

# 13807 HWY 271 N, Tyler TX

~38,000sf Mixed-Use Building On 12 acres In Opportunity Zone



**REMAX**  
COMMERCIAL®



# Property Information



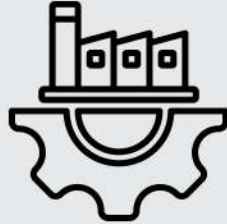
Rare Opportunity Zone 38,000± SQ FT Mixed Use Building on 12 acres.  
1 mile from new Amazon fulfillment center.

Currently used as an event venue/club and rodeo. The property is  
ideal for repositioning to light industrial, manufacturing, warehouse,  
storage, and future expansion.

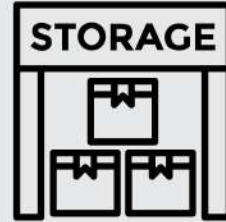
# Repositioning Opportunities



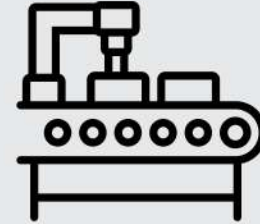
Warehouse /  
Distribution



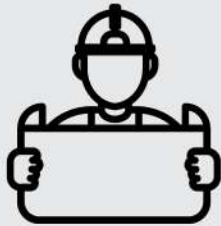
Industrial



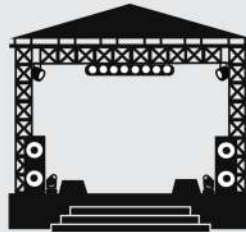
Storage



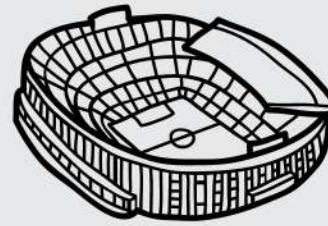
Manufacturing



Contractor Yard



Event Venue



Rodeos

13807 HWY 271 N Tyler, TX 75708

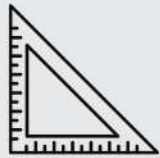


# Property Features

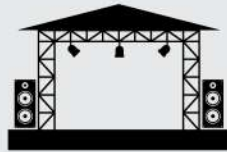


13807 HWY 271 N Tyler, TX 75708

# Current Property Features



37,984 sqft



3 Raised Stages



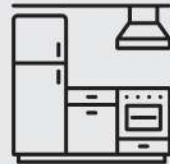
7 Bars



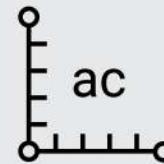
4 Dance Floors



6 Commerical  
Restrooms



Food Service  
Kitchen



ac

12+ Acres



Plenty of Parking



781 ft HWY  
Frontage



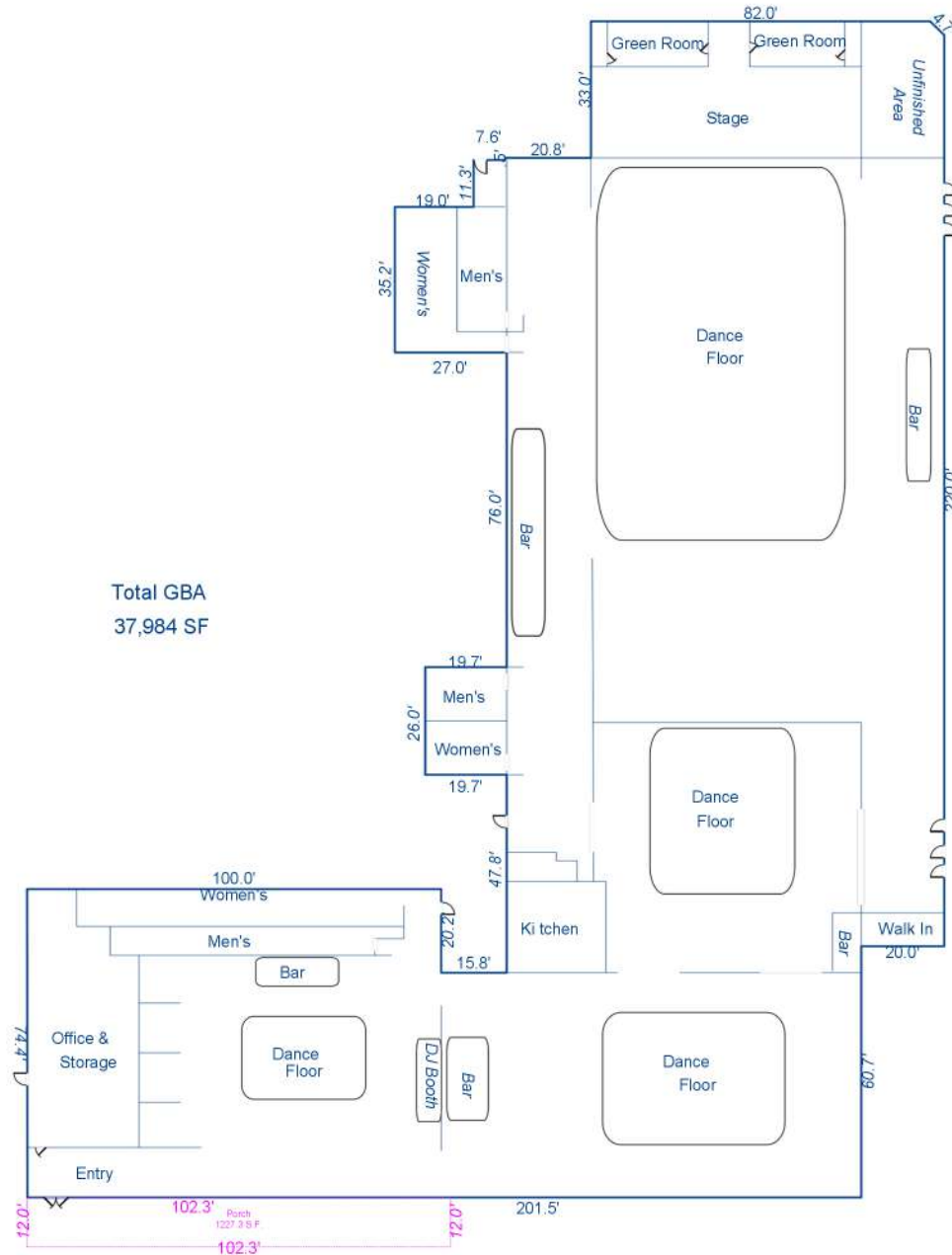
2 Offices



Rodeo Arena

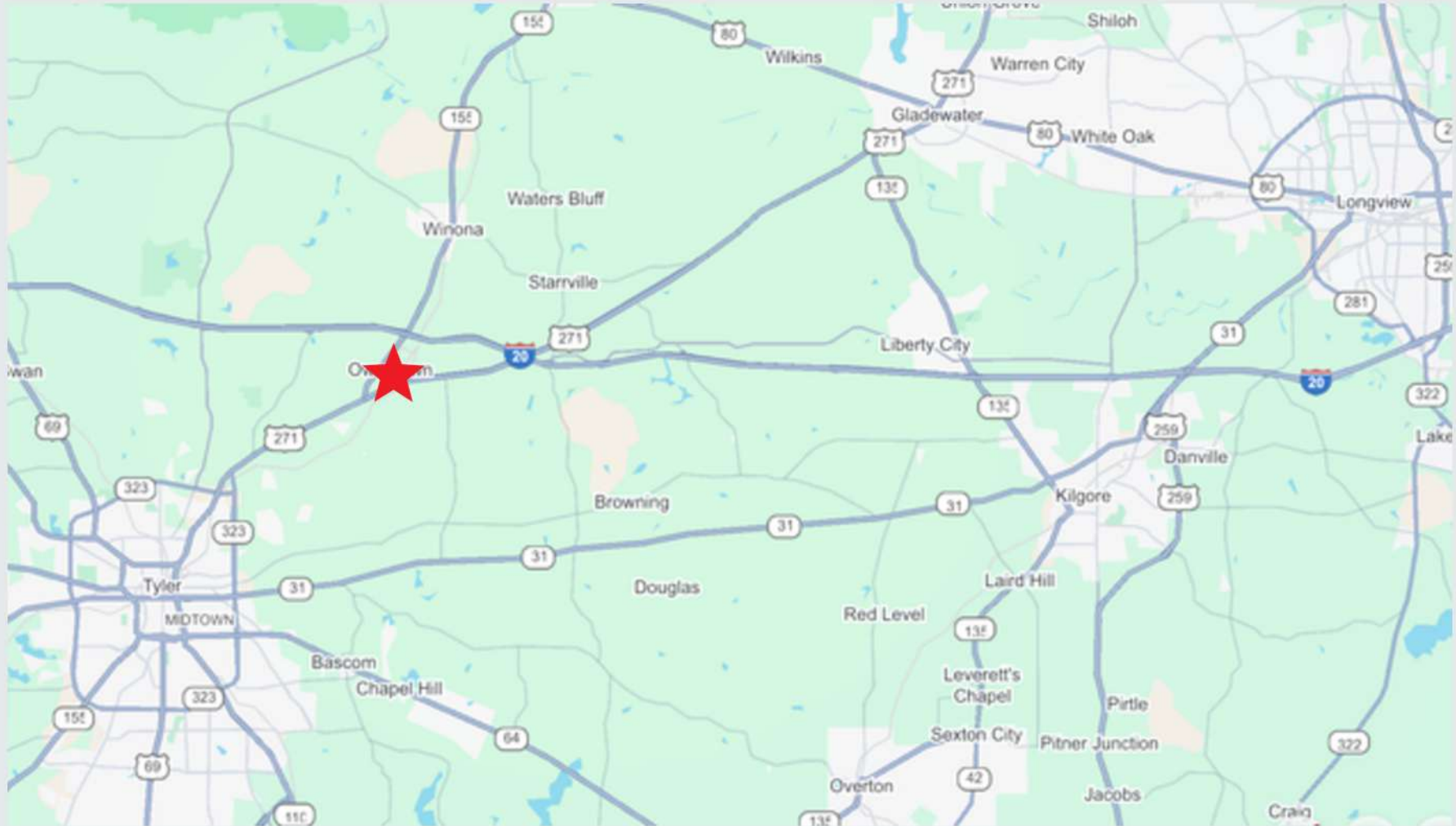
13807 HWY 271 N Tyler, TX 75708

# Floor Plan





# Location



# Location





13807 HWY 271 N Tyler, TX 75708



REMAX Trinity

Mike Casey

972-880-9726

Mike@CaseyRealtyGroup.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.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and work with clients on behalf of the broker.

### ABROKER'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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

<b>RE/MAX Trinity</b>	<b>9012199</b>	<b>tracin@remax.net</b>	<b>(817)870-1600</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Traci Nicodemus</b>	<b>0555537</b>	<b>tracin@remax.net</b>	<b>(817)870-1600</b>
	License No.	Email	Phone
<b>Designated Broker of Firm</b>	<b>0574491</b>	<b>colegroupdfw@gmail.com</b>	<b>(817)870-1600</b>
	License No.	Email	Phone
<b>Anthony Cole</b>	<b>0660087</b>	<b>mike@caseyrealtygroup.com</b>	<b>(972)880-9726</b>
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
<b>Mike Casey</b>		Buyer/Tenant/Seller/Landlord Initials	Date

Sales Agent/Associate's Name  
Regulated by the Texas Real Estate Commission

RE/MAX Advantage, 1891 Tree Crest Dr Lewisville, TX 75077

Traci Nicodemus

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Phone: 469.671.7653 Fax: 972.436.7961

Produced with OneWolf Transactions (zip Form Edition) 717NH Wood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)

2-10-2025



## 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.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and work with clients on behalf of the broker.

### ABROKER'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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

<b>RE/MAX Trinity</b>	<b>9012199</b>	<b>tracin@remax.net</b>	<b>(817)870-1600</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Traci Nicodemus</b>	<b>0555537</b>	<b>tracin@remax.net</b>	<b>(817)870-1600</b>
	License No.	Email	Phone
<b>Designated Broker of Firm</b>	<b>0574491</b>	<b>colegroupdfw@gmail.com</b>	<b>(817)870-1600</b>
	License No.	Email	Phone
<b>Anthony Cole</b>	<b>0660087</b>	<b>mike@caseyrealtygroup.com</b>	<b>(972)880-9726</b>
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate			
<b>Mike Casey</b>		Buyer/Tenant/Seller/Landlord Initials	Date

Sales Agent/Associate's Name  
Regulated by the Texas Real Estate Commission

RE/MAX Advantage, 1891 Tree Crest Dr Lewisville, TX 75077

Traci Nicodemus

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Phone: 469.671.7653 Fax: 972.436.7961

Produced with OneWolf Transactions (zip Form Edition) 717NH Wood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)

2-10-2025

