

# OFFERING MEMORANDUM



7.6 ACRES UNDEVELOPED LAND

2410 W GRANDE BLVD TYLER, TX 75703

# SUBJECT PROPERTY



**2410 W GRANDE BLVD TYLER, TX 75703**

SWC of SH 57 (Grande Boulevard) and FM 2493 (Old Jacksonville Highway)

**7.6 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

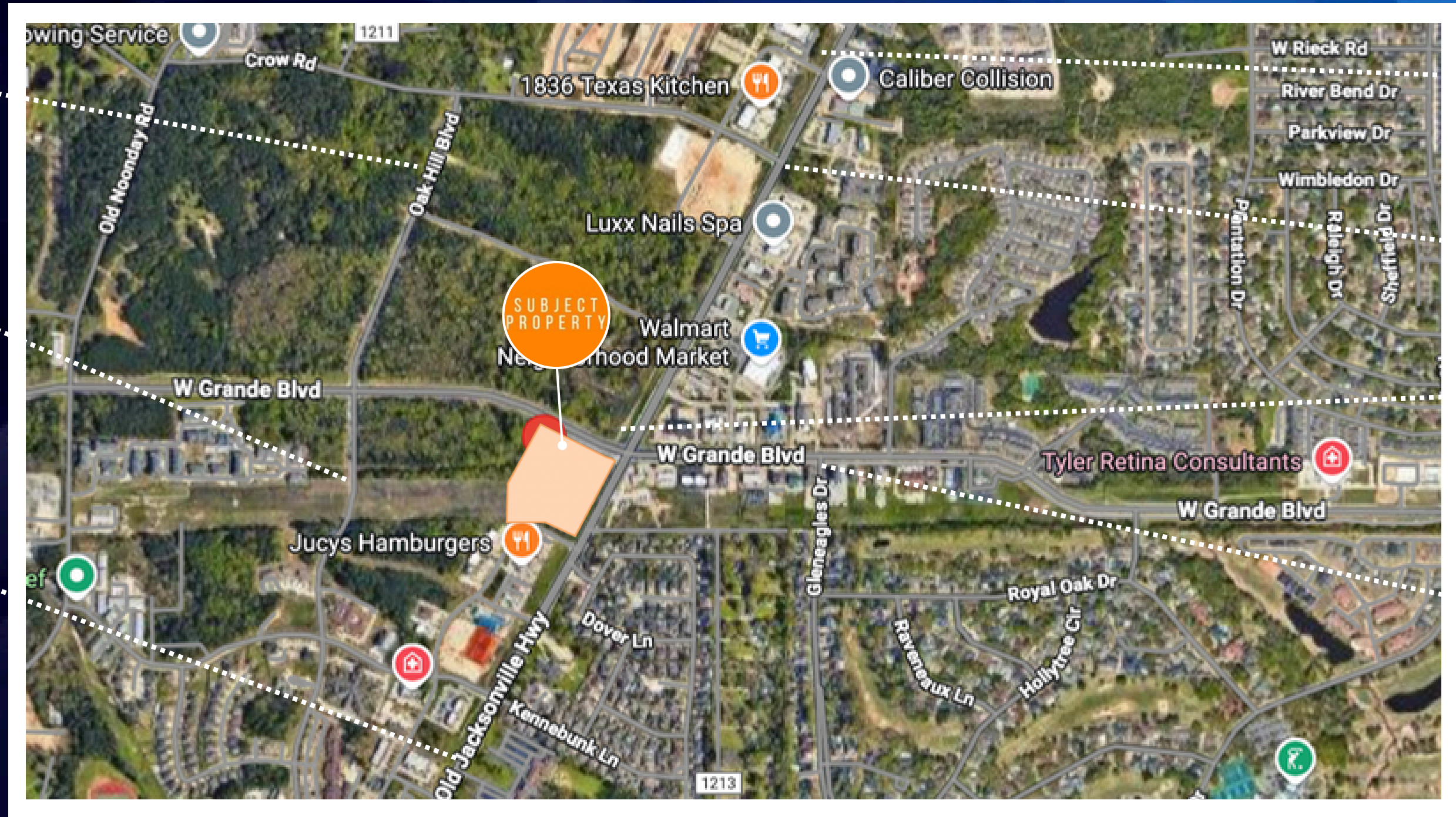
# TRAFFIC COUNTS

(PER TXDOT ACT 2023)

4,094

2,816

28,727



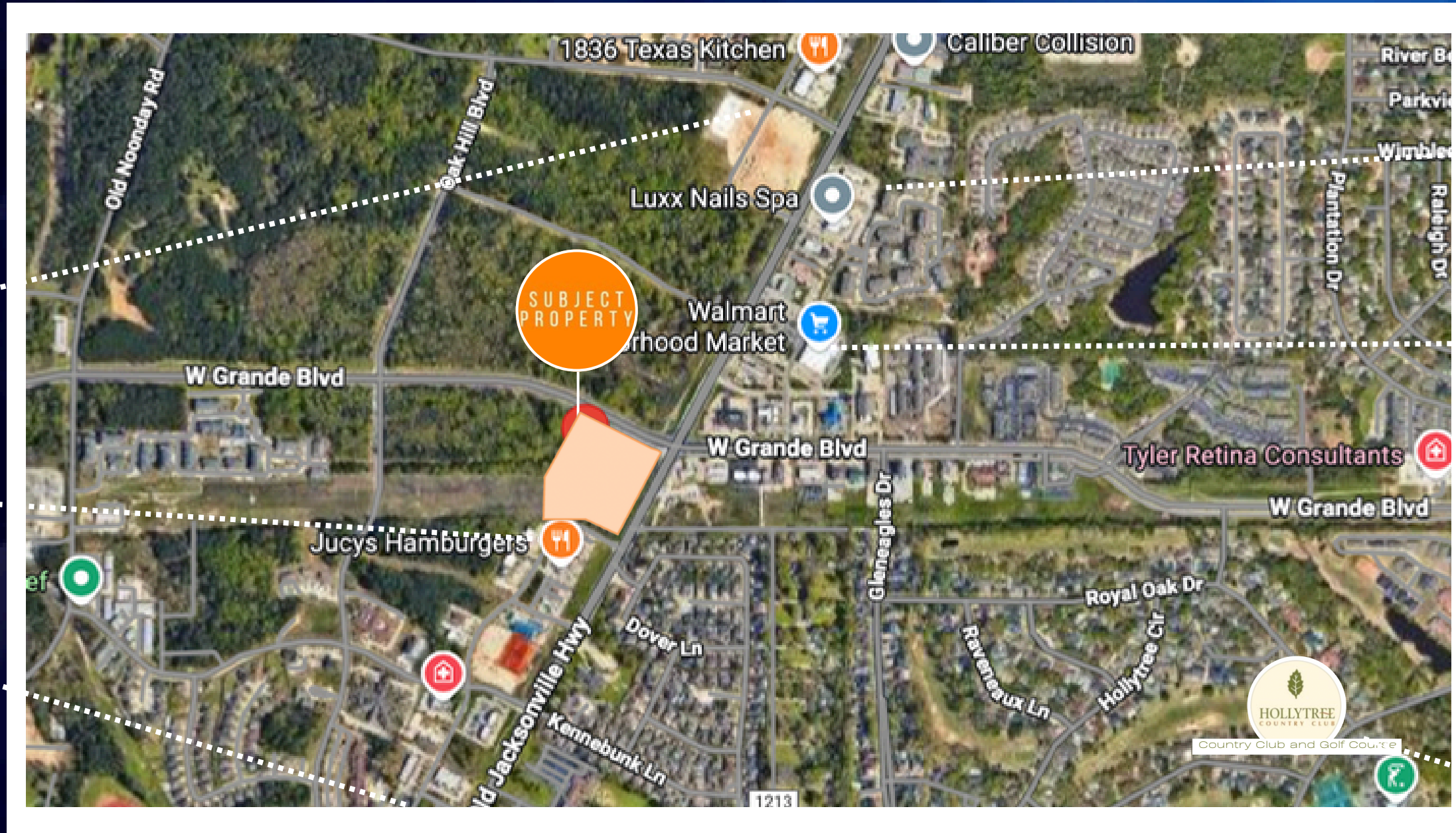
34,726

1,718

13,531

20,435

# 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.



HUMO



# 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**