

# 13807 HWY 271 N, Tyler TX

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



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# Property Information



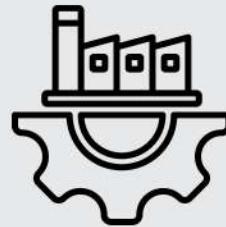
Rare Opportunity Zone 38,000± SQ FT Mixed Use Building on 12 acres.  
1 mile from new Amazon fulfillment center.

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

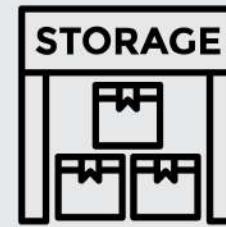
# Repositioning Opportunities



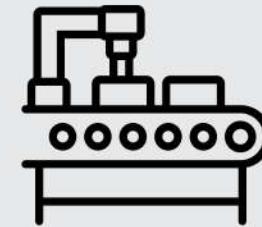
Warehouse/  
Distribution



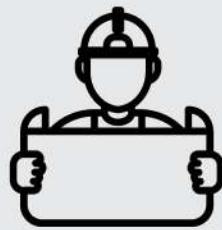
Industrial



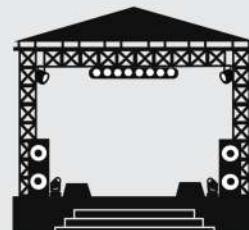
Storage



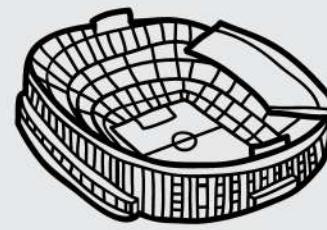
Manufacturing



Contractor Yard



Event Venue



Rodeos

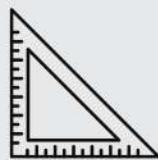
13807 HWY 271 N Tyler, TX 75708

# Property Features

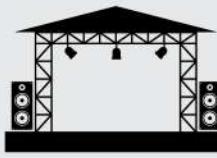


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# Current Property Features



37,984 sqft



3 Raised Stages



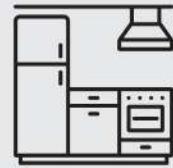
7 Bars



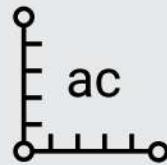
4 Dance Floors



6 Commercial Restrooms



Food Service Kitchen



12+ Acres



Plenty of Parking



781 ft HWY Frontage



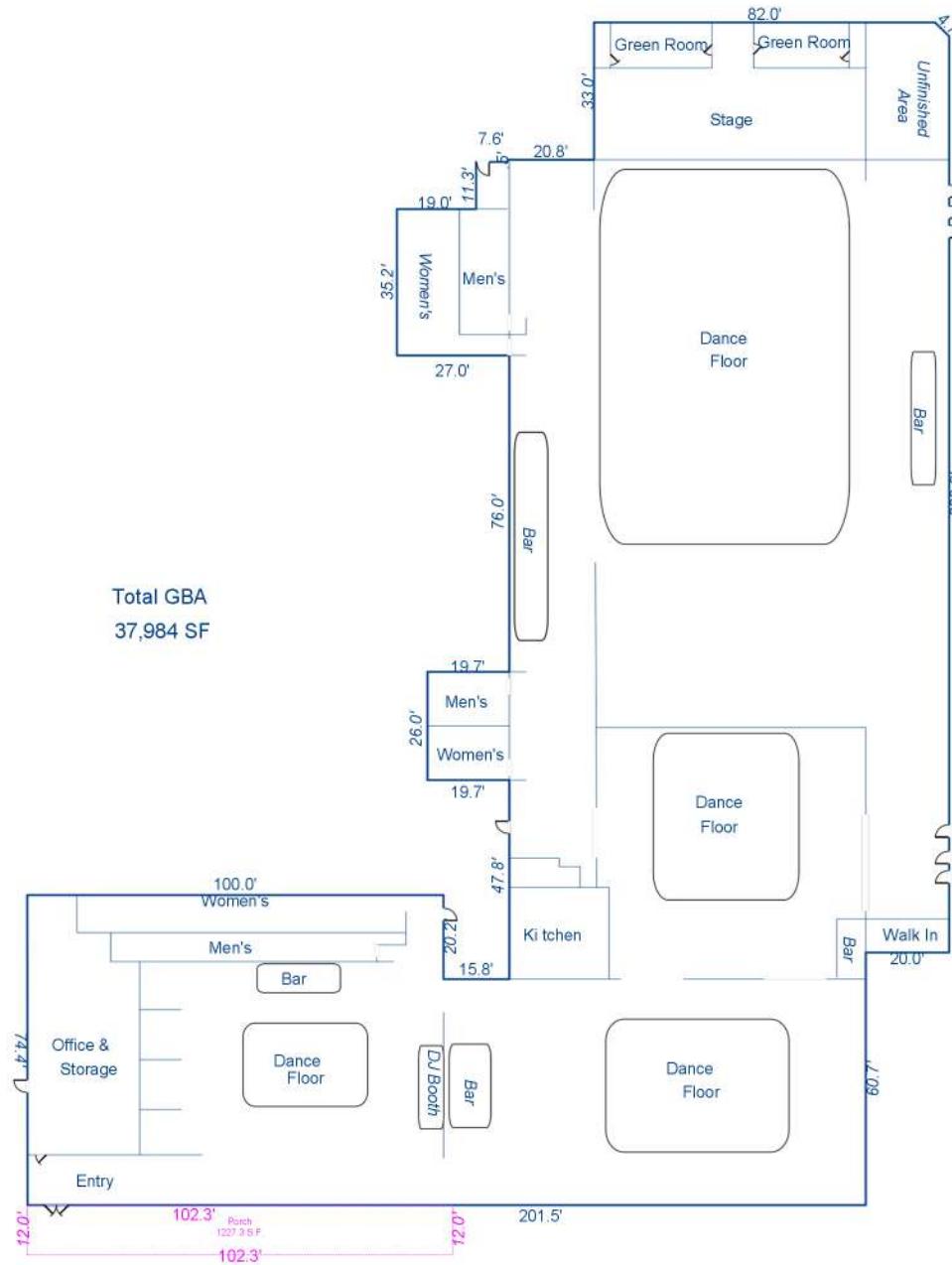
2 Offices



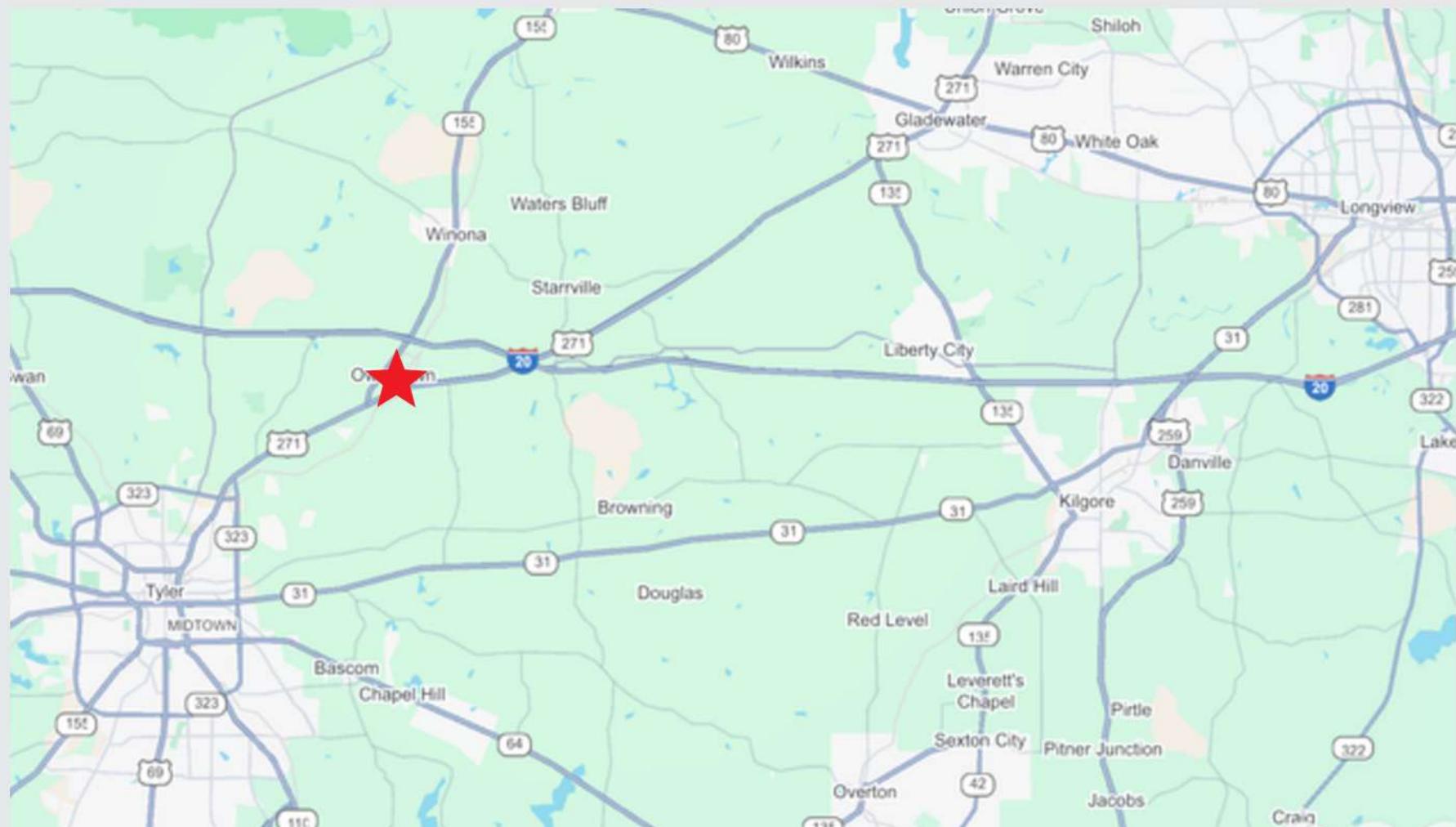
Rodeo Arena

13807 HWY 271 N Tyler, TX 75708

# Floor Plan



## Location



All information contained herein has been obtained from sources deemed reliable; however, no representation or warranty is made as to the accuracy or completeness of the information, including but not limited to square footage, condition, zoning, permitted uses, or financial performance. Prospective buyers and tenants are encouraged to independently verify all details. Any reference to surrounding or planned commercial or residential developments is provided for general context only. Such developments are subject to change, delay, or cancellation, and no assurances are made regarding their completion or timing. Broker and Seller make no guarantees regarding future area growth or land use.

# Location



13807 HWY 271 N Tyler, TX 75708



REMAX Trinity

Mike Casey  
972-880-9726  
[Mike@CaseyRealtyGroup.com](mailto:Mike@CaseyRealtyGroup.com)

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## 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:

- 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 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.

RE/MAX Trinity	9012199	tracin@remax.net	(817)870-1600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
<b>Traci Nicodemus</b>	<b>0555537</b>	<b>tracin@remax.net</b>	<b>(817)870-1600</b>
Designated Broker of Firm	LicenseNo.	Email	Phone
<b>Anthony Cole</b>	<b>0660087</b>	<b>mike@caseyrealtygroup.com</b>	<b>(972)880-9726</b>
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	
<b>Mike Casey</b>	Buyer/Tenant/Seller/LandlordInitials	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

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

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2-10-2025



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