

# OFFERING MEMORANDUM



**Venue**  
COMMERCIAL REAL ESTATE

2.332 ACRES

UNDEVELOPED LAND

411 US HIGHWAY 69, BULLARD, TEXAS 75757

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

411 US HIGHWAY 69  
BULLARD, TEXAS 75757  
(Doctor M. Roper Parkway)

2.332 ACRES / 101,581 SF  
Raw Land

Listing Price: \$800,000.00 / \$7.88 psf

Build-To-Suit: TBD Current Zoning: C-2 (General  
Commercial District) Potential Uses:

Restaurant/Retail Frontage:

US Highway 69: 497.24 lf  
Robert Walker Road: 637.44 lf

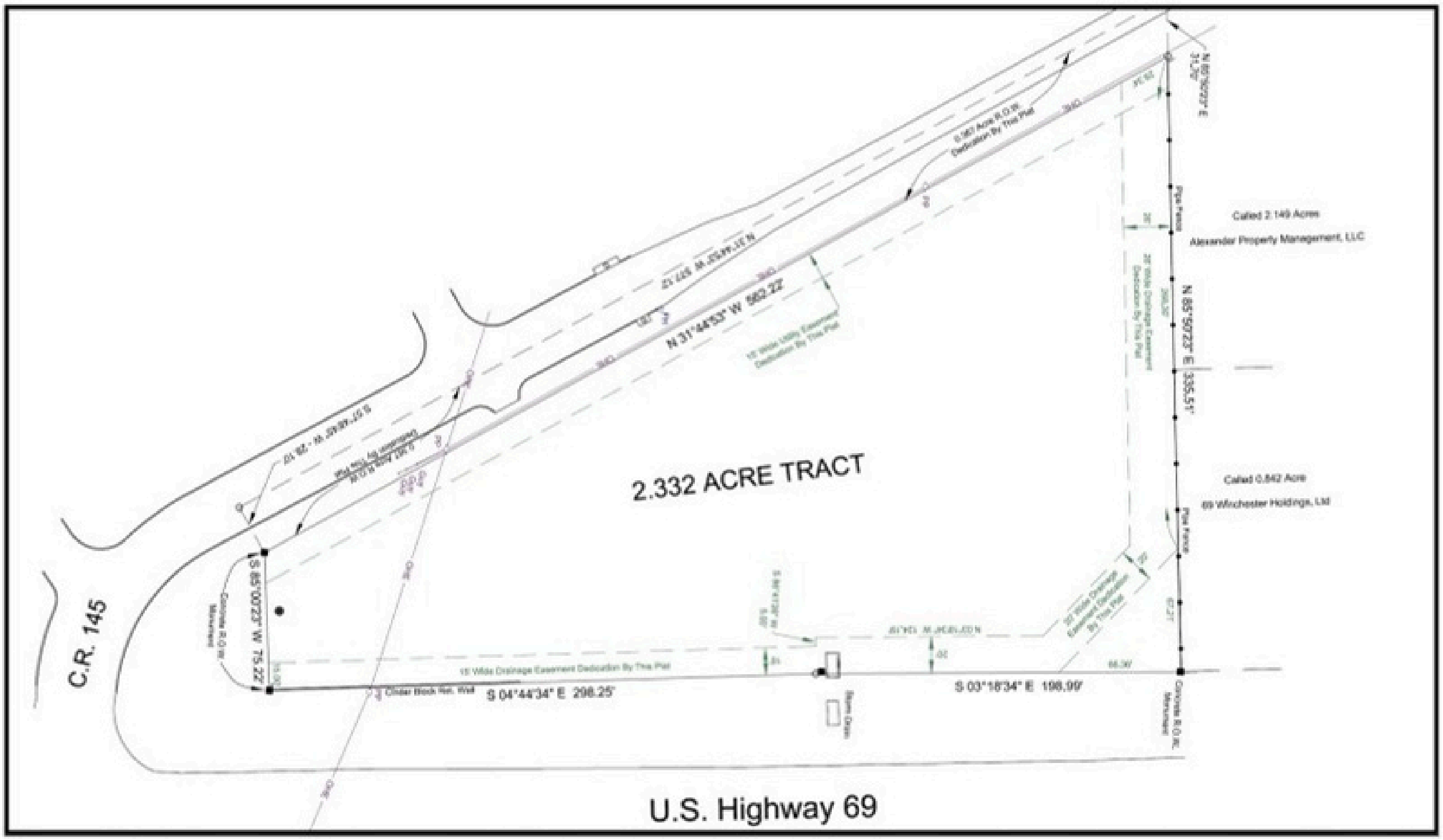
Utilities: To Site

# SUBJECT PROPERTY



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# SURVEY

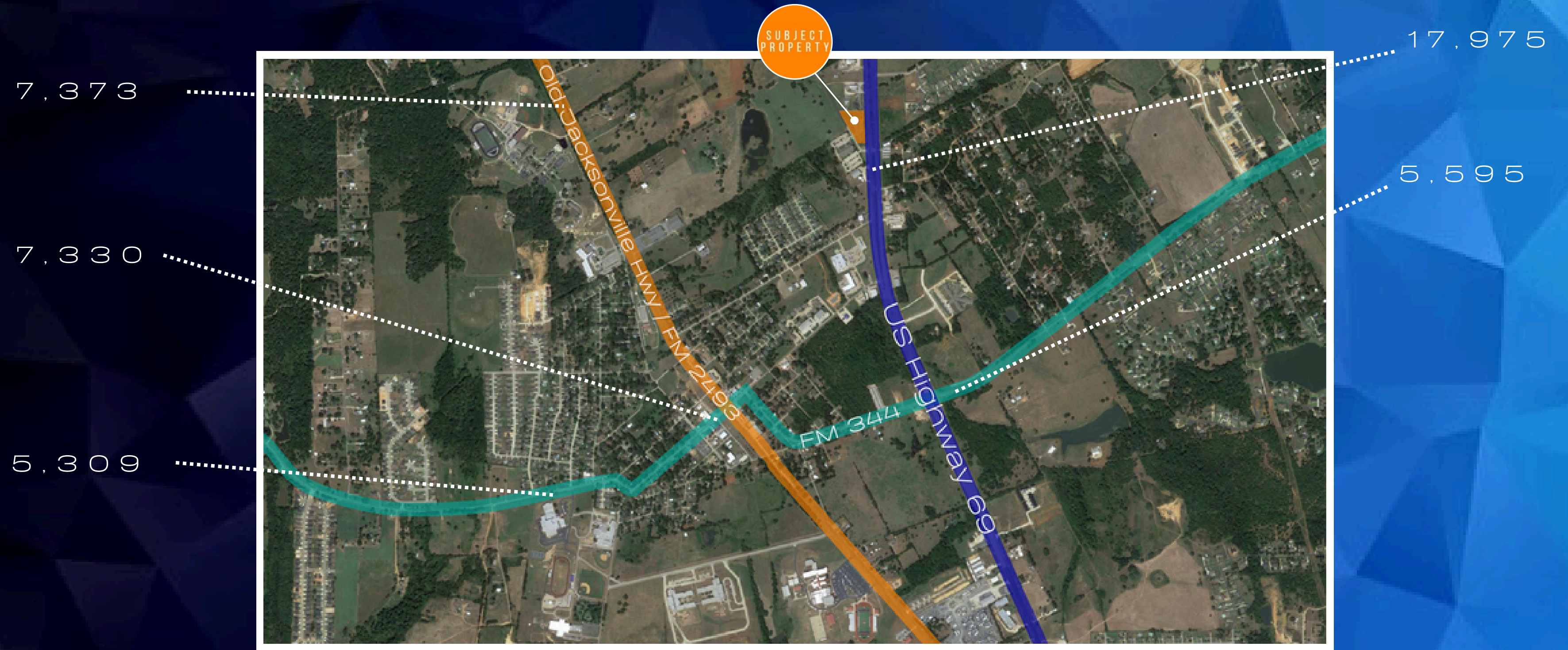






# TRAFFIC COUNTS

(PER TXDOT ACT 2022)



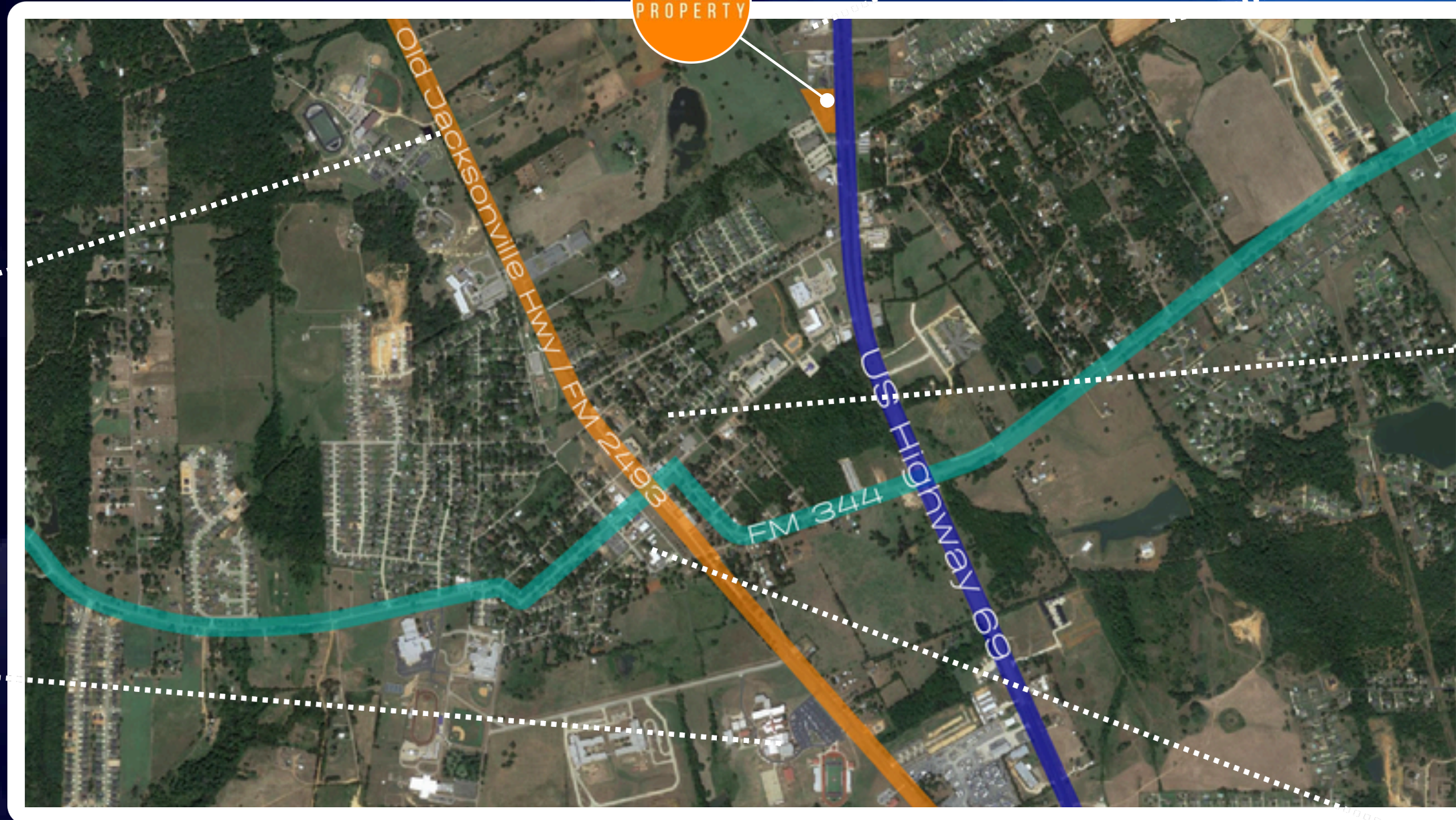
# POINTS OF INTEREST

**UTHealth**  
East Texas Physicians



**KIEPERSOL**  
Winery and Estates

SUBJECT PROPERTY



  
**The Brook Hill School**  
Christ-Centered. College Prep.



Located on Hwy 69, the subject property has highly-visible frontage from the high-traffic thoroughfare.

Bullard boasts an appealing location choice for investors and business owners as the rapid development and expansion of Tyler grows further south - closing the gap for the future of seamless high-traffic attractions, shopping, and dining - resulting in it's recent, consistent and substantial growth, economic opportunities, infrastructure development, and population growth.

Old Jacksonville Highway is currently undergoing a 4-lane expansion and widening to accommodate the need for high-traffic infrastructure.

**MOODY**  
Family Wines

# TYLER MSA



Access to 120 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



**GARY HALBROOKS**  
CEO / PRESIDENT



**LAURA FINCH**  
DIRECTOR OF MARKETING

# 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.