

OFFERING MEMORANDUM



Venue
COMMERCIAL REAL ESTATE

2.3 ACRES UNDEVELOPED LAND

CORNER OF MCKINNON, JEFFERSON, & PECAN ST. MT. PLEASANT, TX

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



CORNER OF MCKINNON, JEFFERSON, &
PECAN ST. MT. PLEASANT, TX 75455

2.3 ACRES

Listing Price : \$2,950,000

Current Zoning : C-1

Utilities: Water: City of Mount Pleasant

Sanitary Sewer: City of Mount Pleasant

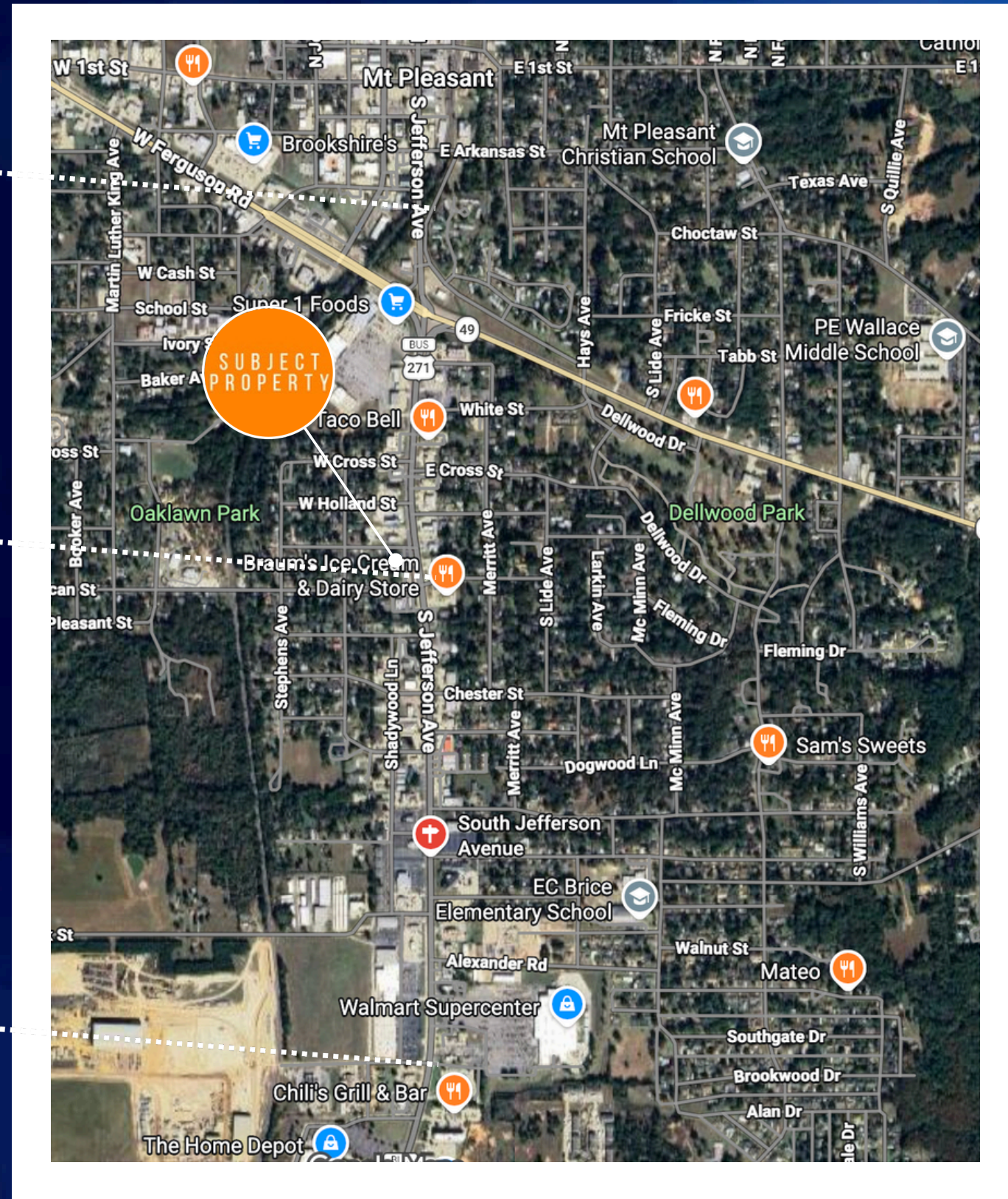
Gas: Centerpoint Energy

Electricity (Distribution): AEP - Swepco

Electricity (Retail): Deregulated

Fiber: TBD

POINTS OF INTEREST



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

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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

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