

OFFERING MEMORANDUM

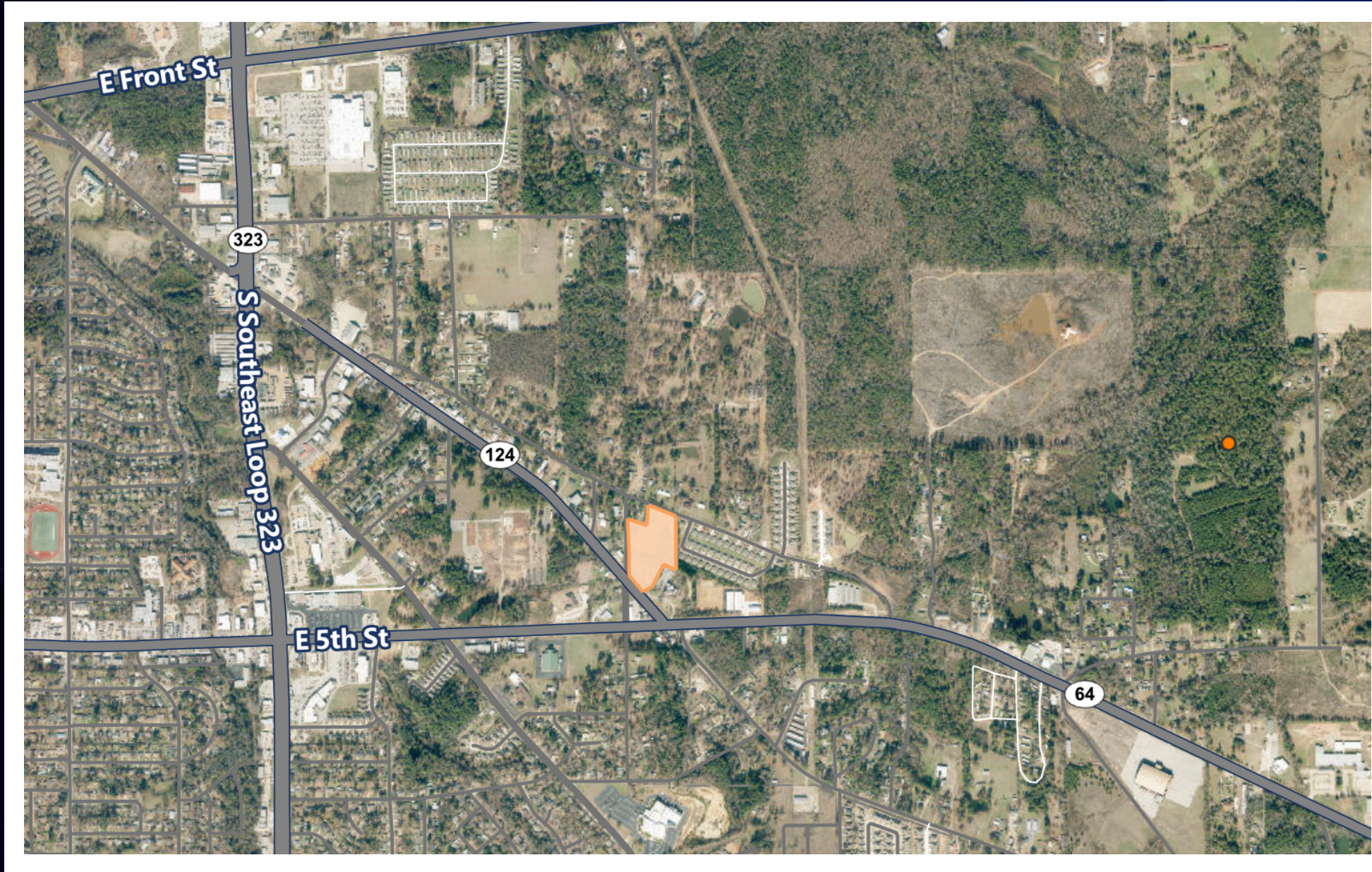


6.849 ACRES UNDEVELOPED LAND

1443 GISH LN TYLER, TX 75707

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SUBJECT PROPERTY



1443 GISH LN
TYLER, TX 75707

6.849
Raw Land

Listing Price : \$800,000

Current Zoning : NONE

Utilities: Water: City of Tyler
Sanitary Sewer: City of Tyler
Gas: Center Point Energy
Electricity (Distribution): Oncor
Electricity (Retail): Deregulated
Fiber: TBD

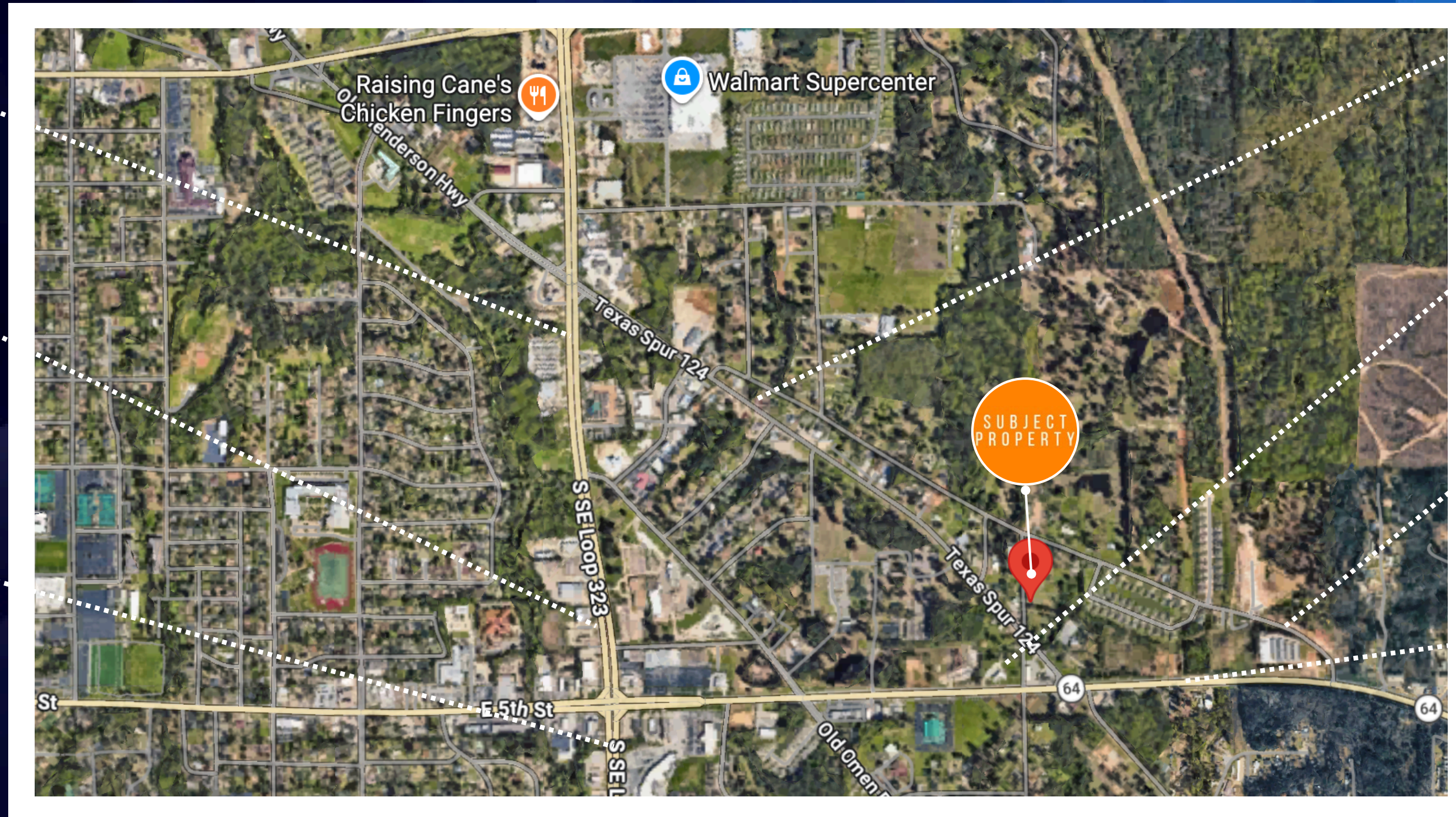
TRAFFIC COUNTS

(PER TXDOT ACT 2023)

32,393

17,673

28,495



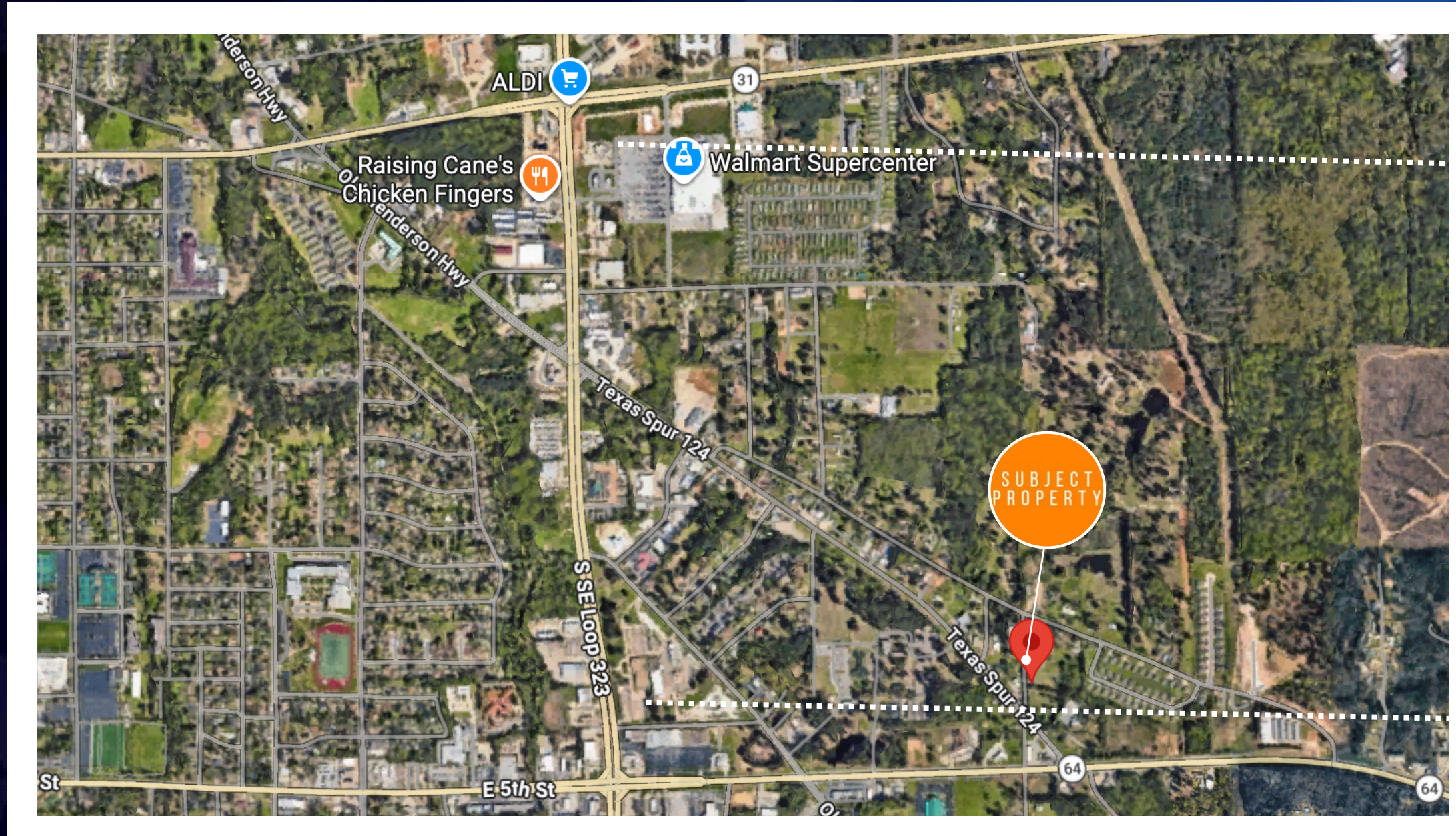
8,279

7,869

953

14,208

POINTS OF INTEREST



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

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



LAURA FINCH

Director of Marketing