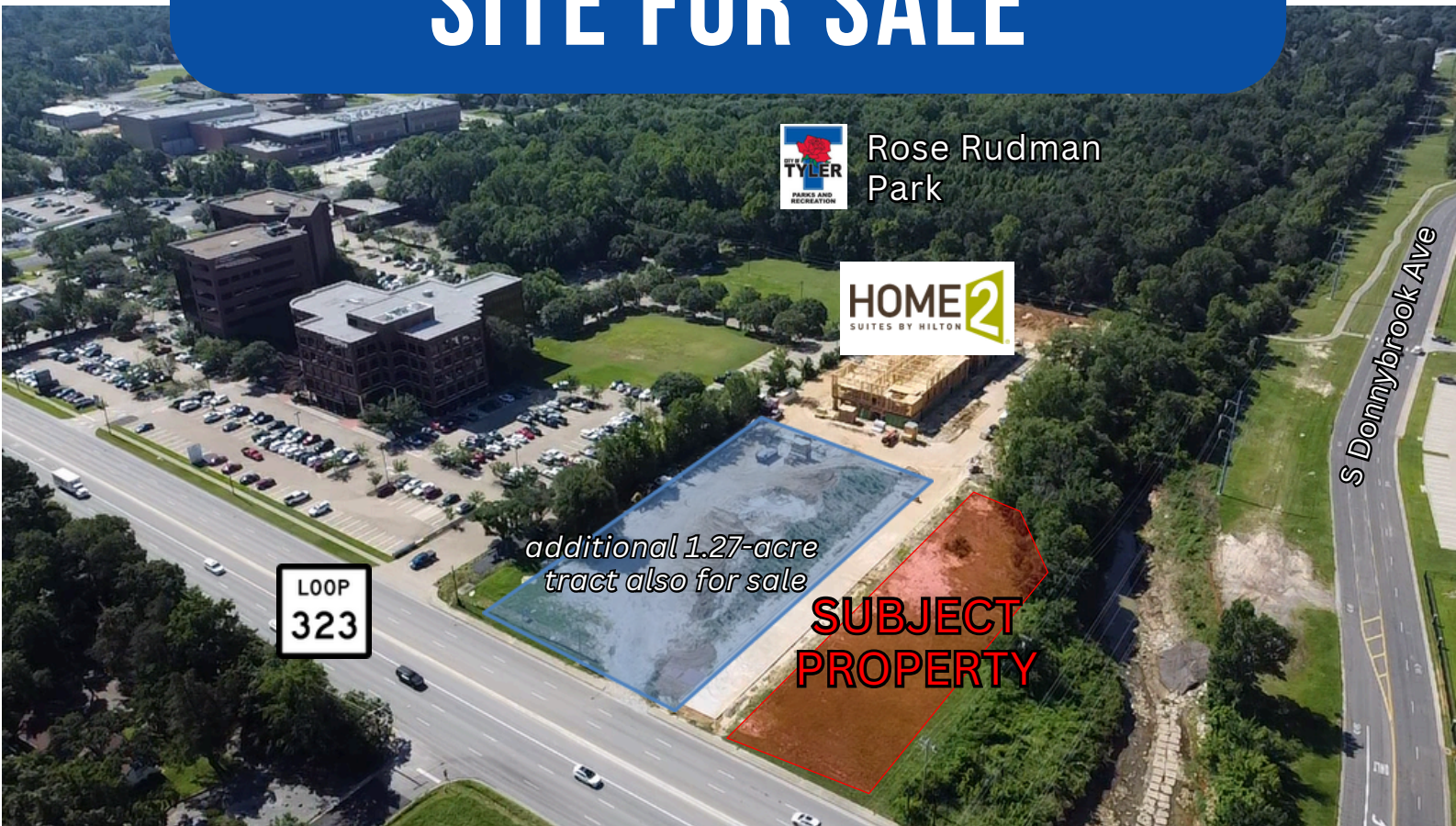


# .983 ACRES RETAIL PAD SITE FOR SALE



## 601 ESE LOOP 323

TYLER, TEXAS 75701

- LOT SIZE: 0.87 ± ACRES
- DIMENSIONS : 132' WIDE X 337' DEEP
- ZONED: PMXD-1 — IDEAL FOR A DRIVE-THRU RESTAURANT
- 34,000 VPD (TXDOT '21)



### CONTACT BROKER FOR PRICING



**BLAIR SWAIM**

📞 903.530.0955

✉ bswaim@bcptx.com

**BURNS COMMERCIAL PROPERTIES**

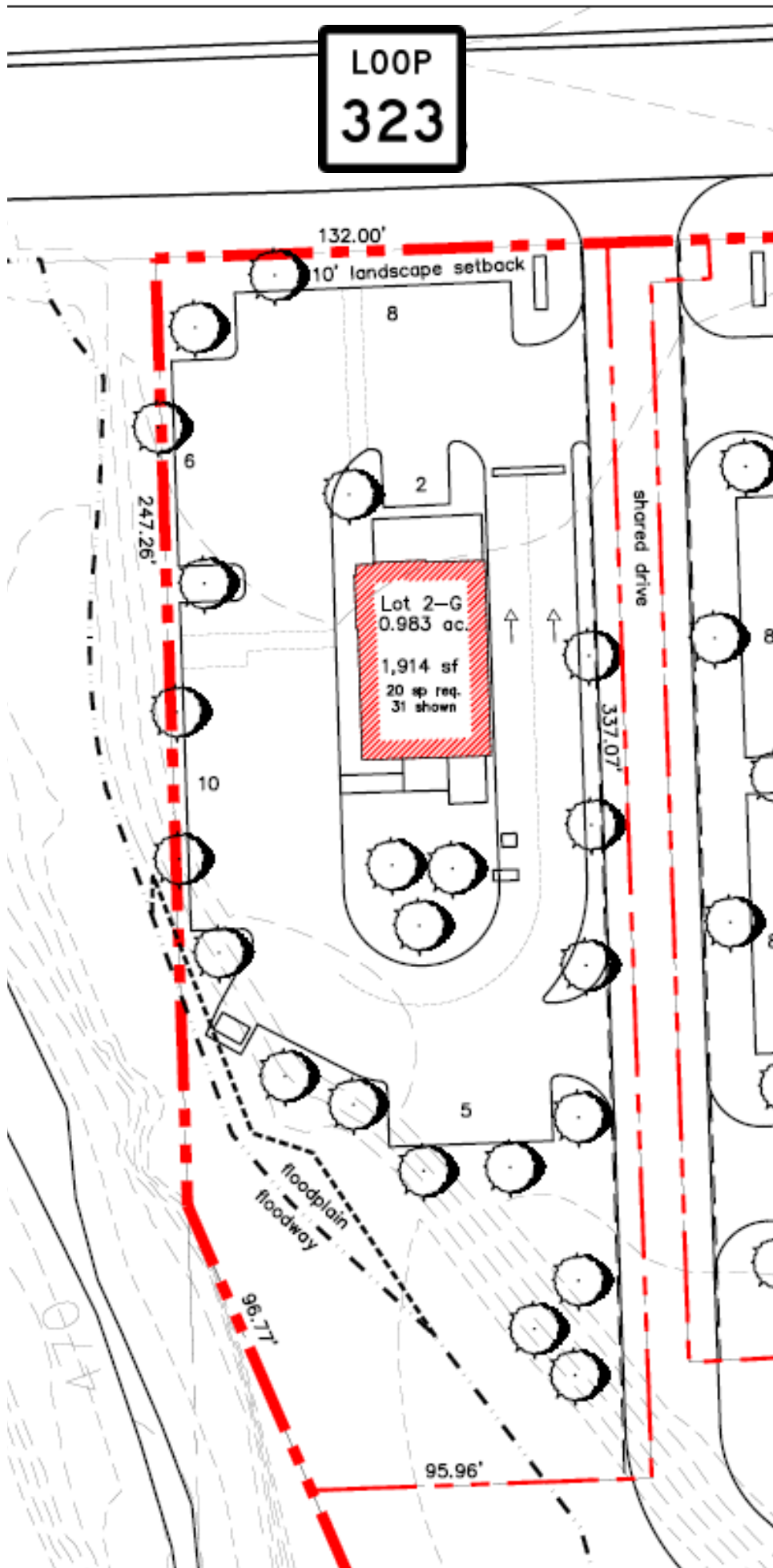
AERIAL VIEW



# LOCATION OVERVIEW



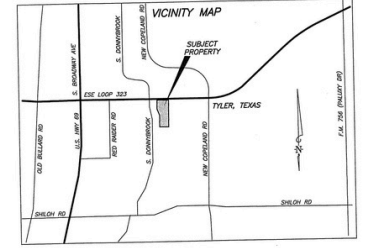
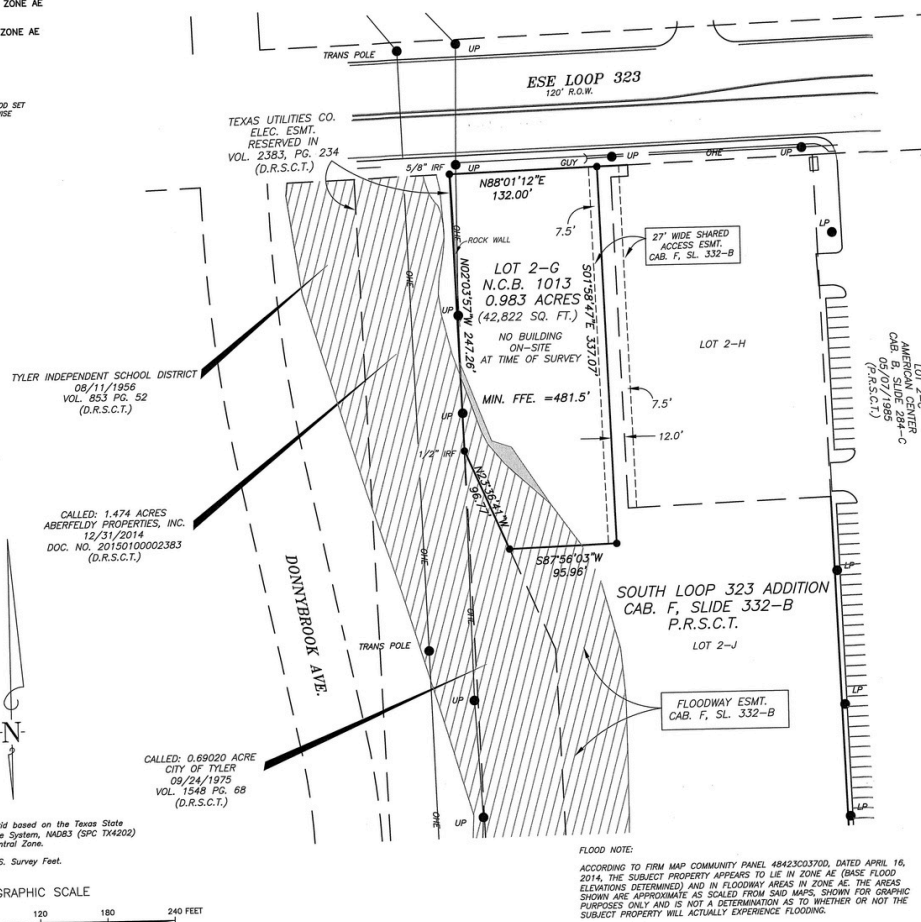
# CONCEPTUAL SITE PLAN



FLOODPLAIN IN ZONE AE

FLOODWAY IN ZONE AE

LEGEND  
 UP ● UTILITY POLE  
 LP ● LIGHT POLE  
 ○ OVERHEAD ELECTRIC  
 ● DENOTES 1/2" IRON ROD SET (UNLESS NOTED OTHERWISE)



LEGAL DESCRIPTION: BEING ALL OF LOT 2-G, NEW CITY BLOCK 1013, SOUTH LOOP 323 ADDITION, ROBERT FLETCHER SURVEY A-359, CITY OF TYLER, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET F, SLIDE 332-B IN THE PLAT RECORDS OF SMITH COUNTY, TEXAS.

ACCORDING TO TITLE COMMITMENT OF NO. 8220595, EFFECTIVE DATE OCTOBER 1, 2022, ISSUED NOVEMBER 1, 2022, SUPPLIED BY FIRST AMERICAN TITLE GUARANTY COMPANY, THE FOLLOWING DOCUMENTS LISTED IN SCHEDULE B WERE EXAMINED WITH THE EFFECT ON THE SUBJECT PROPERTY SHOWN BELOW.

- DOES AFFECT SUBJECT PROPERTY:
- ITEM 1 RESTRICTIONS RECORDED IN CABINET F, SL. 332-B PLAT RECORDS
  - ITEM 10 (G) EASEMENT, DEDICATIONS, RESTRICTIONS RECORDED IN CAB. F, SL. 332-B PLAT RECORDS
  - ITEM 10 (H) TEXAS UTILITIES ELECTRIC CO. EASEMENT VOL. 2353, PG. 234
  - ITEM 10 (M) TEXAS UTILITIES ELECTRIC CO. EASEMENT VOL. 2353, PG. 408
- THE FOLLOWING DOCUMENT CAN NO BE ACCURATELY LOCATED BY DESCRIPTION
- ITEM 10 (I) TEXAS POWER & LIGHT ESM. VOL. 348, PG. 617

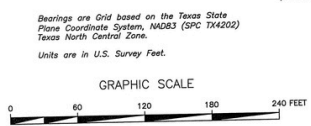
**ALTA/NSPS LAND TITLE SURVEY**  
**LOT 2-G, N.C.B. 1013**  
**SOUTH LOOP 323 ADDITION**  
**ROBERT FLETCHER SURVEY A-359**  
**CITY OF TYLER**  
**SMITH COUNTY, TEXAS**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON MAY 5, 2022.

*Monty Nixon* 11/15/22  
 Monty Nixon  
 Registered Professional Land Surveyor No. 5542



FLOOD NOTE:  
 ACCORDING TO FIRM MAP COMMUNITY PANEL 48423003700, DATED APRIL 16, 2014, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) AND IN FLOODWAY AREAS IN ZONE AE. THE AREAS SHOWN ARE APPROXIMATE AS SCALED FROM SAID MAPS, SHOWN FOR GRAPHIC PURPOSES ONLY AND IS NOT A DETERMINATION AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL ACTUALLY EXPERIENCE FLOODING.



REVISIONS	DATE	BY
ISSUED	11-2-22	
REVISE ESM. PAGE NUMBER	11-10-22	

**ALTA/NSPS LAND TITLE SURVEY**  
**LOT 2-G, N.C.B. 1013**  
**SOUTH LOOP 323 ADDITION**  
**CITY OF TYLER**  
**SMITH COUNTY, TEXAS**

**Summit Surveying, Inc.**  
 Land Boundary • Topography • GPS • Geodetic  
 2040 Deerbrook Drive, Tyler, Texas 75703 • (903)-561-9544  
 TBPLS Firm No. 10081000

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	MLN
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	MLN
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	JWC
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	2022 11-10-22
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	14-014/22-030



## 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
THOMAS BLAIR SWAIM	585458	bswaim@burns-commercial.com	(903) 245-0238
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date