

# OFFERING MEMORANDUM



**Venue**  
COMMERCIAL REAL ESTATE

11.192 ACRES  
UNDEVELOPED LAND  
HWY 31 W, TYLER, TEXAS 75702

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# SUBJECT PROPERTY



HWY 31 W  
TYLER, TEXAS 75702

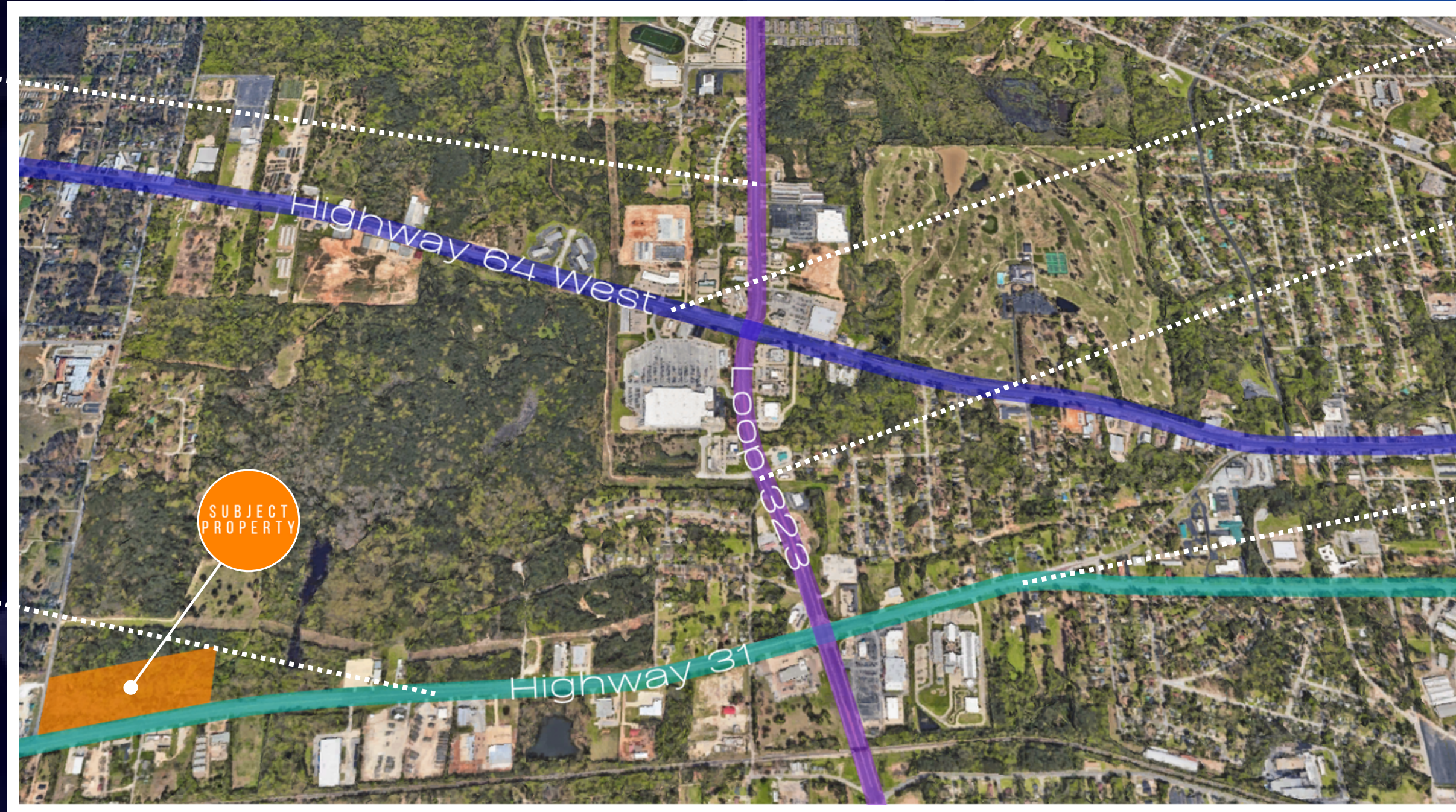
11.192 ACRES  
Unpriced Raw Land

# TRAFFIC COUNTS

(PER TXDOT ACT 2022)

29,881

19,470



18,736

32,377

29,138

SUBJECT  
PROPERTY

Highway 31

Highway 64 West

Loop 823

# POINTS OF INTEREST

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Tyler is experiencing consistent and substantial growth, resulting in economic opportunities, infrastructure development, and population growth, making it an appealing choice for development.

Located in West Tyler, the subject property is surrounded by an abundance of prime shopping, dining, entertainment, beautifully maintained parks, highly sought-after schools, and two highly-acclaimed golf courses and country clubs.

# 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



**GARY HALBROOKS**  
CEO / PRESIDENT



**STEVE PERKINS, CFA**  
CFO



**BECKY WILSON**  
DIRECTOR OF OPERATIONS  
AND 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.