

.983 ACRES RETAIL PAD SITE FOR SALE



601 ESE LOOP 323

TYLER, TEXAS 75701

- LOT SIZE: 0.983 ± ACRES
- DIMENSIONS : 132' WIDE X 337' DEEP
- ZONED: PMXD-1 — IDEAL FOR A DRIVE-THRU RESTAURANT
- 34,000 VPD (TXDOT '21)



CONTACT BROKER FOR PRICING!



BLAIR SWAIM

903-245-0238

bswaim@bcptx.com

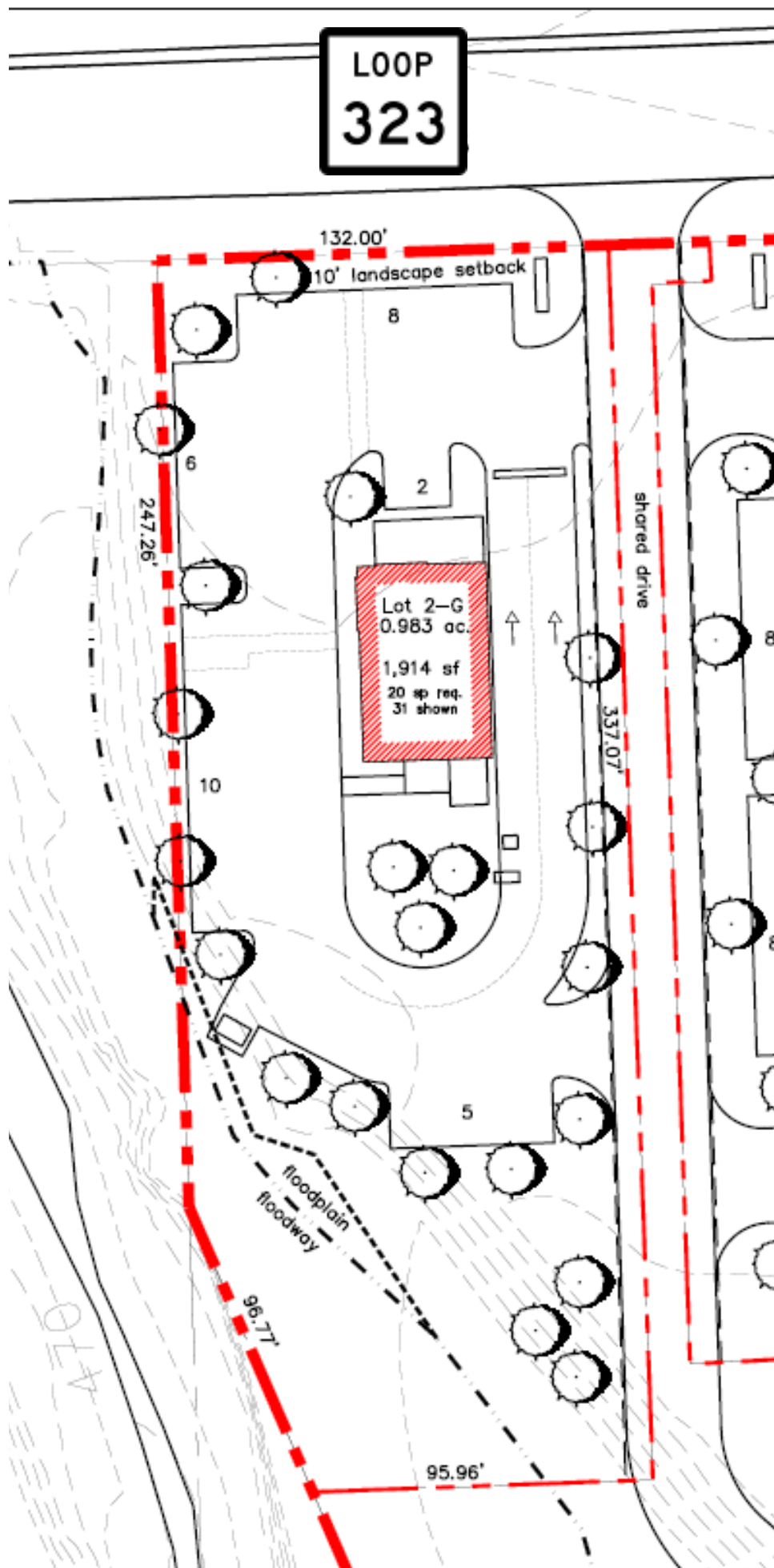


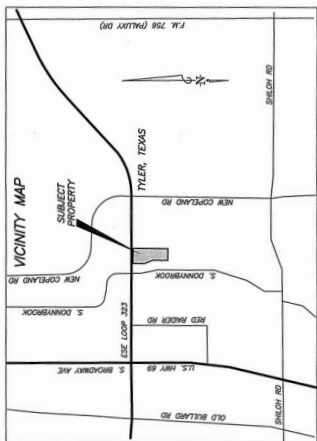
BURNS
COMMERCIAL
PROPERTIES

LOCATION OVERVIEW



CONCEPTUAL SITE PLAN





LEGAL DESCRIPTION BEING ALL OF LOT 2-G, NEW CITY BLOCK 1013, SOUTH LOOP 323 ADDITION, ROBERT FLETCHER SURVEY A-359, CITY OF TYLER, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 332-B IN THE PLAT RECORDS OF SMITH COUNTY, TEXAS.

ACCORDING TO TITLE COMMITMENT OF NO. 62202954, EFFECTIVE DATE OCTOBER 3, 2002, ISSUED NOVEMBER 11, 2002, SUPPLIED BY FIRST AMERICAN TITLE COMPANY, THE SUBJECT PROPERTY IS THE SAME AS THE SUBJECT PROPERTY WHICH WAS EXAMINED WITH THE AFFECT ON THE SUBJECT PROPERTY SHOWN BELOW.

DOES AFFECT SUBJECT PROPERTY:

ITEM 1 RESTRICTIONS RECORDED IN CABINET F, SL. 332-B PLAT RECORDS
ITEM 10 (G) EASEMENT, DEDICATIONS, RESTRICTIONS RECORDED IN CAB. F, SL. 332-B PLAT RECORDS
ITEM 10 (H) TEXAS UTILITIES ELECTRIC CO. EASEMENT VOL. 2383, PG. 408 SHARED ACCESS DRIVE CLERK FILE NO. 202201032484
ITEM

DO NOT AFFECT SUBJECT PROPERTY:

ITEM 10 (G) TEXAS POWER & LIGHT CO. EASEMENT, VOL. 838, PG. 330
ITEM 10 (I) TEXAS UTILITIES ELECTRIC CO. EASEMENT VOL. 2383, PG. 234
ITEM 10 (H) TEXAS UTILITIES ELECTRIC CO. EASEMENT VOL. 2383, PG. 408
THE FOLLOWING DOCUMENT CAN NO BE ACCURATELY LOCATED BY DESCRIPTION
ITEM 10 (I) TEXAS POWER & LIGHT ESMT. VOL. 349, PG. 617

ALTA/NSPS LAND TITLE SURVEY
LOT 2-G, N.C.B. 1013
SOUTH LOOP 323 ADDITION
ROBERT FLETCHER SURVEY A-359
CITY OF TYLER
SMITH COUNTY, TEXAS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 5, 2022.



Monty Nixon
Monty Nixon
Registered Professional Land Surveyor No. 9542
11/12/22

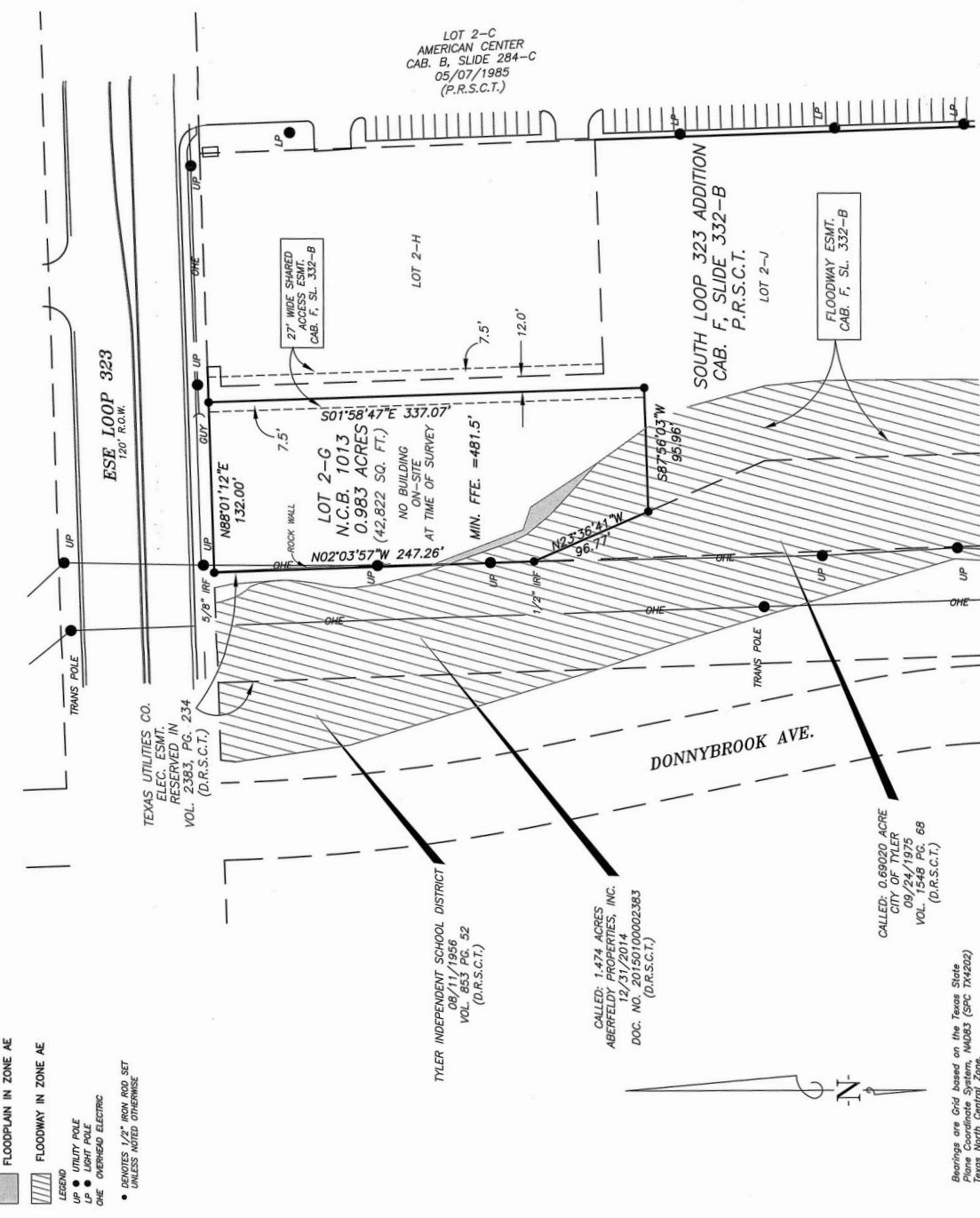
| | |
|---------------|---------------|
| PROJECT MGR. | MLN |
| PROJECT TECH. | MLN |
| CHECKED BY | JWC |
| JOB NO. | 14-014/22-030 |

This drawing and all related documents prepared by Summit Surveying, Inc. (Summit) are the property of Summit Surveying, Inc. and shall remain the property of Summit Surveying, Inc. It is to be used only for the project to which it applies and shall not be used for any other purpose without the written consent of Summit Surveying, Inc. Summit Surveying, Inc. and its employees, agents, and subcontractors shall not be held liable for any errors or omissions which may appear hereon and shall not be held liable for any damages, actual or consequential, which may result from the use or reuse of any information contained herein or on any other drawing.

Summit Surveying, Inc.
Land Boundary • Topography • GPS • Geodetic
2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544
TBPLS Firm No. 10081000

ALTA/NSPS LAND TITLE SURVEY
LOT 2-G, N.C.B. 1013
SOUTH LOOP 323 ADDITION
CITY OF TYLER
SMITH COUNTY, TEXAS

| ISSUED | REVISIONS | DATE | BY |
|--------|-----------|----------|----|
| | | 11-2-22 | |
| | | 11-10-22 | |
| | | | |
| | | | |





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 |
| THOMAS BLAIR SWAIM | 585458 | bswaim@burns-commercial.com | (903) 245-0238 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date