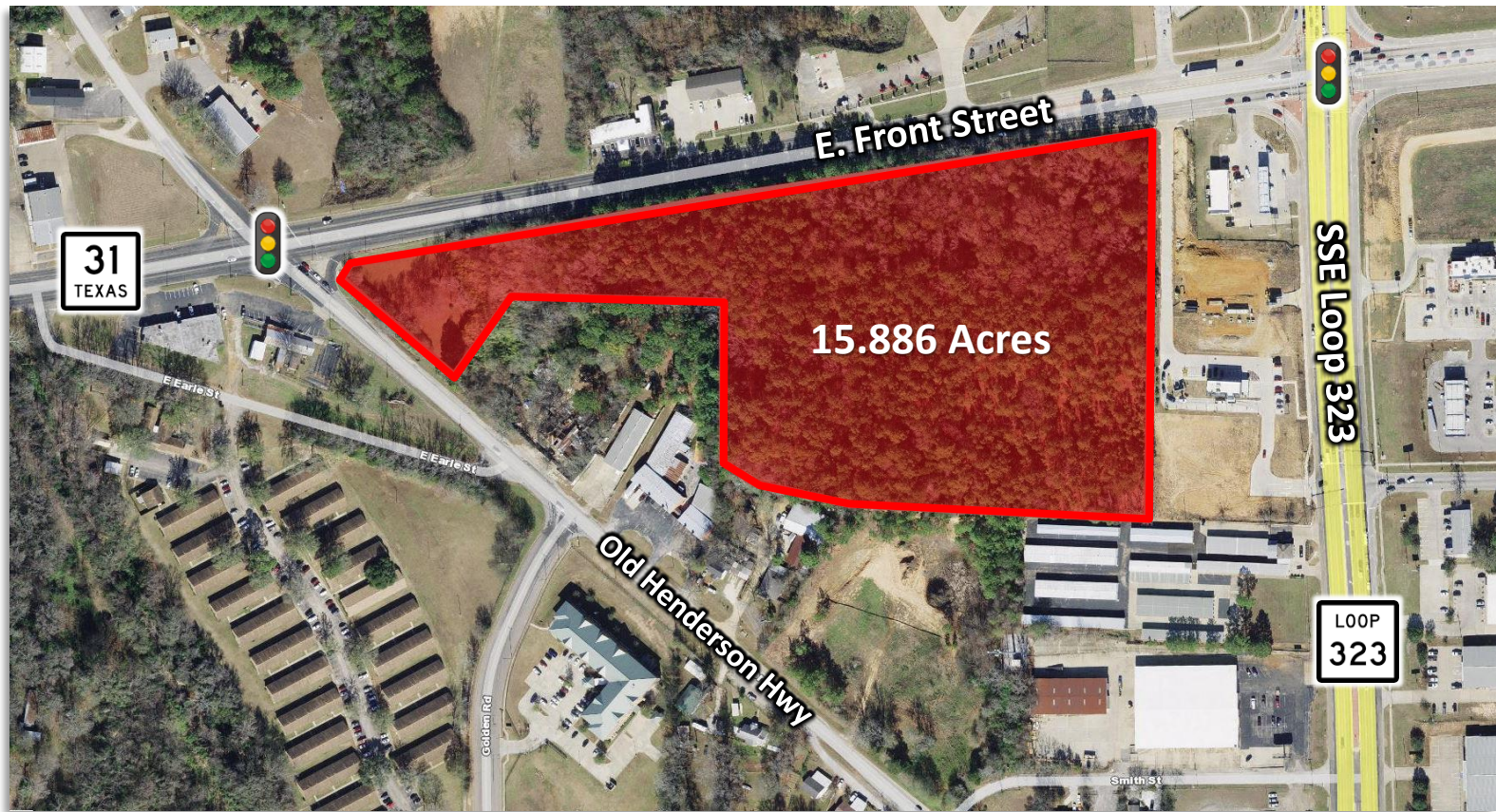


DEVELOPMENT PROPERTY FOR SALE



E. FRONT ST. & OLD HENDERSON

TYLER, TEXAS 75702

- SITE: 15.886 ACRES
- SIGNALIZED INTERSECTION
- 1,750' ± FRONTAGE (FRONT ST)
- POSSIBLE REZONE OPPORTUNITY TO MULTI-FAMILY RESIDENTIAL
- ZONING: C-2 (COMMERCIAL) & R-1B (RESIDENTIAL, SMALL LOT)
- 16,736 VPD (TXDOT '22)
- LOCATED 1 MILE FROM HOSPITAL DISTRICT & NEW MEDICAL SCHOOL

OFFERED AT: \$3,500,000



MARK WHATLEY
BROKER
903-530-0955
MWHATLEY@BCPTX.COM

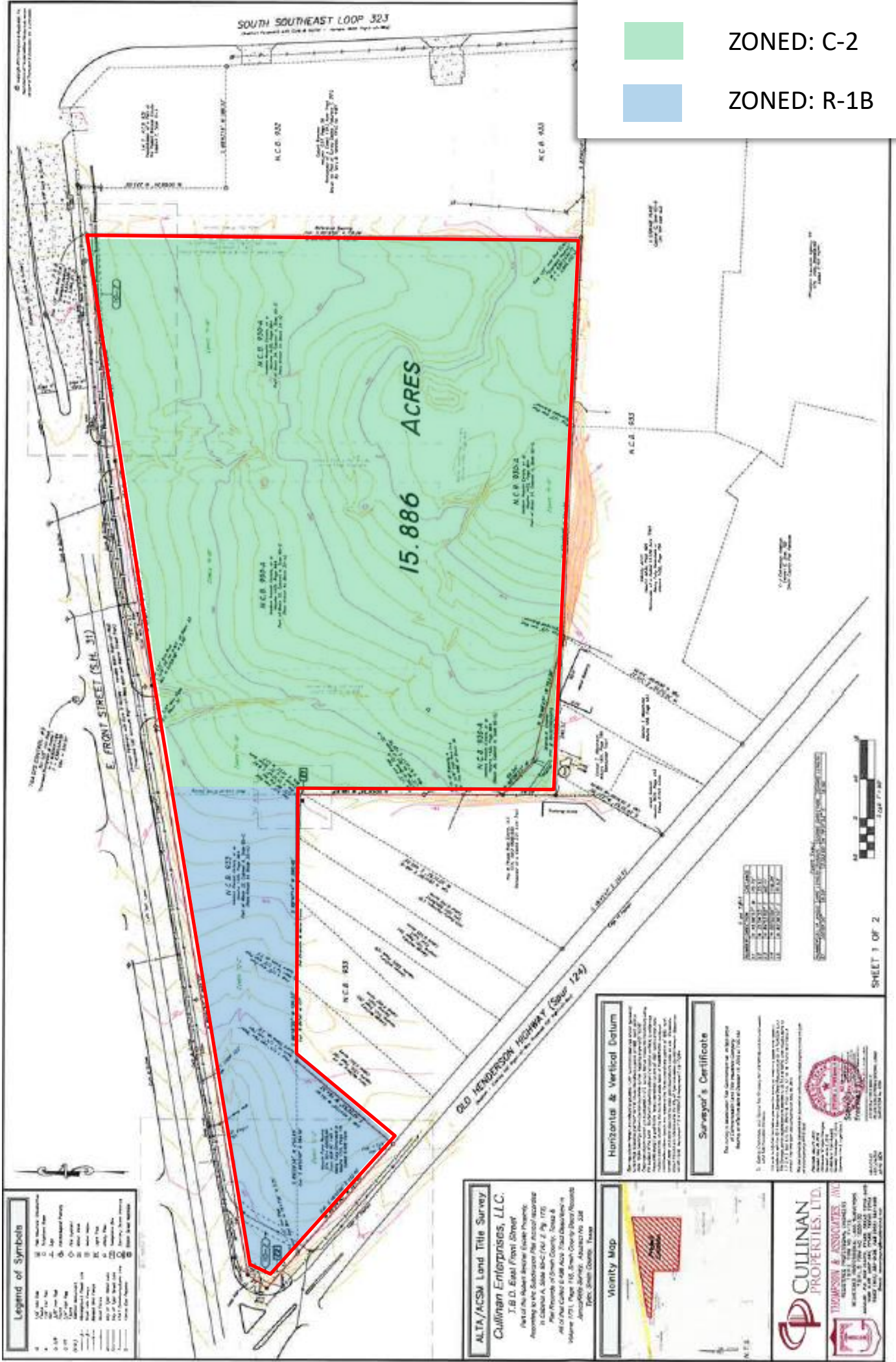
ZONING LEGEND



ZONED: C-2



ZONED: R-1B



Legend of Symbols

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94	1/2 Section
95	3/4 Section
96	Section
97	1/4 Section
98	1/2 Section
99	3/4 Section
100	Section

ALTA/ACSM Land Title Survey
Cullinan Enterprises, LLC.
 J.B.D. East Front Street
 According to the Subdivision Plat Record located in Cassin A, Jones B&C (Vol. 2, Pg. 172)
 the Friends of South County, Jones & Associates, Inc. (Vol. 2, Pg. 172)
 Volume 1291, Page 118, State of Texas, Records
 Association, Austin, Texas
 Title: South County, Texas



Horizontal & Vertical Datum

The survey is based on the horizontal datum of North American Datum of 1983 (NAD 83) and the vertical datum of Mean Sea Level (MSL).

Surveyor's Certificate

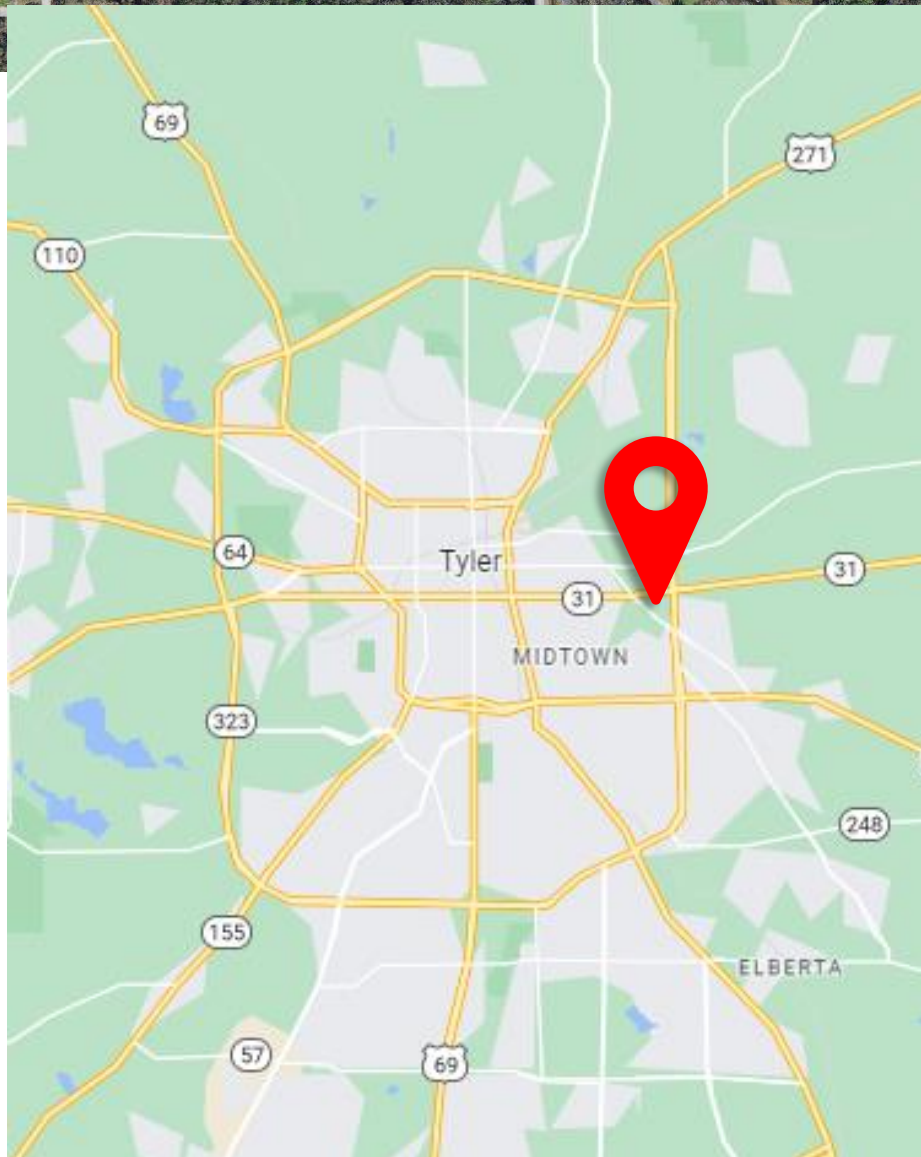
I, the undersigned, being duly qualified and licensed as a Professional Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the client.

[Signature]
 Surveyor

CULLINAN PROPERTIES, LTD.
THOMPSON & ASSOCIATES, INC.

10000 WEST LOOP SOUTH, SUITE 1000, HOUSTON, TEXAS 77042
 281-416-1000
 281-416-1001
 281-416-1002
 281-416-1003
 281-416-1004
 281-416-1005
 281-416-1006
 281-416-1007
 281-416-1008
 281-416-1009
 281-416-1010

LOCATION



LOCATION DETAILS

- LESS THAN 300 FEET (0.06 MILES) FROM THE EAST FRONT ST/SSE LOOP 323 INTERSECTION
- 1.55 ± MILES FROM FRONT ST/S. BROADWAY AVE INTERSECTION (DOWNTOWN TYLER)
- 1.05 ± MILES FROM HOSPITAL / MEDICAL DISTRICT AND NEW MEDICAL SCHOOL



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