

OFFERING MEMORANDUM



Venue
COMMERCIAL REAL ESTATE

GRANDE MEDICAL OFFICE BUILDING | PHASE II
1011 WEST GRANDE BOULEVARD, TYLER, TEXAS 75703

The information contained herein was obtained from sources believed reliable; however, Venue Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property submitted is subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.

PHASE II



Price : \$32.00 PSF NNN

Zoning : Light Commercial (C-1)

Tenant Improvements Available

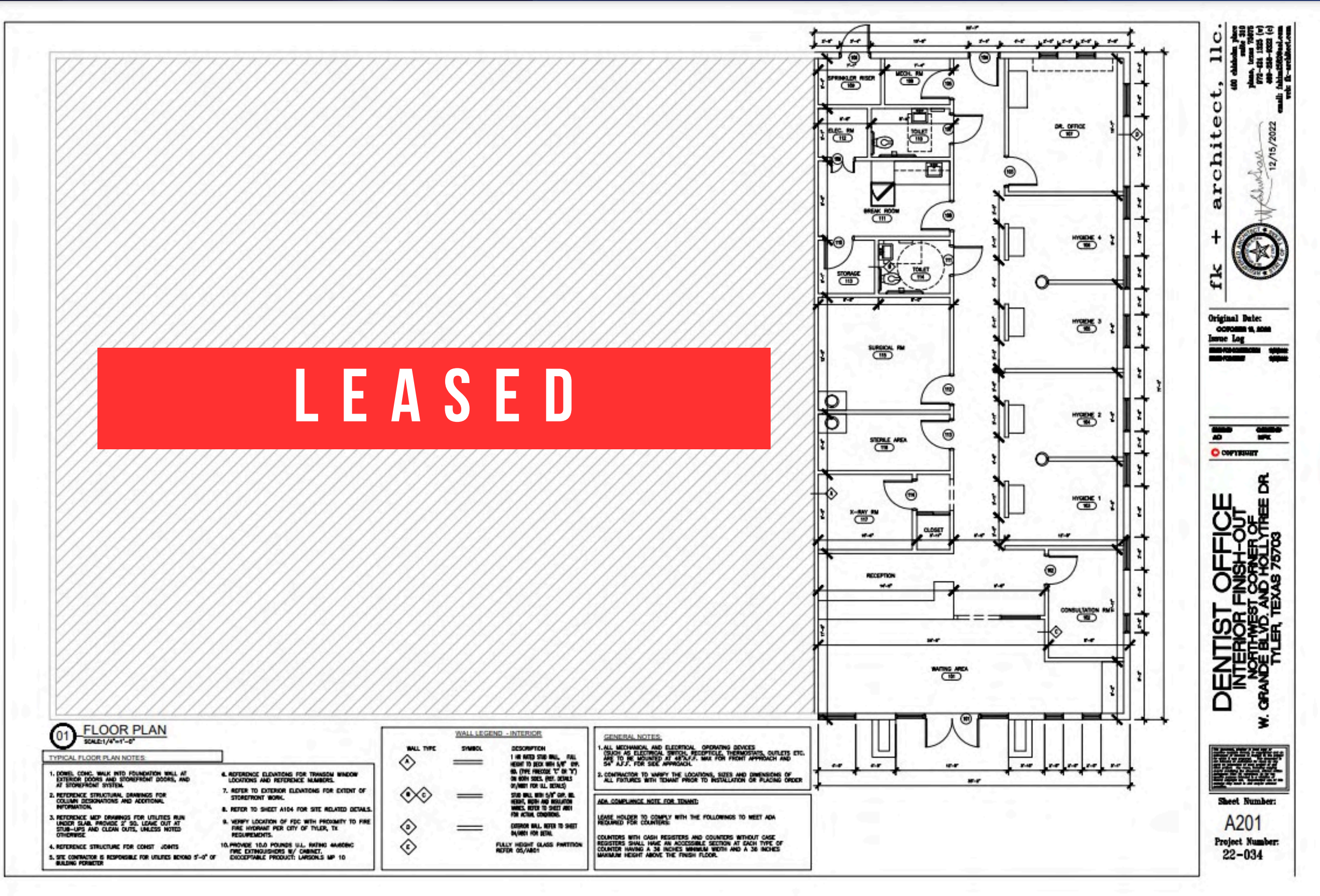


PHASE II
Now Leasing
Under Construction
4,200 SF

PHASE I
100% Leased
8,165 SF

FLOOR PLAN

LEASED



01 FLOOR PLAN
SCALE: 1/4"=1'-0"

- TYPICAL FLOOR PLAN NOTES:**
1. DOWN CONC. WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEMS.
 2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS AND ADDITIONAL INFORMATION.
 3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2" SQ. LEAVE OUT AT STUB-UPS AND CLEAN OUTS, UNLESS NOTED OTHERWISE.
 4. REFERENCE STRUCTURE FOR CONDT JOINTS
 5. SITE CONTRACTOR IS RESPONSIBLE FOR UTILS BEYOND 5'-0" OF BUILDING FOOTPRINT.
 6. REFERENCE ELEVATIONS FOR TRANSOM WINDOW LOCATIONS AND REFERENCE NUMBERS.
 7. REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF STOREFRONT WORK.
 8. REFER TO SHEET A104 FOR SITE RELATED DETAILS.
 9. VERIFY LOCATION OF PFC WITH PROXIMITY TO FIRE HYDRANT PER CITY OF TYLER, TX REQUIREMENTS.
 10. PROVIDE 10.0 POUNDS U.L. INTENS HARDING FIRE EXTINGUISHERS W/ CABINET, EXCEPTABLE PRODUCT: LARSONS MP 10

WALL LEGEND - INTERIOR

WALL TYPE	SYMBOL	DESCRIPTION
1 IN RED SIB WALL	=====	FULL HEIGHT TO DECK WITH 5/8" DR. BS. (TYPE FINISH 1" OR 1 1/2" ON HIGH SIDES, SEE SEALS (W/MT) FOR ALL SEALS)
5/8" SIB WALL WITH 5/8" DR. BS. W/MT, ROOF AND BOLLARD W/MTS. REFER TO SHEET A01 FOR ARCH. COORDS.	=====	
CONCR WALL WITH 5/8" DR. BS. (W/MT) FOR DETAIL	=====	
FULLY HEIGHT GLASS PARTITION	=====	REFER 05/104/01

GENERAL NOTES:

1. ALL MECHANICAL AND ELECTRICAL OPERATING DEVICES (SUCH AS ELECTRICAL SWITCH, RECEPTACLE, THERMOSTATS, OUTLETS ETC.) ARE TO BE MOUNTED AT 48" A.F.F. MAX FOR FRONT APPROACH AND 54" A.F.F. FOR SIDE APPROACH.
2. CONTRACTOR TO VERIFY THE LOCATIONS, SIZES AND DIMENSIONS OF ALL FIXTURES WITH TENANT PRIOR TO INSTALLATION OR PLACING ORDER.

ADA COMPLIANCE NOTE FOR TENANT:

LEASE HOLDER TO COMPLY WITH THE FOLLOWINGS TO MEET ADA REQUIRED FOR COUNTERTOPS:

COUNTERS WITH CASH REGISTERS AND COUNTERS WITHOUT CASH REGISTERS SHALL HAVE AN ACCESSIBLE SECTION AT EACH TYPE OF COUNTER HAVING A 36 INCHES MINIMUM WIDTH AND A 36 INCHES MAXIMUM HEIGHT ABOVE THE FINISH FLOOR.

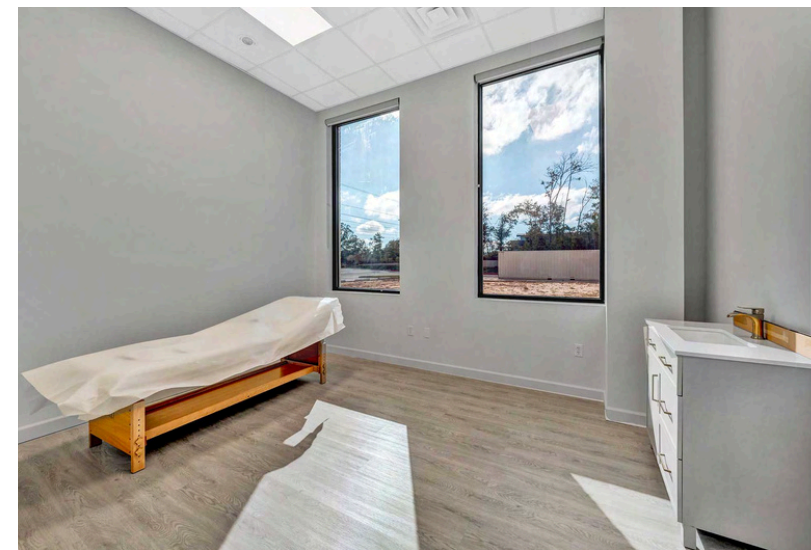
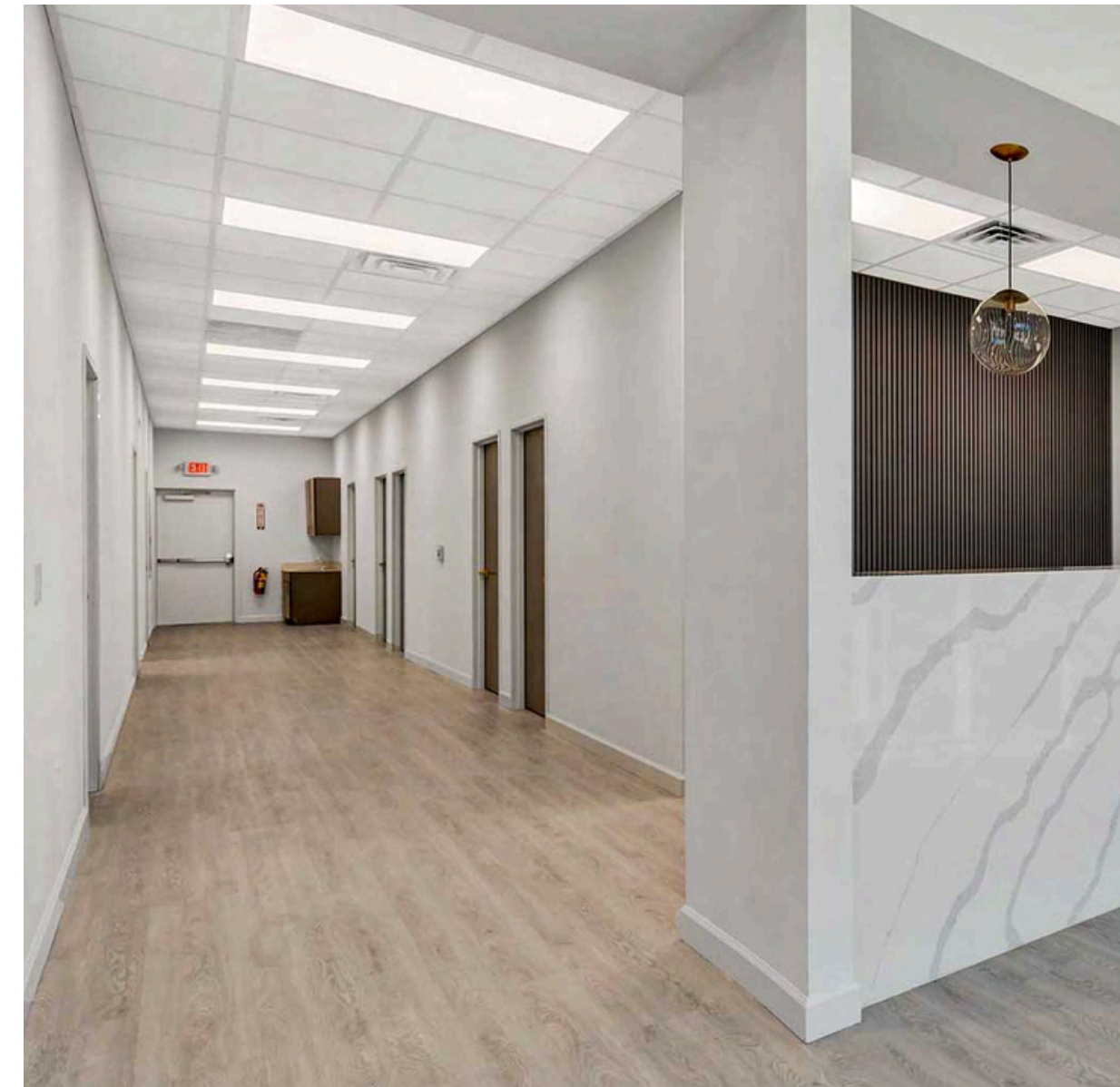
fk + architect, llc.
400 Oklahoma Street
Suite 310
Tyler, Texas 75703
972-431-1155 (F)
972-431-1155 (C)
972-431-1155 (T)
972-431-1155 (F)
972-431-1155 (C)
972-431-1155 (T)
972-431-1155 (F)
972-431-1155 (C)
972-431-1155 (T)

Original Date: 06/08/2022
Issue Log

DENTIST OFFICE
INTERIOR FINISH-OUT
NORTHWEST CORNER OF
W. GRANDE BLVD AND HOLLY TREE DR
TYLER, TEXAS 75703

Sheet Number:
A201
Project Number:
22-034

INTERIOR



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ATTENTION TO DETAIL:
Thoughtful details in furnishings, fixtures, and finishes contribute to an overall sense of luxury.



CUSTOMIZATION:
Personalized touches and the ability to customize spaces to individual preferences.



CURB APPEAL AND LOCATION:
Eye-catching exterior with visibility from prime high-traffic roadway with access to desirable areas in every direction.



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TRAFFIC COUNTS:
(per TXDOT ACT 2022)



TYLER MSA



Access to I20
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

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.