OFFERING MEMORANDUM

Venue
COMMERCIAL REAL ESTATE

7.3+- ACRES
UNDEVELOPED LAND
265 VENTURE PLZ, TYLER, TEXAS 75702

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.

SUBJECT PROPERTY

265 VENTURE PLZ
TYLER, TEXAS 75702

7.3+- ACRES

Unpriced Raw Land

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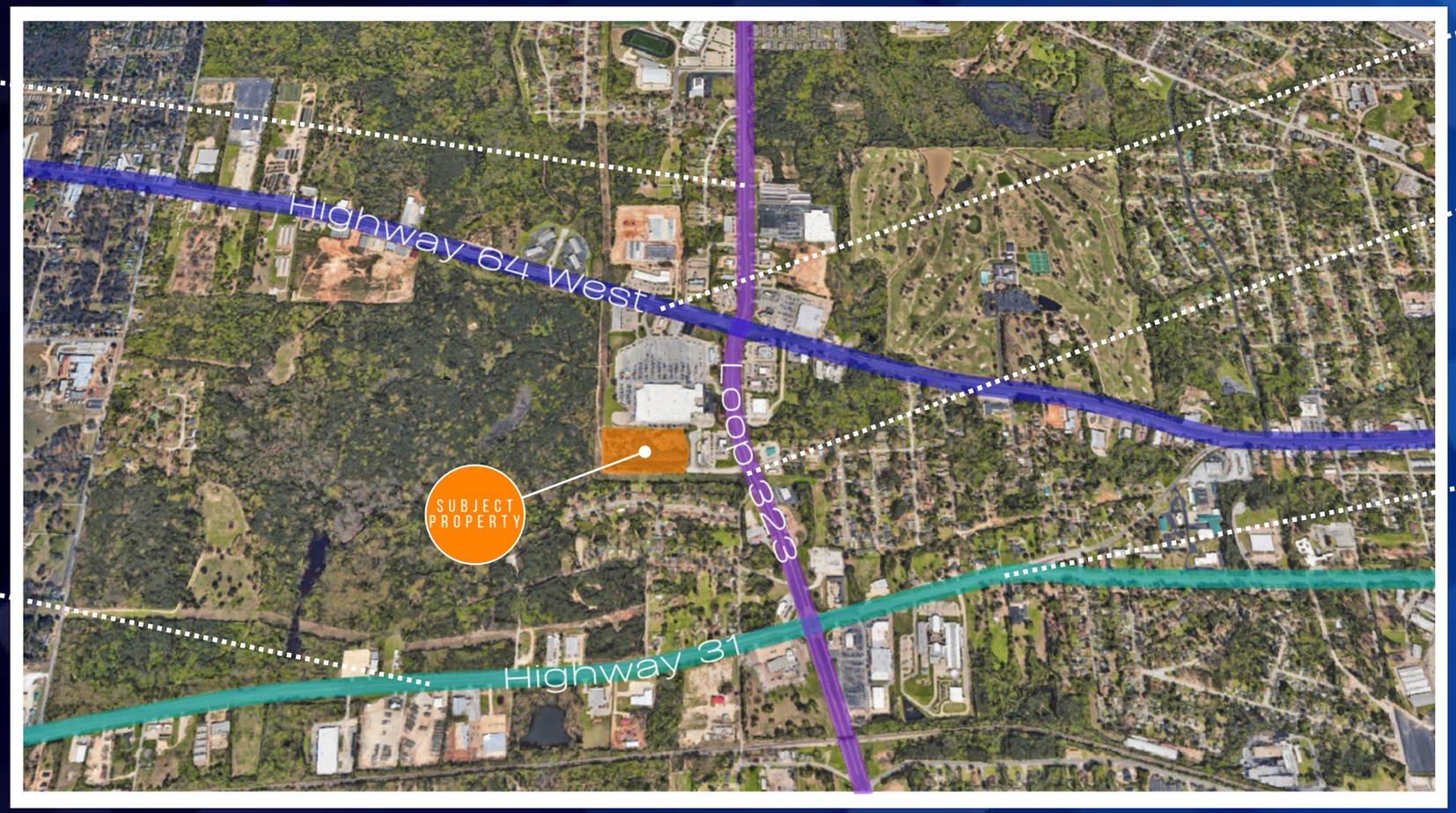
TRAFFIC COUNTS

(PER TXDOT ACT 2022)

29,881

19,470



18,736

32,377

29,138

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POINTS OF INTEREST

COMING SOON

Tyler is experiencing consistent and substantial growth, resulting in economic opportunities, infrastructure development, and population growth, making it an appealing choice for development.

Located in West Tyler, the subject property is surrounded by an abundance of prime shopping, dining, entertainment, beautifully maintained parks, highly sought-after schools, and two highly-acclaimed golf courses and country clubs.

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TYLER MSA

INTERSTATE
TEXAS
20

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

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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.

GARY HALBROOKS

CEO / PRESIDENT

STEVE PERKINS, CFA

CFO

BECKY WILSON

DIRECTOR OF OPERATIONS AND MARKETING

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