



MEDICAL OFFICE & RETAIL FOR SALE

1000 & 1010 E. FIFTH ST, TYLER, TX 75701

- 1 LOT: 4.673 ACRES
- NEW 10-YEAR LEASE
- 238 PARKING SPACES
- LOCATED IN THE TYLER MEDICAL DISTRICT
- 6.5% CAP RATE

OFFERED AT:
\$14,750,000



MARK WHATLEY, CCIM



903-530-0955



mwhatley@bcptx.com

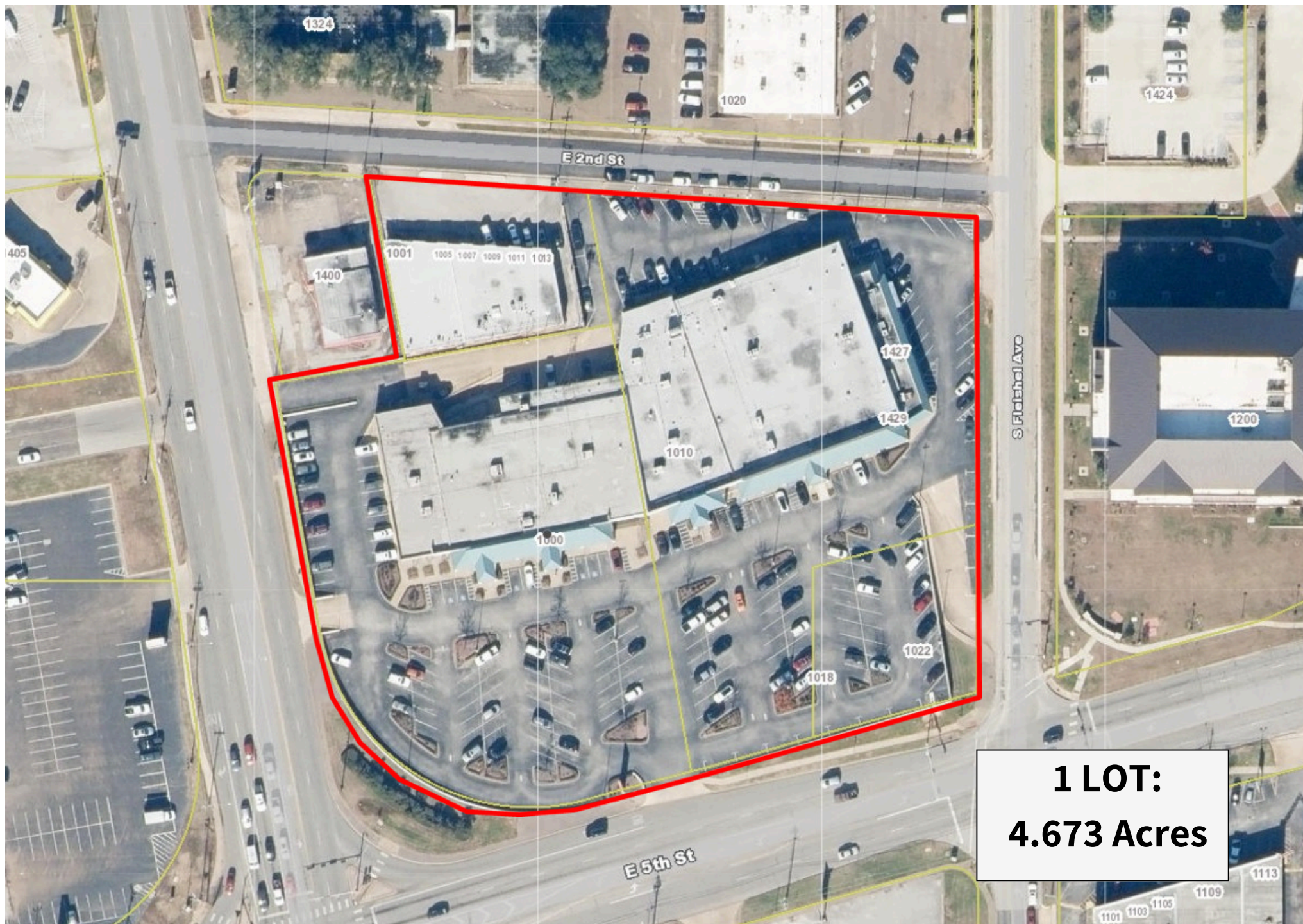


BURNS
COMMERCIAL
PROPERTIES

PHOTOS



AERIAL VIEW



**1 LOT:
4.673 Acres**

PLAT MAP

Given Under My Hand And Seal This 15th Day Of November, 2024.

KEVIN D. KILBORE, R.P.L.S. NO. 4687



NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That We, Tyler Real Estate Investments, LLC, a Texas limited liability company, acting by and through its sole manager Rooth Properties, LLC do hereby adopt this plat designating the hereinabove described property as THE SPACCHIO CENTER, an addition to the City of Tyler, Texas, and do acknowledge this as its plan for the subdividing into lots and blocks and do dedicate to the public forever the easements as shown.

This plat approved subject to all current platting ordinances, rules, regulations and resolutions of the City of Tyler, Texas.

WITNESS, my hand, this the day of 2024.

BY: Steven C. Roosth, President

SUBSCRIBED AND SWORN TO BEFORE ME, A NOTARY PUBLIC, IN AND FOR
THE STATE OF TEXAS, THIS 15 DAY OF SEPTEMBER, 2024.

NOTARY PUBLIC

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF TYLER, TEXAS
ON THIS THE _____ DAY OF _____, 2024.

KYLE KINGMA, ACP

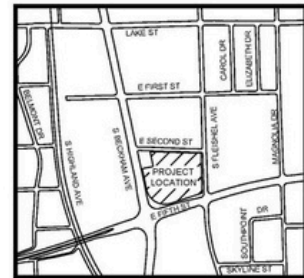
ATTEST:

Notes:

1. Bearing basis is the Texas State Plane Coordinate System, Grid North Central Zone NAD 83 (NAD 83) based on the 1993 adjustment of NAD 83 System. The control monument is T-17-Tyler, Leica Geosystems Smartnet of North America.
2. Setting a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
3. The subject property lies within Zone X (areas determined to be outside the 0.2% annual chance floodplain) per Flood Insurance Rate Map No. 48423C0360D, effective date, April 16, 2014.

RECORDED IN CABINET _____, SLIDE _____ OF THE PLAT RECORDS
OF SMITH COUNTY, TEXAS. DATE _____

Alston Neighbours Survey, A-738



VICINITY MAP
NOT TO SCALE

LEGEND

These standard symbols will be found in the drawing.

- FH FIRE HYDRANT
GUY GUY ANCHOR
IRF IRON ROD FOUND
JBE ELECTRIC JUNCTION BOX
LP LIGHT POLE
OHE OVERHEAD ELECTRIC
PP POWER POLE
XIC "X" CUT IN CONCRETE



202456 FP Apache Center.dwg

REVISIONS		
NO.	DATE	REMARKS
CONTRACT NO. 202456		
SHEET NO. 1 OF 1		

**Final Plat
Showing
Apache Center
1 Lot - 4.673 Acres, N.C.B. 658
Tyler, Smith County, Texas**

KL Kilgore
& Company, Inc.
www.kilgore.com

**6712 Paluxy Drive
Tyler, Texas 75703**
○
**(903)581-7800
Fax (903)581-3756**

- **SURVEYING**
- **PLANNING**
- **MAPPING**

TPLS FIRM NO. 10044500



DESIGNED BY:
DRAWN BY: R.T.W.
CHECKED BY: K.L.K.
DATE: Nov. 19, 2024
SCALE: 1" = 50'

LOCATION OVERVIEW

Shopping Center

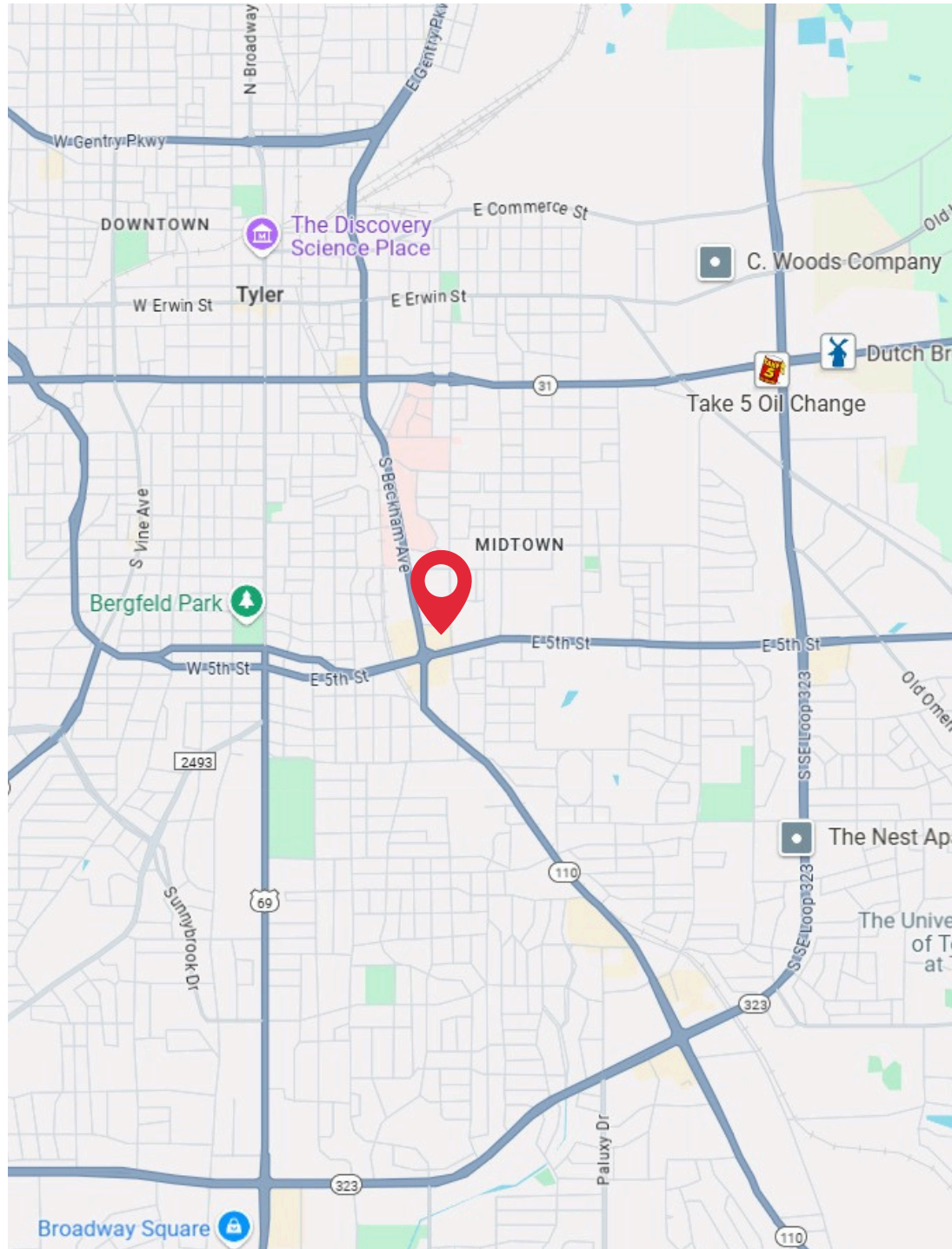


S Beckham Ave

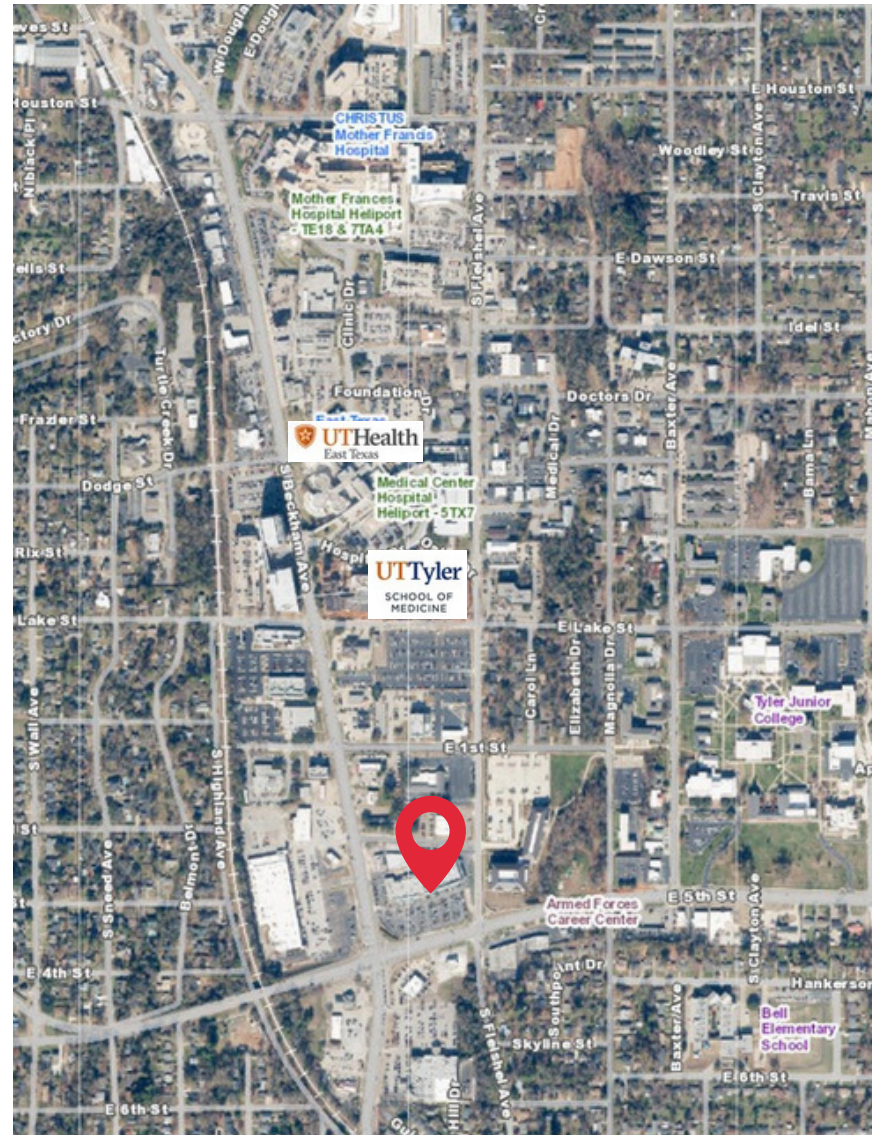
Tyler Medical Center



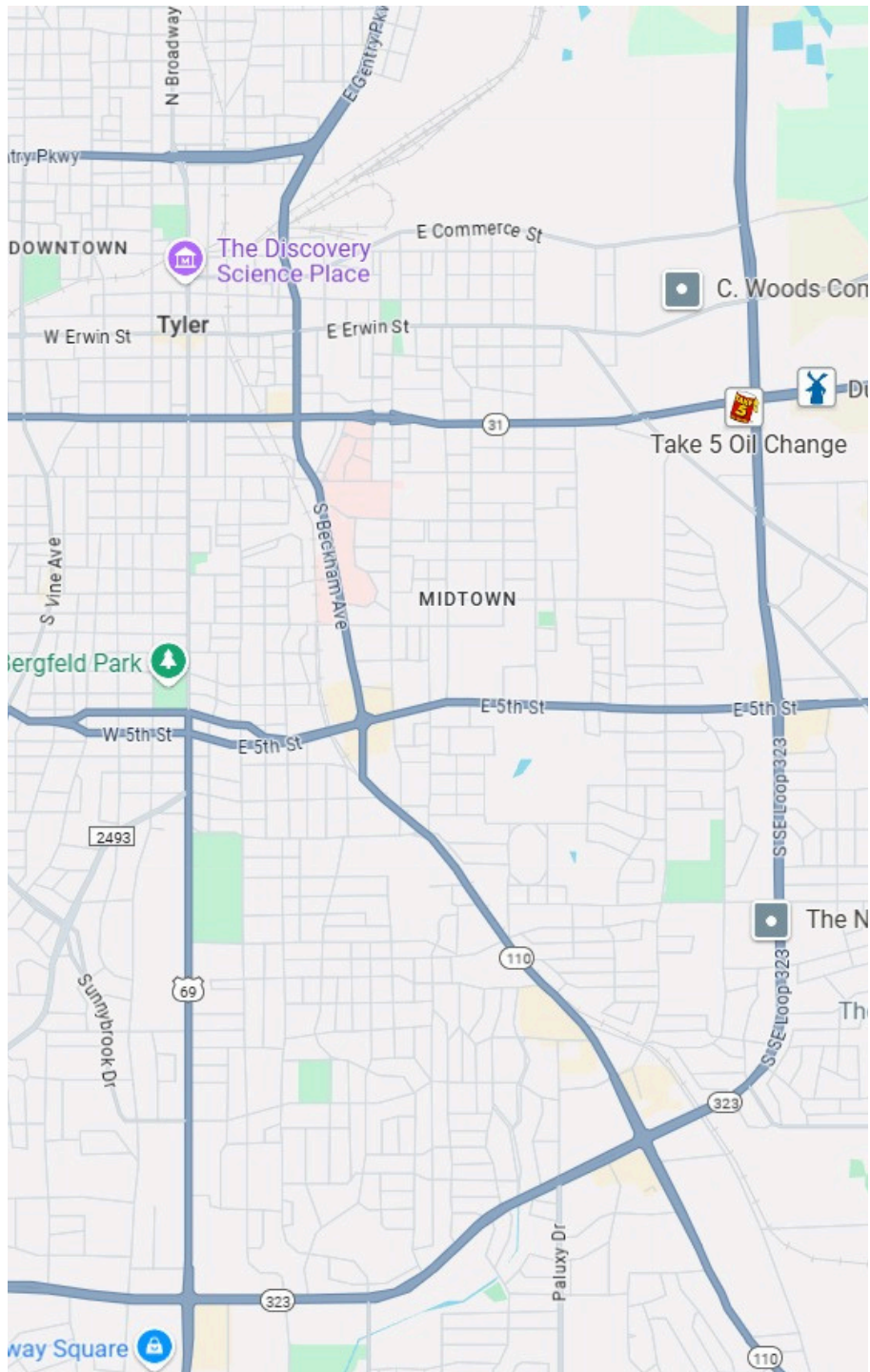
LOCATION OVERVIEW



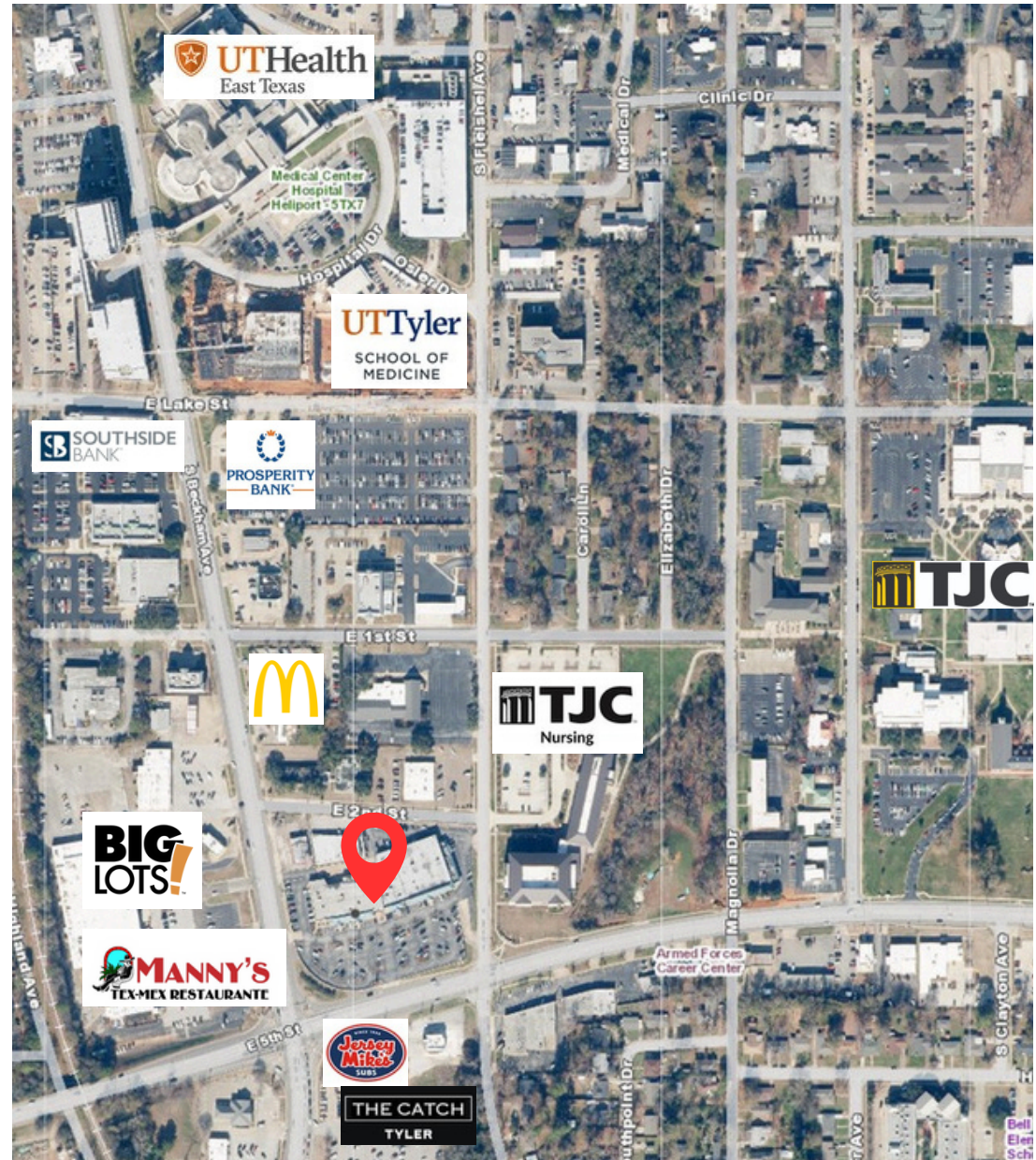
NEARBY BUSINESSES



LOCATION OVERVIEW



NEARBY BUSINESSES





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