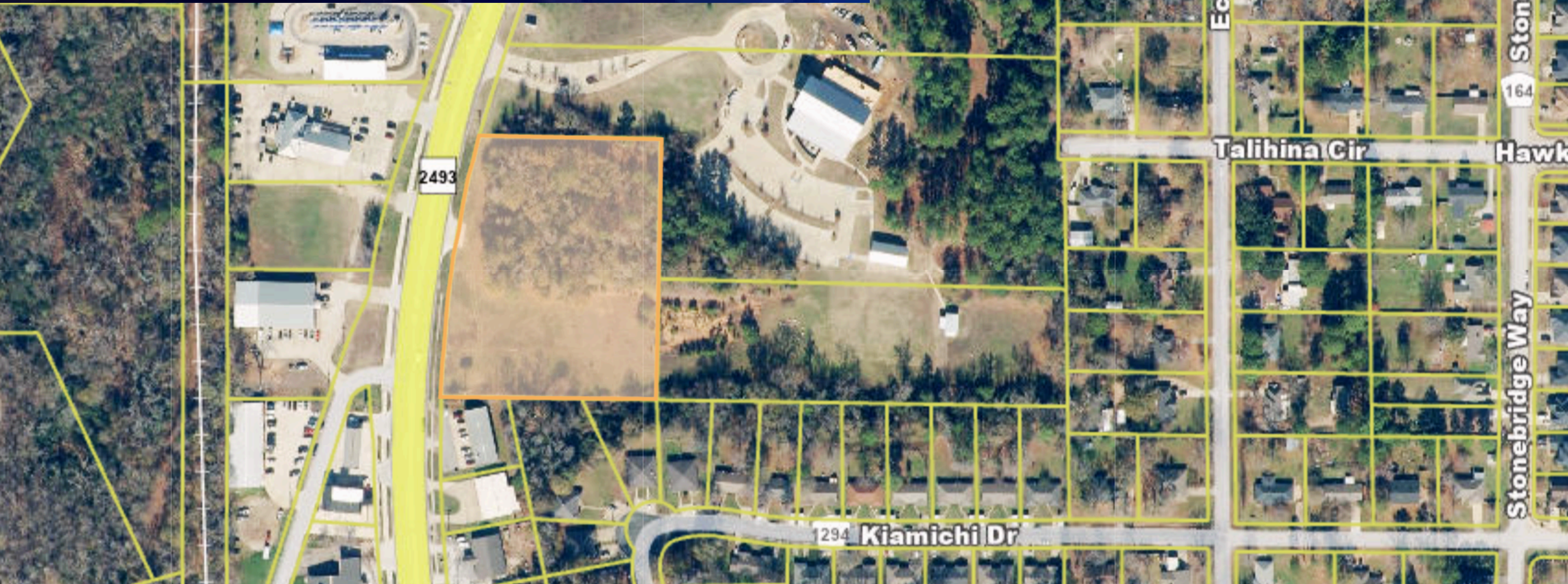


OFFERING MEMORANDUM



Venue
COMMERCIAL REAL ESTATE

4 ACRES UNDEVELOPED LAND

FM 2493 (COLD JACKSONVILLE HWY) SOUTH OF CUMBERLAND ROAD - TYLER, 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



FM 2493 (OLD JACKSONVILLE HIGHWAY), SOUTH OF CUMBERLAND ROAD - TYLER, TX

4 ACRES

Raw Land

Listing Price : Unpriced

Current Zoning : NONE

Utilities: Water: Southern Utilities

Sanitary Sewer: Liberty Utilities

Gas: Centerpoint Energy

Electricity (Distribution): Onocor

Electricity (Retail): Deregulated

Fiber: TBD

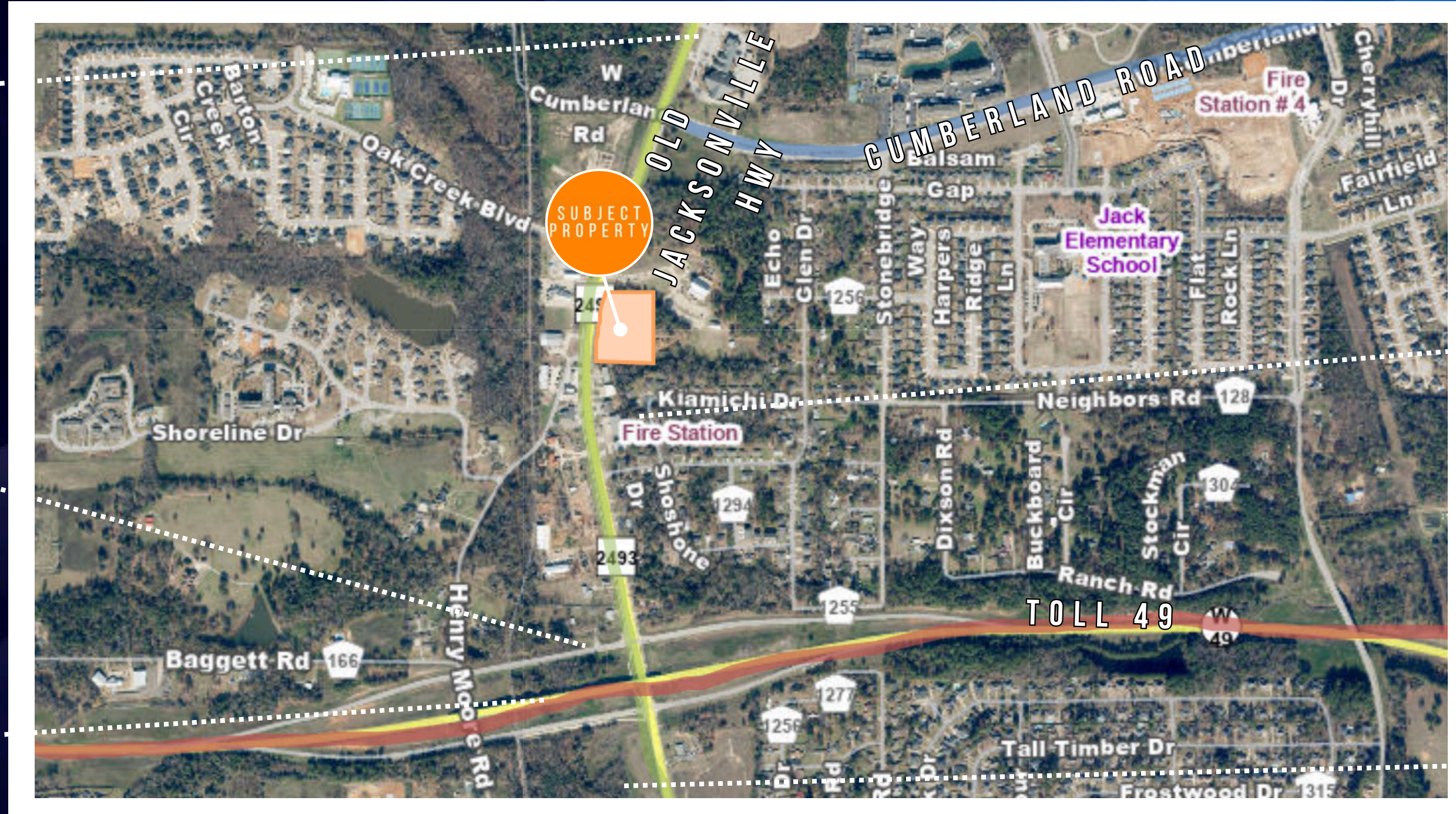
TRAFFIC COUNTS

(PER TXDOT ACT 2024)

28,727

20,232

1,182



5,660

20,177

POINTS OF INTEREST



BRUNO'S PIZZA



TYLER RACQUET CLUB



FRESH BY BROOKSHIRES



THE COCO BEAN

- TEXAS BANK
- CHRIST CHURCH
- LANES CHAPEL METHODIST CHURCH
- SOUTHSIDE BAPTIST CHURCH
- JACK ELEMENTARY SCHOOL
- OWENS ELEMENTARY SCHOOL
- FAULKNER PARK



South Tyler is experiencing consistent and substantial growth, resulting in economic opportunities, infrastructure development, and population growth, making it an appealing choice for development. TXDOT is in the process of expanding 2493 from four to six lanes

Located in South Tyler, the subject property is surrounded by an abundance of prime shopping, dining, entertainment, beautifully maintained parks, and rapidly growing residential housing and subdivisions with highly sought-after schools.

TYLER MSA



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

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.

- Confidentiality

This Memorandum is a confidential document and is not to be reproduced or distributed to any other person or entity without the express written consent of [Brokerage/Owner]. By receipt of this Memorandum, the recipient agrees that the information is confidential, will be used solely for the purpose of evaluating a potential purchase of the Property, and will not be disclosed to any other party without the prior written consent of [Brokerage/Owner].

- 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