

OFFERING MEMORANDUM



3.64 ACRES UNDEVELOPED LAND

2950 W GRANDE BLVD TYLER, TX 75703

SUBJECT PROPERTY



**2950 W GRANDE BLVD
TYLER, TX 75703**

SEC OF SH 57 (GRANDE BLVD) AND CR 192 (OLD NOONDAY RD)

3.64 ACRES

Raw Land

Listing Price : Unpriced

Current Zoning : AG (Agriculture)

Utilities: Water: City of Tyler

Sanitary Sewer: City of Tyler

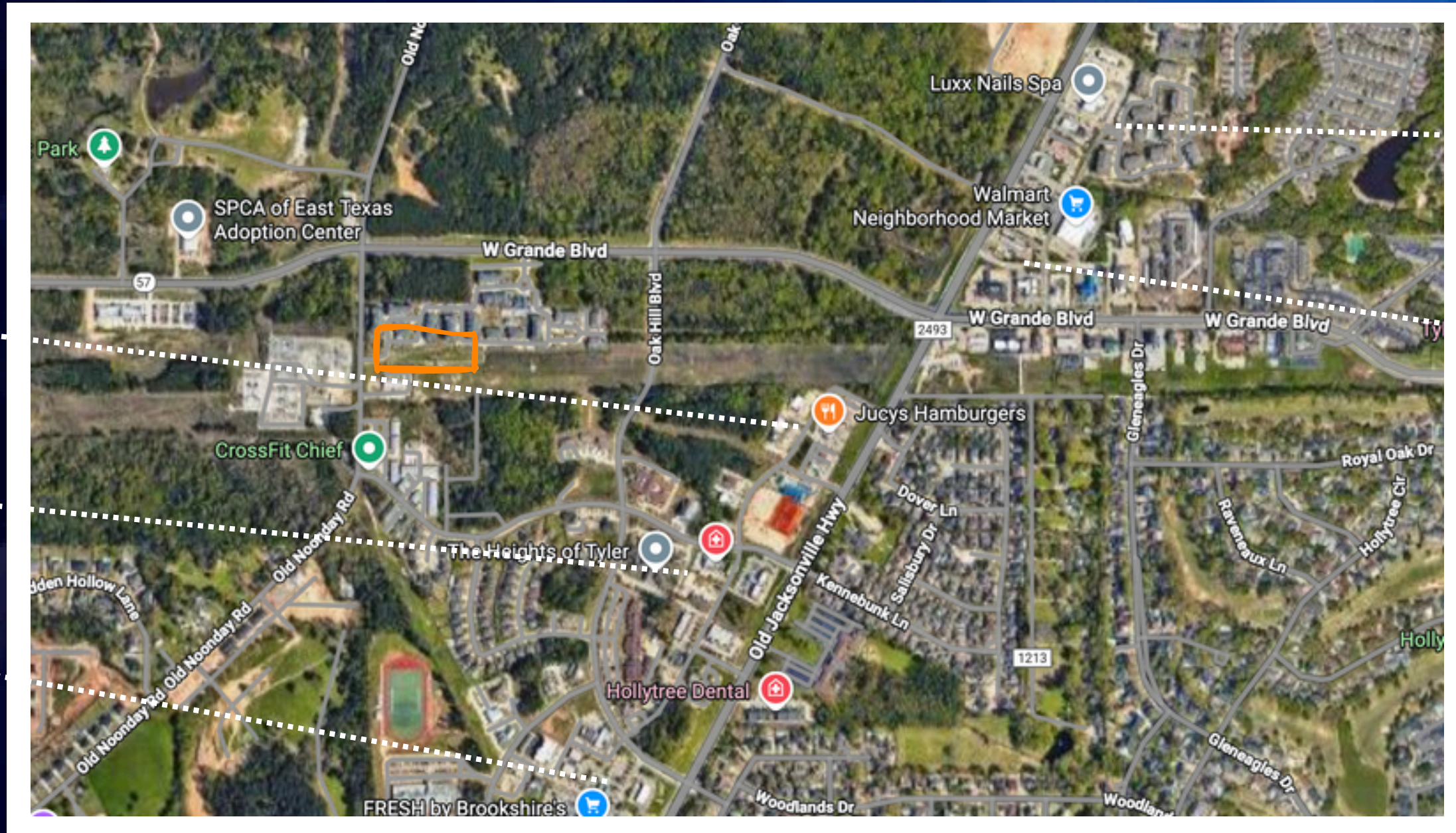
Gas: Center Point Energy

Electricity (Distribution): Oncor

Electricity (Retail): Deregulated

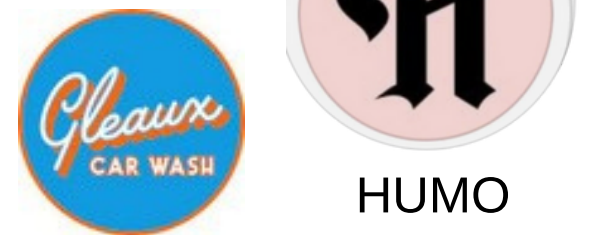
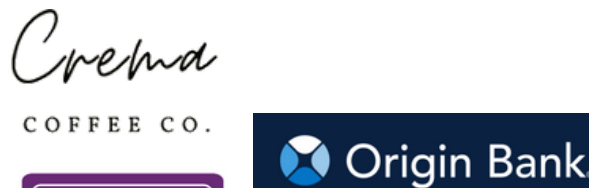
Fiber: TBD

POINTS OF INTEREST



South 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 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

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