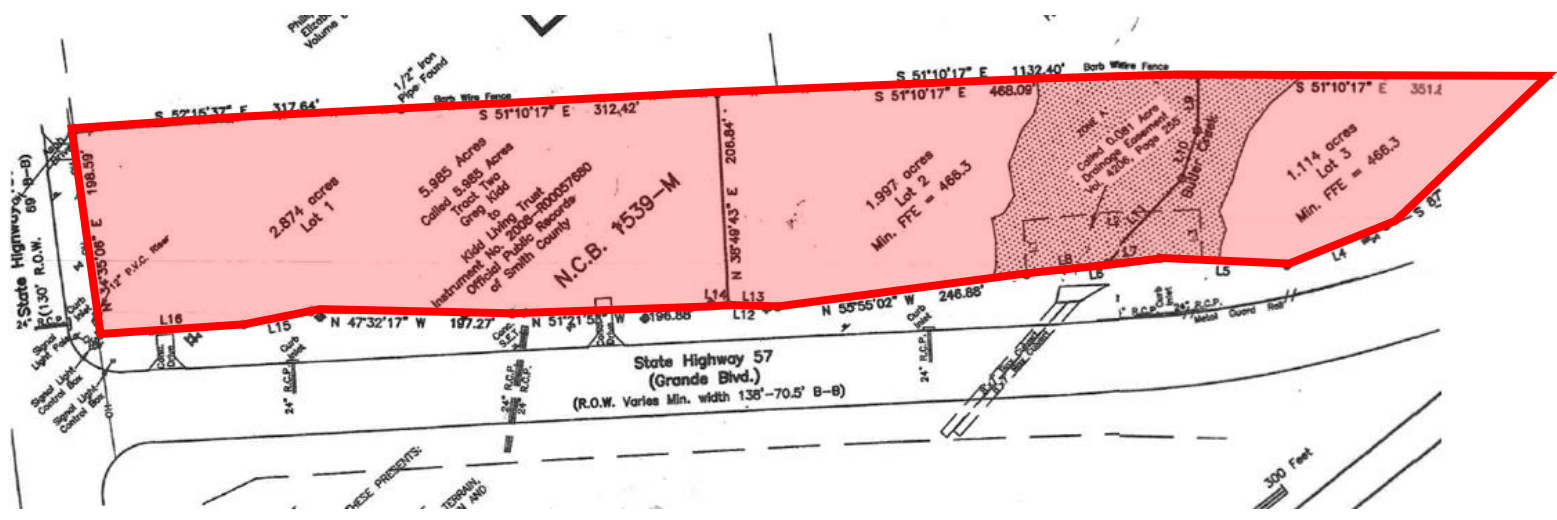


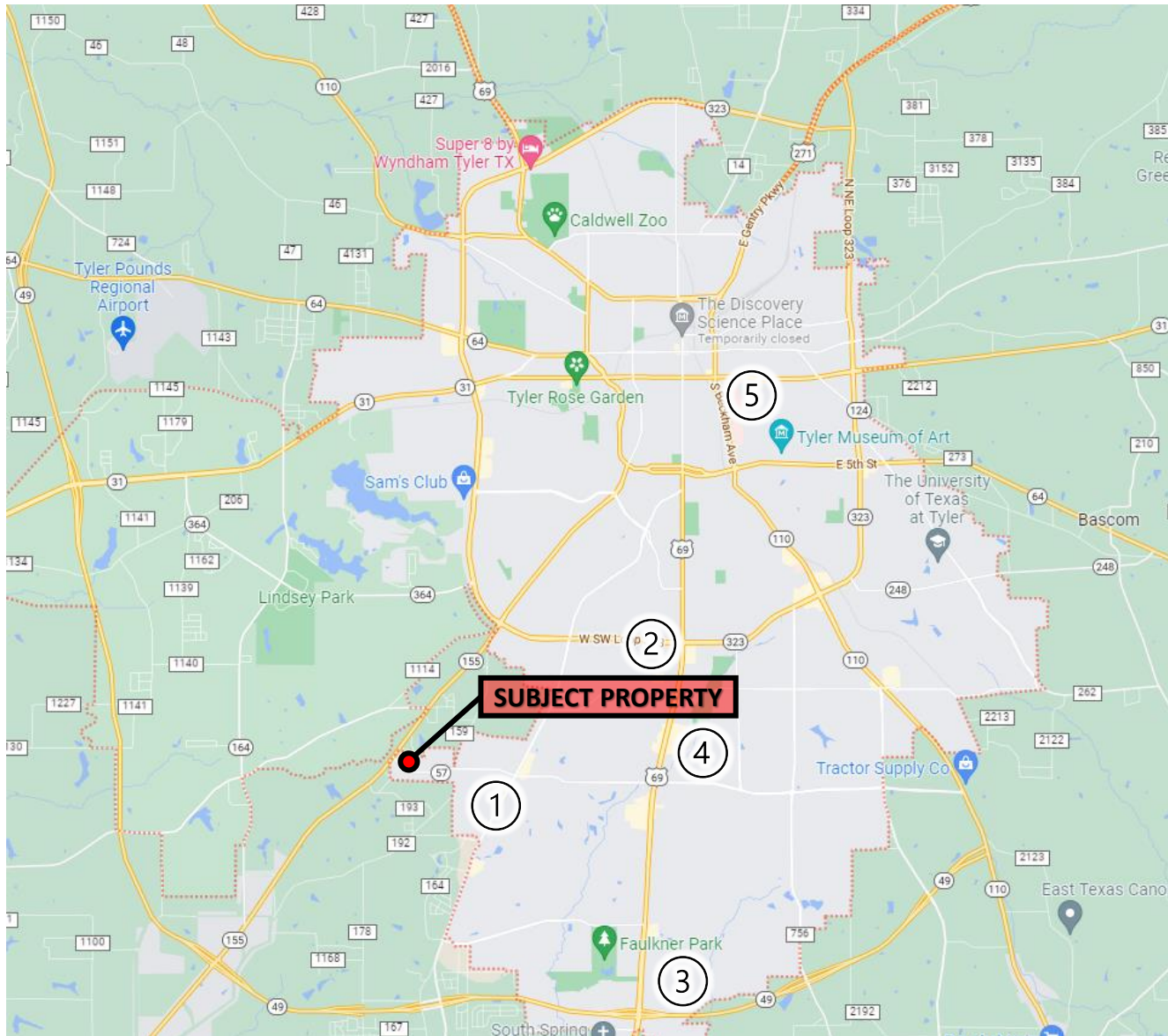


13531 Hwy 155 South, Tyler, TX 75703

- Zoned: C-2 (Commercial)
- 5.984 ± Acre Site
- Hard Corner, Signalized Intersection
- 1,250' ± of Frontage, Grande Blvd.
- 180' ± of Frontage, Hwy 155 South
- Located inside Tyler City Limits







Location:

- 1** Fresh by Brookshire's — less than 3 miles from the newest and fastest growing retail and residential corridor. Area retailers include Swann's Furniture, Cantina Laredo, Texas de Brazil, Javi's Mexican restaurant, and NobiliTea.
- 2** Broadway Square Mall — less than 5 miles from the Broadway Square Mall and French Quarter Shopping Centers, there are main national retailers such as: DICK's Sporting Goods, Party City, Big Lots, Boot Barn, Einstein Bros. Bagel, Hobby Lobby, JCPenney, and many more...
- 3** Village at Cumberland Park — just 5 ± miles from the Village at Cumberland Park, this mega-center boasts 700,00 ± SF of retail and dining options, including: TJ Maxx, Famous Footwear, Bed Bath & Beyond, Club Pilates, FD's Grillhouse, Nike, Hallmark, Old Navy, Studio Movie Grill, and many others.
- 4** Broadway Crossing — located 3.5 ± miles from Broadway Crossing, this center offers a convenient blend of retail and dining within close proximity. Retailers include Lowe's Home Improvement, Best Buy, Ulta Beauty, Applebee's, Outback, Olive Garden, PetSmart, and several others.
- 5** Medical District — located 9 ± miles from the Main University of Texas (UT) Health Tyler and CHRISTUS Trinity Mother Frances campuses. This same district is the area to house the first medical school in East Texas (with the first class expected to start in the summer of 2023).



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	License No.	(903) 534-1200	Phone
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	MARK WHATLEY	License No.	mwhatley@burns-commercial.com	Email
Designated Broker of Firm	Bradley Hunter Stinson	License No.	714856	Phone
Licensed Supervisor of Sales Agent/ Associate	Bradley Hunter Stinson	License No.	714856	Phone
Sales Agent/Associate's Name	Bradley Hunter Stinson	License No.	714856	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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