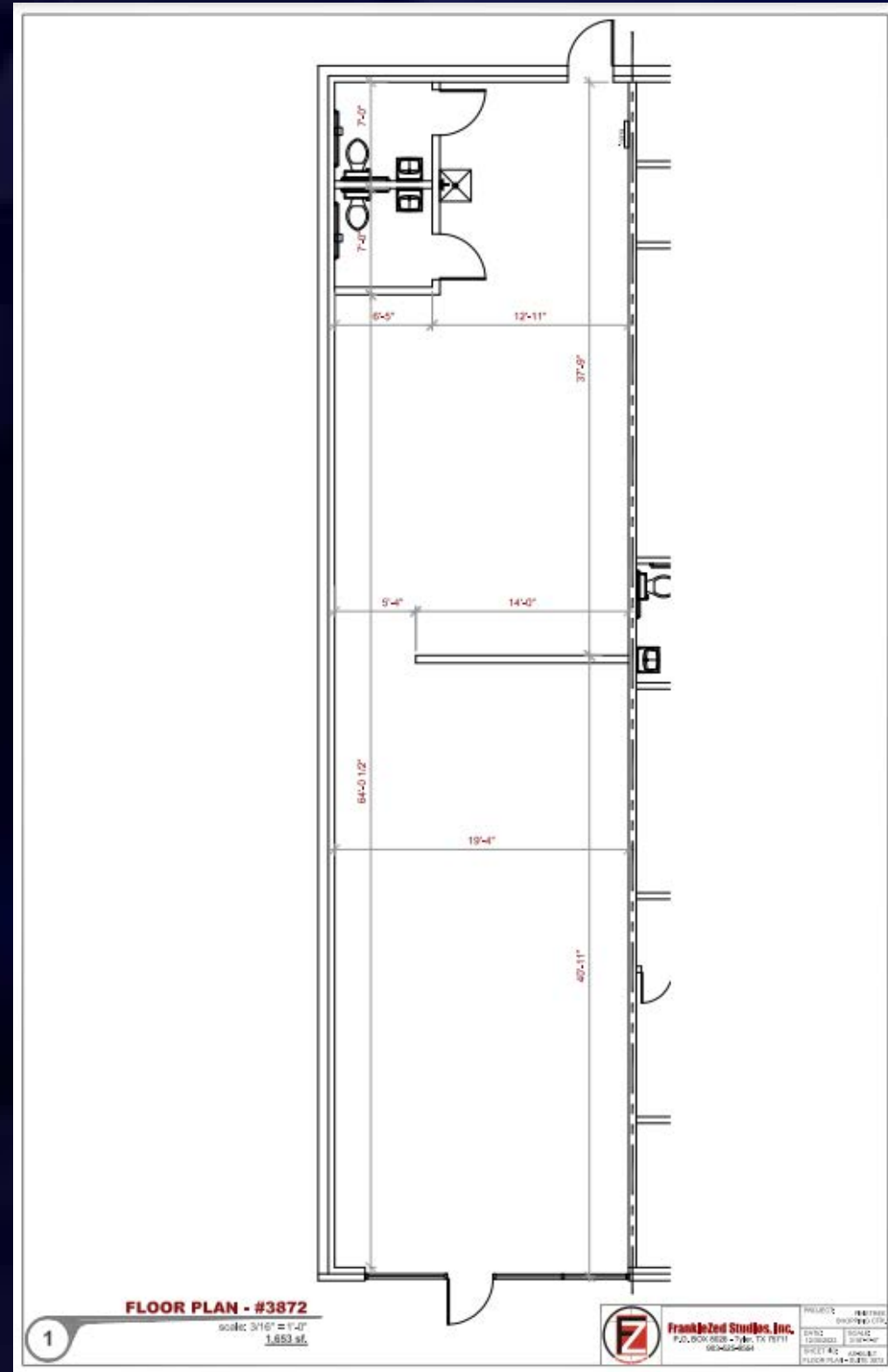
SUBJECT
PROPERTY



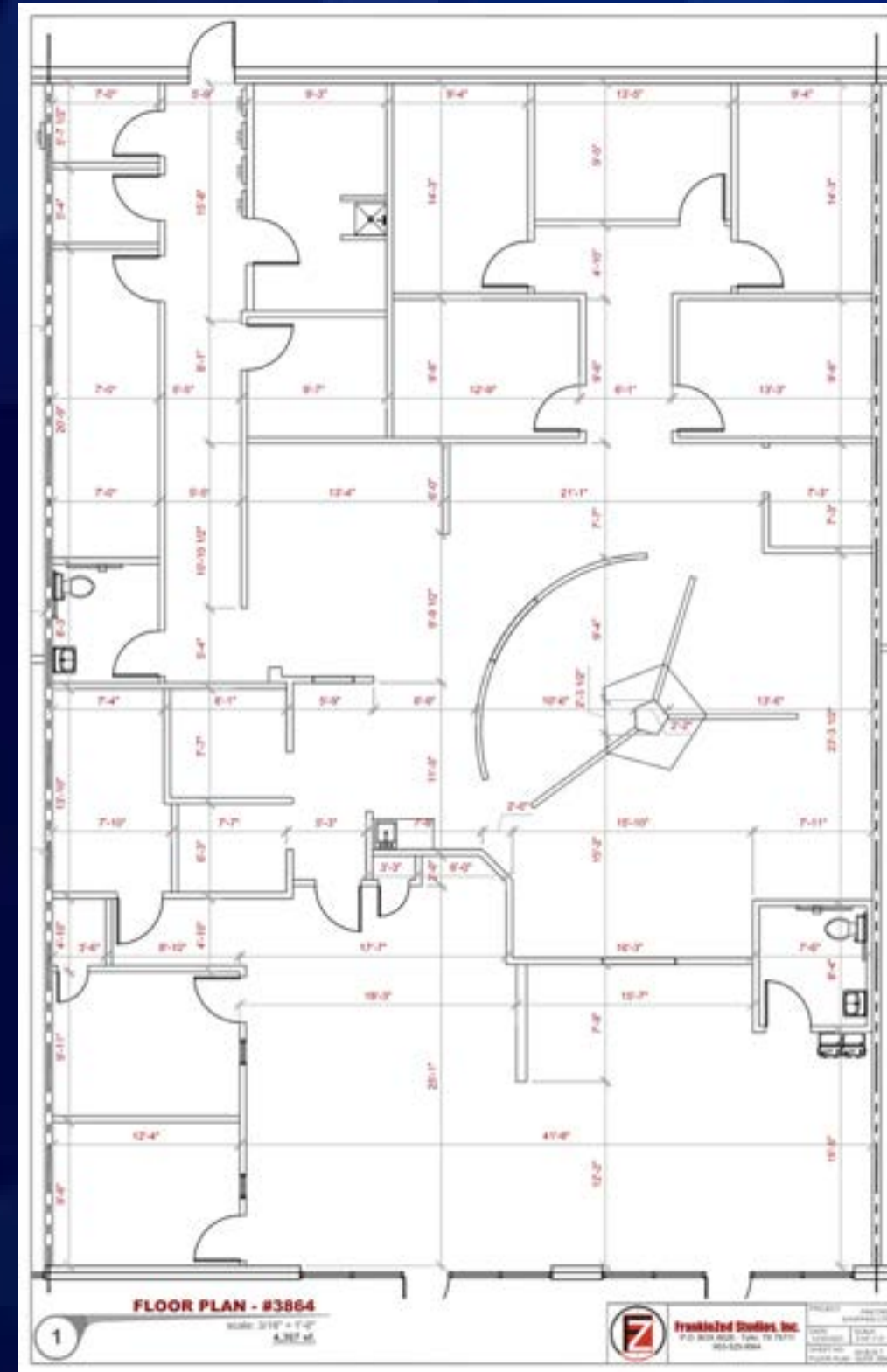
SUBJECT PROPERTY
Property Type : Retail
Year Built : 2004
Gross Leasable Area : 19,160 SF
Total Land Area: 2.28 AC

FINANCIAL INFORMATION
Starting Rental Rate : \$12.00 psf
NNN : \$5.52 psf (2023)

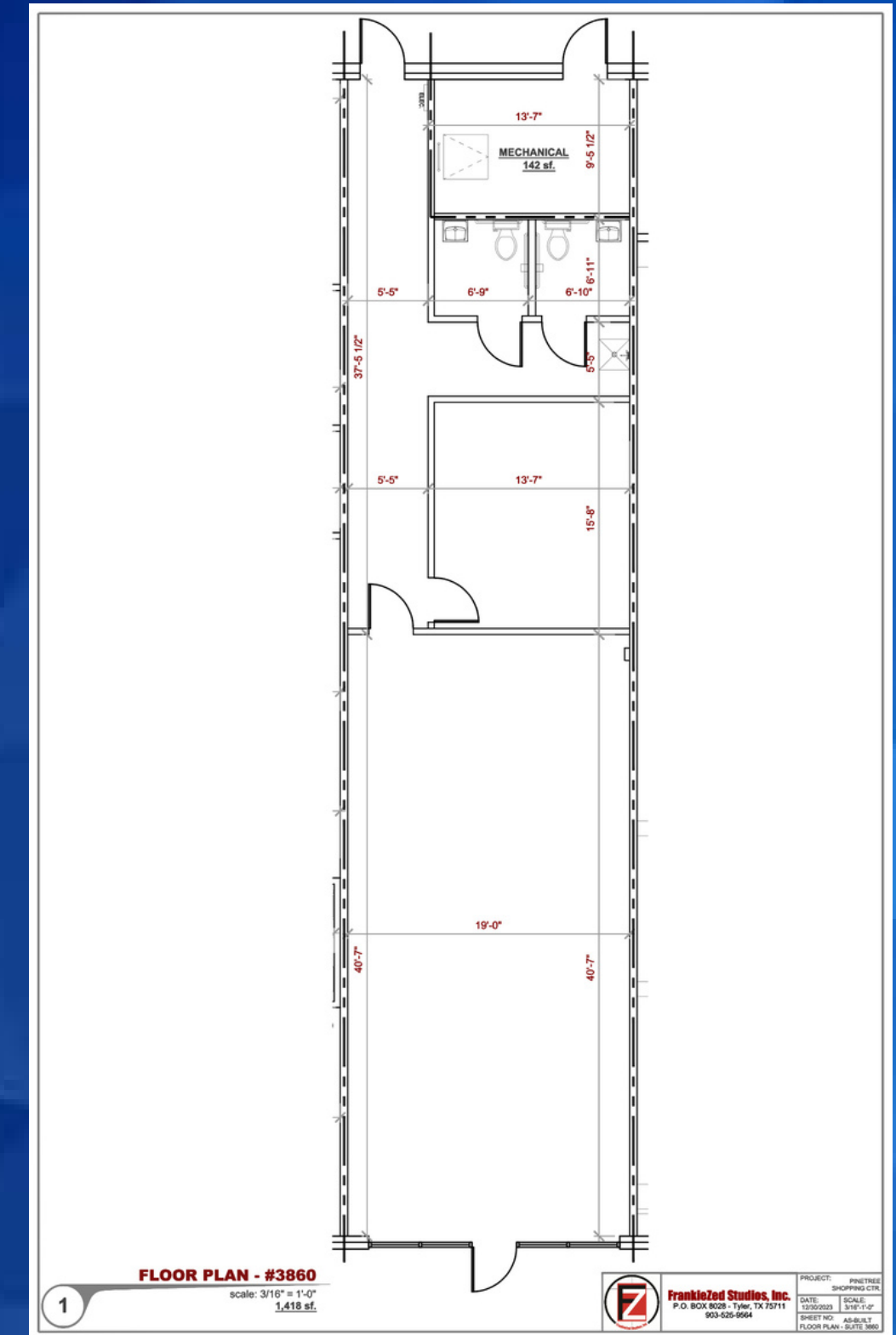
FLOOR PLANS



Unit 3872



Unit 3864



Unit 3860



WILLOW BROOK COUNTRY CLUB
Tyler's premiere, private 18-hole course and country club

SUBJECT PROPERTY

TYLER POUNDS REGIONAL AIRPORT
4.9 miles west

TRAFFIC COUNTS

(PER TXDOT ACT 2022)

32,377
LOOP 323



SUBJECT
PROPERTY

18,736
HWY 64

TYLER MSA



Access to 120 major corridor

POPULATION:
225,000+ residents

SURROUNDING AREAS:

- 90 miles east of Dallas/Fort Worth
- 95 miles west of Shreveport

AIRPORTS:
Tyler Pounds Regional Airport in Tyler and less than two-hour drive to Dallas-Love Field & DFW International airports

MEDICAL:
Tyler is a regional medical hub with three primary hospitals, a medical school, a pharmacy school, and a variety of specialty clinics

BUSINESS:
Ranked as #2 Texas city on Forbes' Best Places for Small Business & Careers

JOB GROWTH:
In 2021, the Tyler MSA outpaced the United States, Texas, and all other Texas metros in job growth rate.
2.7% expected annual employment growth rate



GARY HALBROOKS
CEO / PRESIDENT



STEVE PERKINS, CFA
CFO



BECKY WILSON
DIRECTOR OF OPERATIONS
AND MARKETING



JOHN ESTES
DIRECTOR OF ACCOUNTING /
PROPERTY MANAGER

TEAM

VENUE PROPERTIES, INC.

Driven by our client-centric approach, with over 50 years combined commercial real estate experience, each member of the Venue Properties team contributes their versatile expertise and educated perspectives to provide industry-leading comprehensive services to every one of our client's diverse real estate needs.

From acquisitions, to investments, to development and project management - you'll find a trusted and engaged team behind you, prudently guiding you through every stage of your real estate venture.