

OFFERING MEMORANDUM

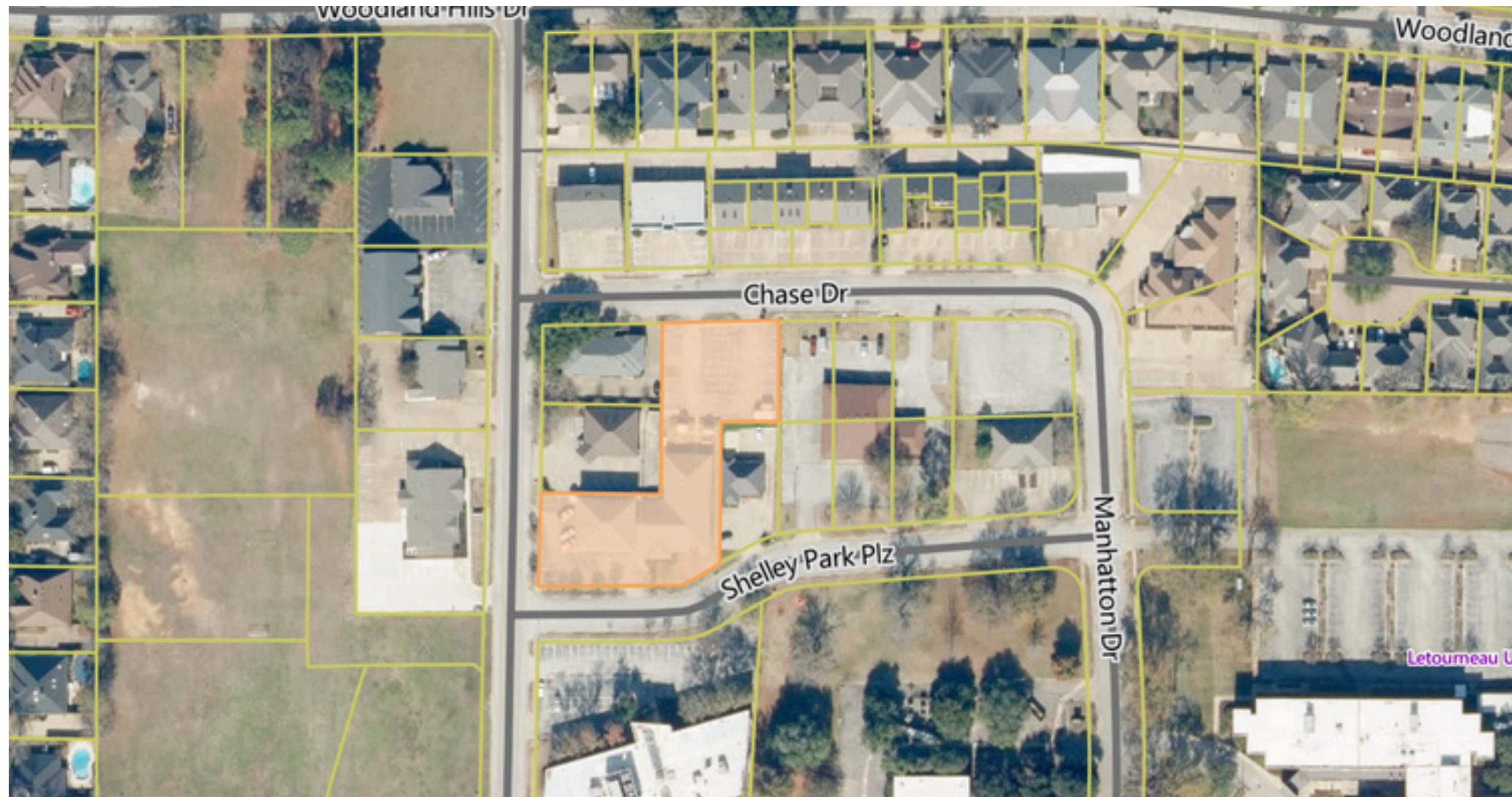


Venue
COMMERCIAL REAL ESTATE

OFFICE BUILDING FOR SALE

3810 BROOKSIDE DR. TYLER, TX 75701

SUBJECT PROPERTY



3810 BROOKSIDE DR.
TYLER, TX 75701

SALE PRICE: \$1,200,000

Price Per SF: \$95.92

Building Size: 12,510 SF

Land Area: 0.874 Acres

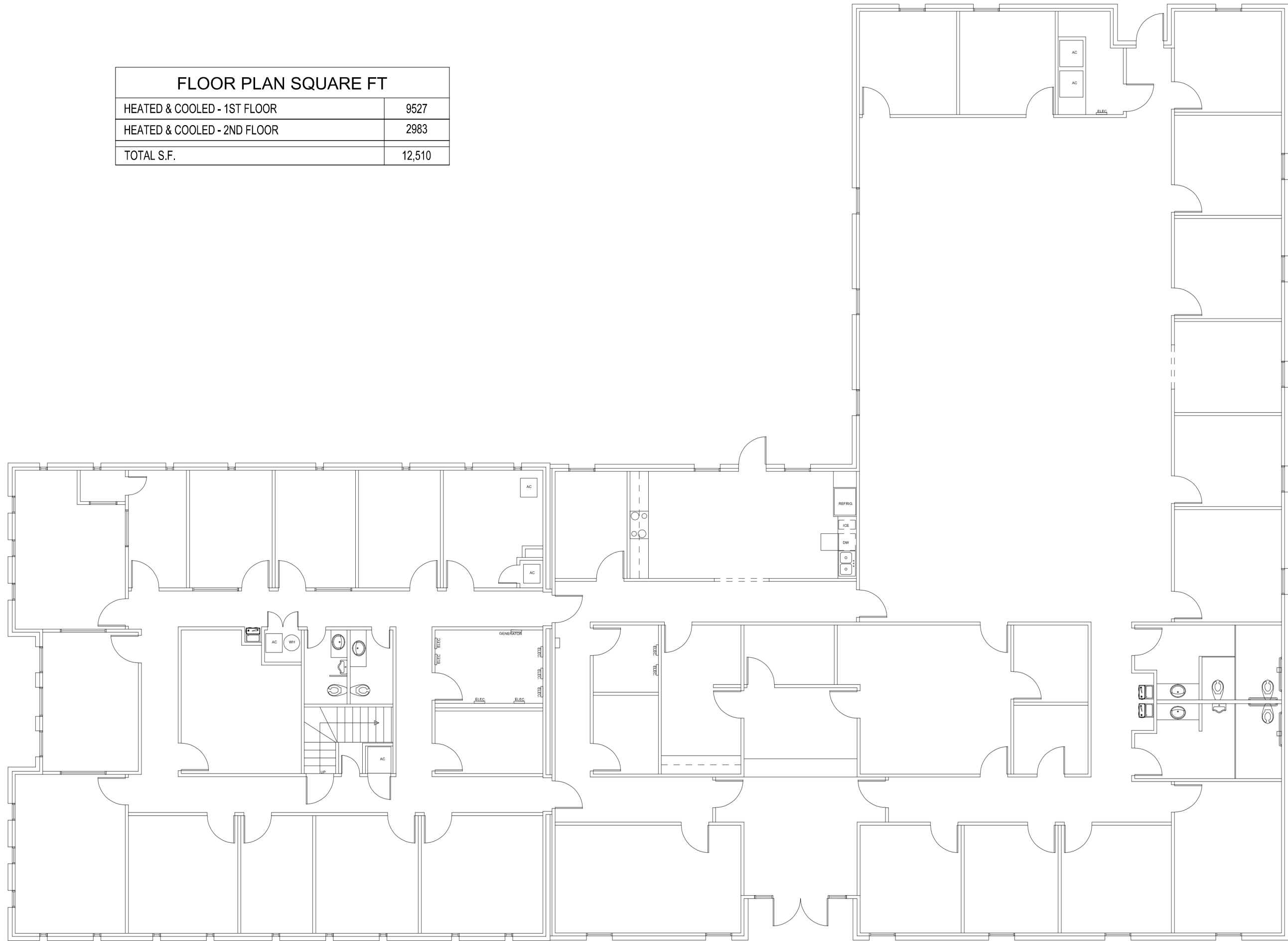
PROPERTY HIGHLIGHTS



3810 BROOKSIDE DR.
TYLER, TX 75701

- Strong price per square foot value
- Located in high-growth South Tyler submarket
- Inside Loop 323
- Ideal for owner-user or investor
- Surrounded by new construction and expanding commercial activity

FLOOR PLAN SQUARE FT	
HEATED & COOLED - 1ST FLOOR	9527
HEATED & COOLED - 2ND FLOOR	2983
TOTAL S.F.	12,510



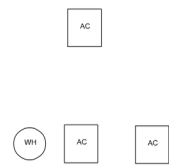
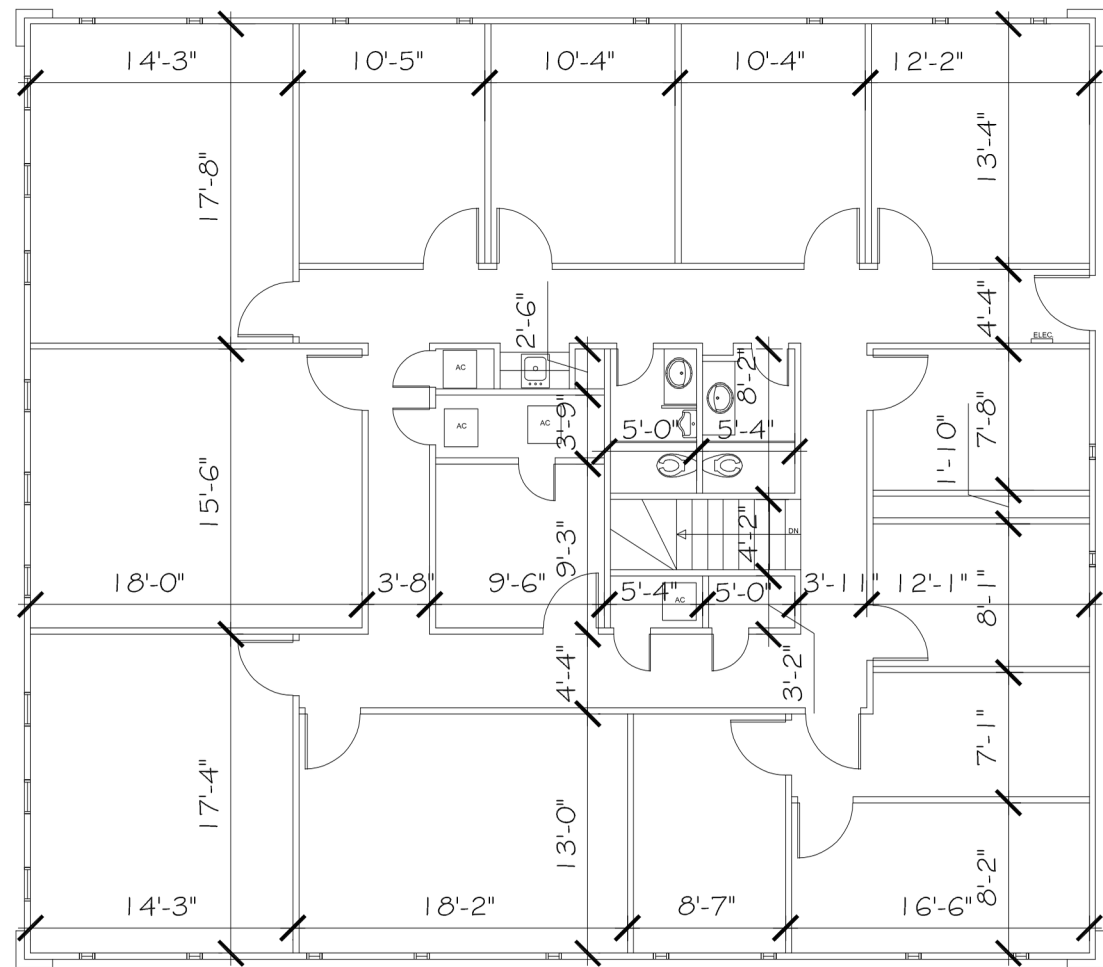
EXISTING 1ST FLOOR PLAN

scale: 3/32" = 1'-0"

1



FLOOR PLAN SQUARE FT	
HEATED & COOLED - 1ST FLOOR	9527
HEATED & COOLED - 2ND FLOOR	2983
TOTAL S.F.	12,510



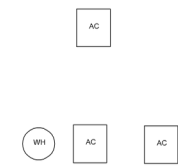
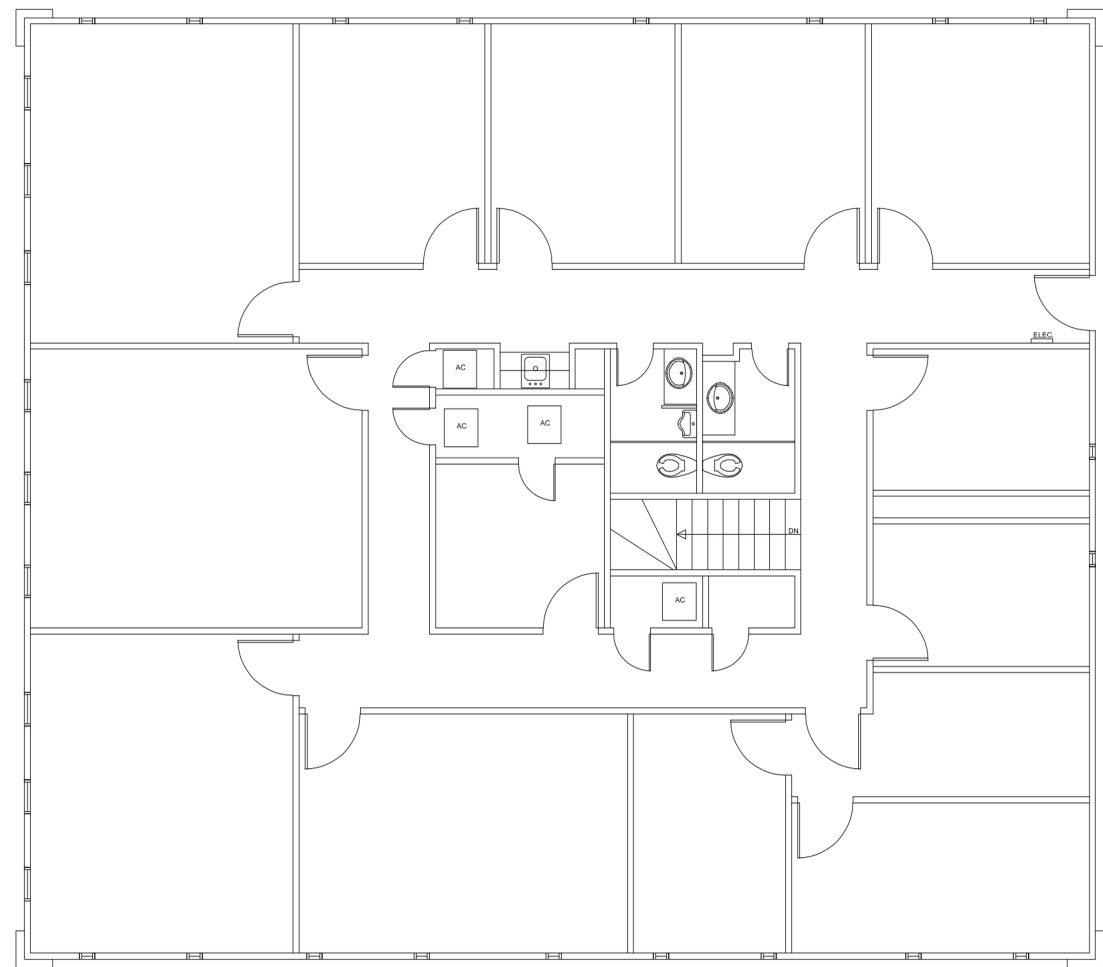
EXISTING 2ND FLOOR PLAN

scale: 3/32" = 1'-0"

1



FLOOR PLAN SQUARE FT	
HEATED & COOLED - 1ST FLOOR	9527
HEATED & COOLED - 2ND FLOOR	2983
TOTAL S.F.	12,510



EXISTING 2ND FLOOR PLAN

scale: 3/32" = 1'-0"

1



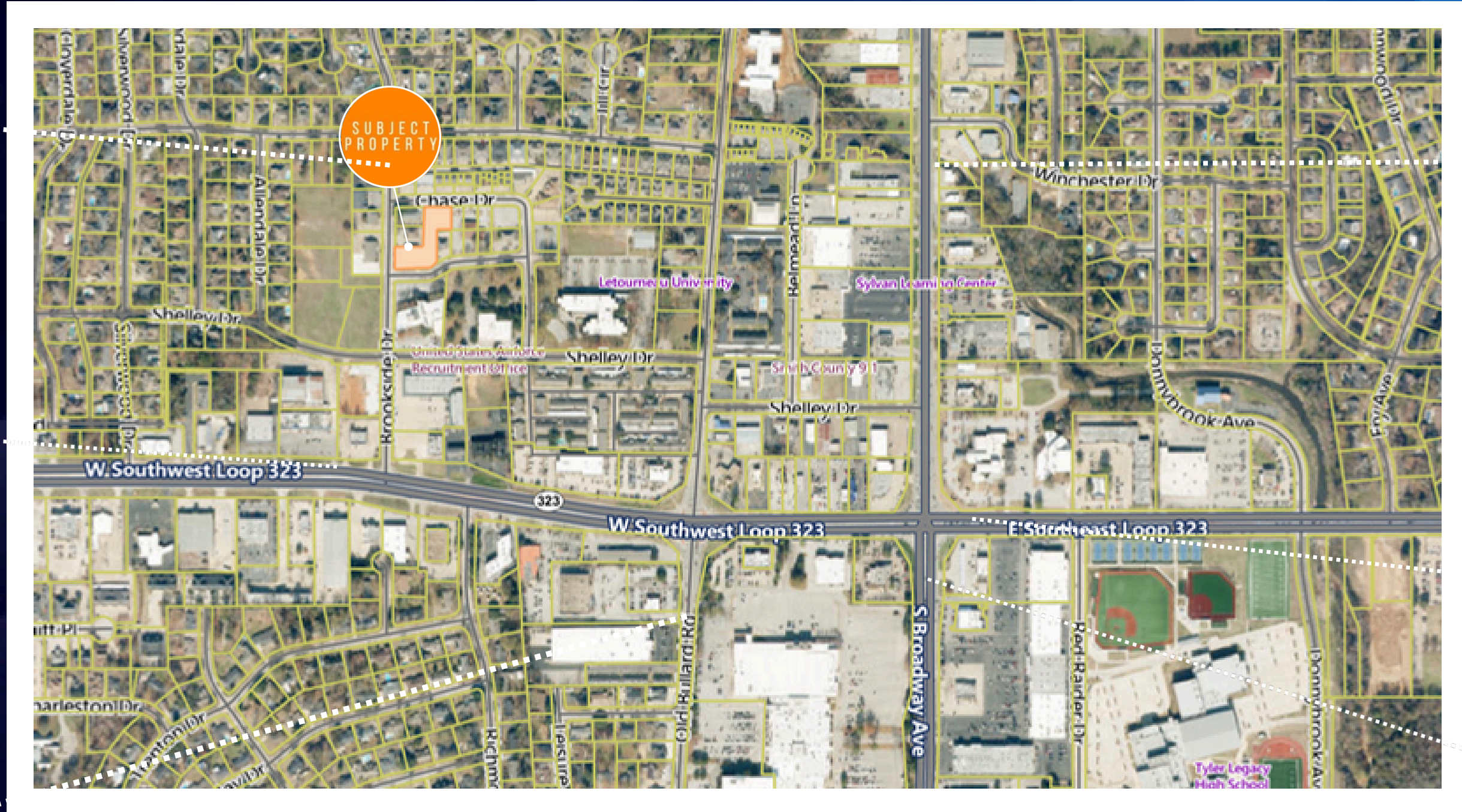
TRAFFIC COUNTS

(PER TXDOT ACT 2023)

951

38,925

13,658



27,705

38,346

42,187

POINTS OF INTEREST



Located in the middle of Tyler, the subject property is surrounded by an abundance of prime shopping, dining, entertainment, beautifully maintained parks, and highly sought after neighborhoods.



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

(903) 530 - 3374



LAURA FINCH

Director of 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.