

# OFFERING MEMORANDUM

1.271 ACRES UNDEVELOPED LAND

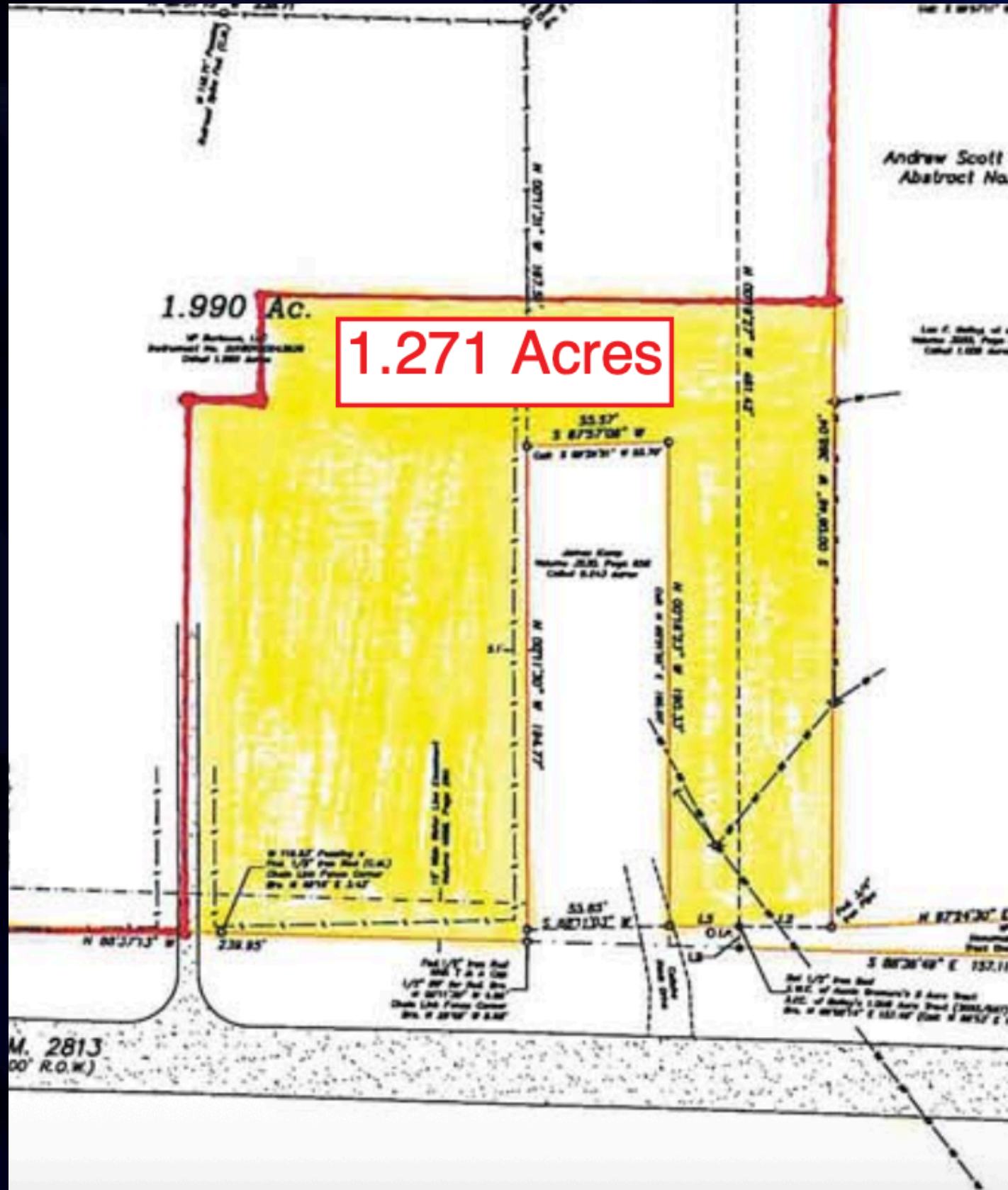
3872 FM 2813 TYLER TX 75762

HARD TO FIND SOUTH TYLER PROPERTY WITH  
ACCESS TO / FROM FM 2813.

GREAT FOR OFFICE, SELF STORAGE, WAREHOUSE



# SUBJECT PROPERTY



3872 FM 2813  
TYLER TX 75762

1.271 ACRES

Listing Price : \$300,000

Current Zoning : AG

Utilities: Water: City of Tyler - Southern Utilities

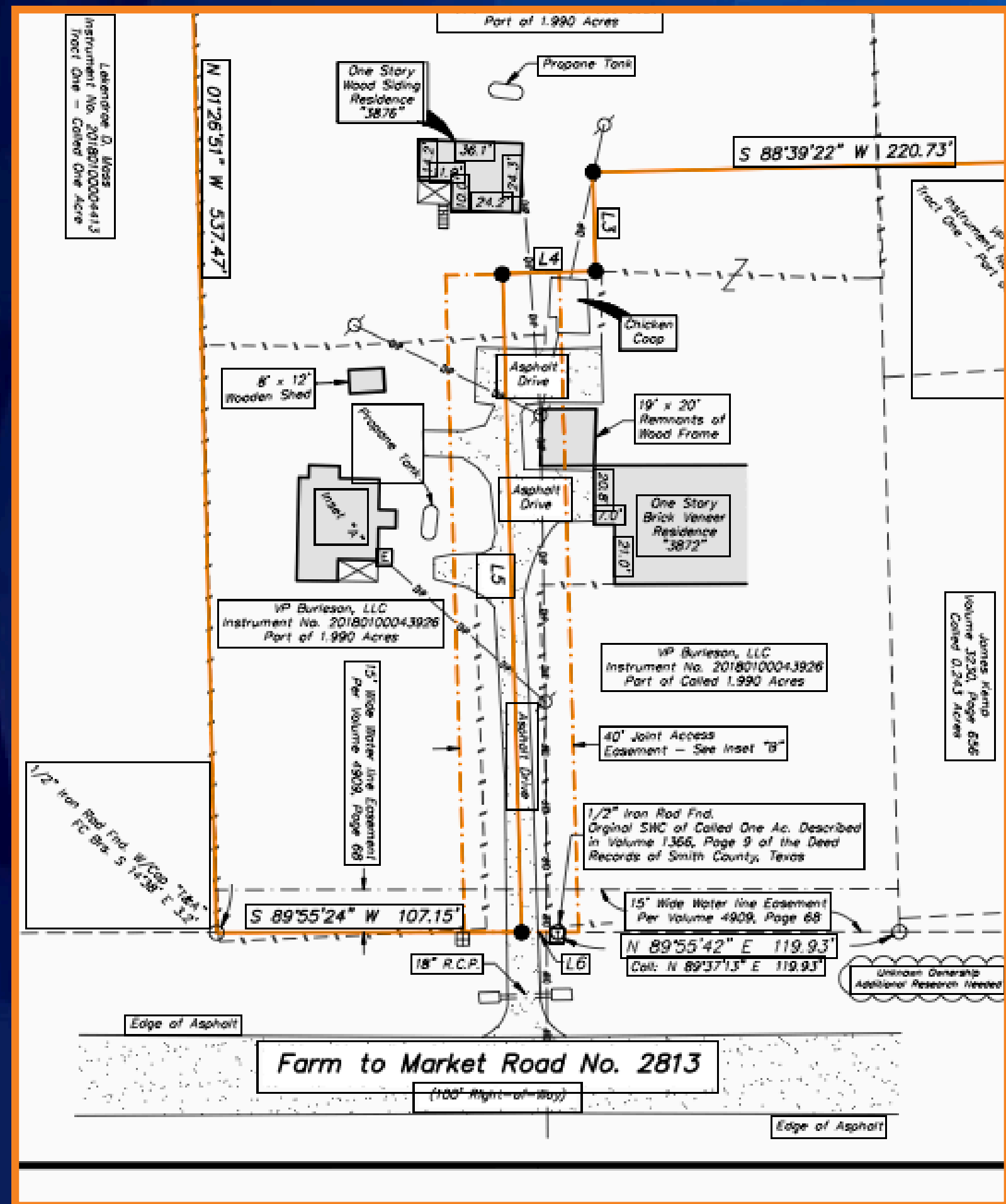
Sanitary Sewer: Liberty Utilities / Septic

Gas: CenterPoint Energy

Electricity (Wholesale): Oncor

Electricity (Retail): Deregulated

# MUTUAL ACCESS EASEMENT



# CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared solely for the purpose of providing information to prospective purchasers of the property described herein (the “Property”). The information contained in this Memorandum has been obtained from sources believed to be reliable; however, [Brokerage/Owner] makes no warranties or representations as to the accuracy or completeness of the information. All prospective purchasers are strongly advised to conduct their own independent due diligence, including, but not limited to, verification of all property information, financial data, zoning and legal status, and physical condition.

- No Warranty or Representation

Neither the Owner nor its agents make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and no legal liability is assumed or shall be implied with respect thereto. Projections, opinions, assumptions, or estimates are for example only and do not represent the current or future performance of the Property.

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- Investment Risks

All prospective purchasers must take appropriate measures to verify all of the information set forth herein. The Property is being sold on an “as is, where is” basis, and the Owner and its agents make no guarantees or representations regarding the condition of the Property or compliance with applicable laws.

# 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**

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**LAURA FINCH**

**Director of Marketing**