

# OFFERING MEMORANDUM



4.7 ACRES UNDEVELOPED LAND

16209 FM 2493 TYLER, TX 75703

# SUBJECT PROPERTY



**16209 FM 2493 TYLER, TX 75703**

NEC of Toll 49 and FM 2493 (Old Jacksonville Highway)

**4 ACRES**

Raw Land

Listing Price : Unpriced

Current Zoning : NONE

Utilities: Water: Southern Utilities

Sanitary Sewer: Liberty Utilities

Gas: Centerpoint Energy

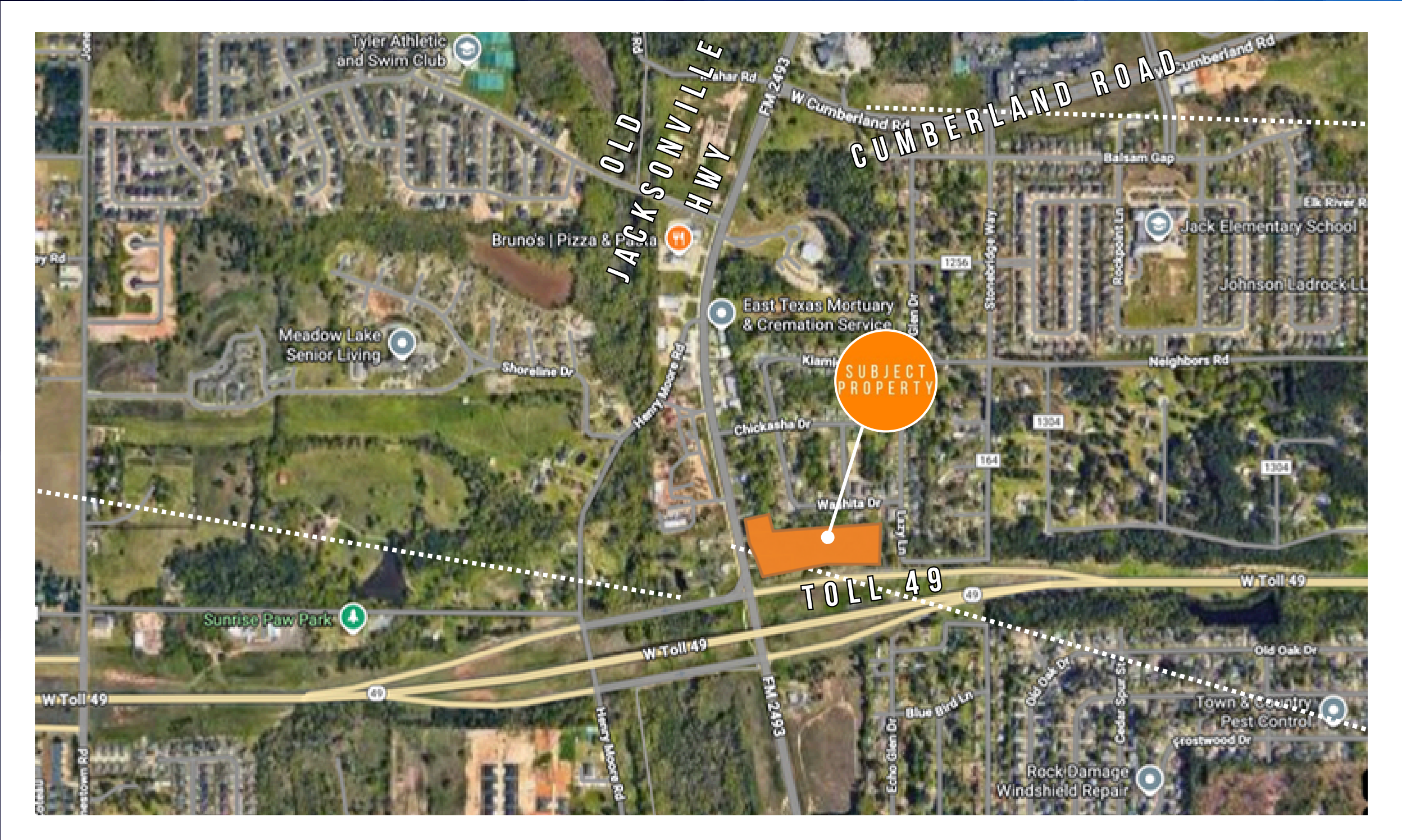
Electricity (Distribution): Onocor

Electricity (Retail): Deregulated

Fiber: TBD

# TRAFFIC COUNTS

(PER TXDOT ACT 2024)



1,452

5,660

20,323

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.

# POINTS OF INTEREST



BRUNO'S PIZZA



TYLER RACQUET CLUB

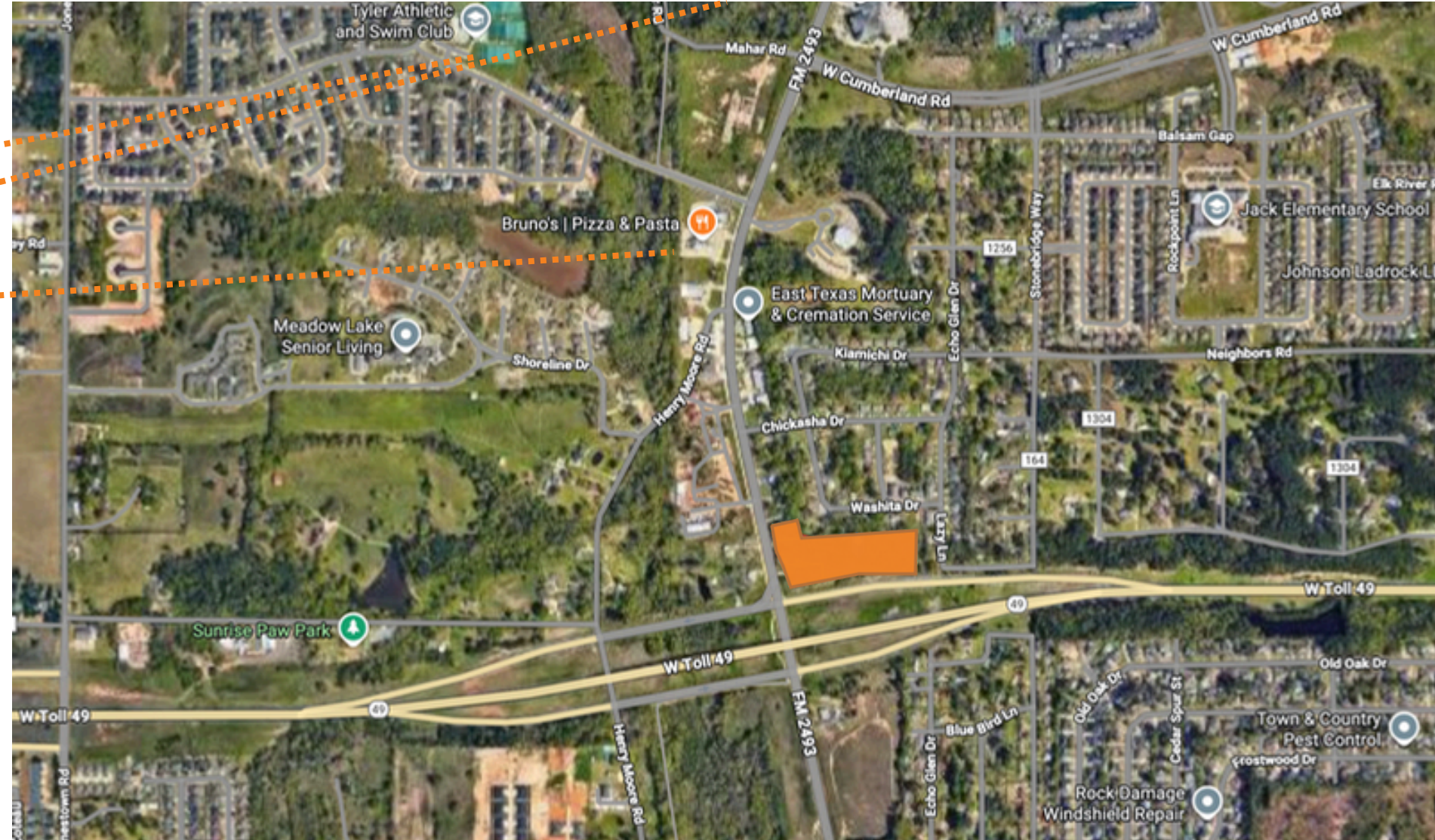


FRESH BY BROOKSHIRES



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.

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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.



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**LAURA FINCH**

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