CONFIDENTIAL OFFERING MEMORANDUM

Lake Palestine Landing

SWQ OF HWY 155 & FM 2661 | FLINT, TEXAS 75762

A ±40.346-Acre Development Site in Flint, Texas

Northmarq

Northmarq

LAKE PALESTINE LANDING PROJECT LEADS

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EXECUTIVE SUMMARY

Lake Palestine Landing

Northmarq is pleased to present **Lake Palestine Landing**, a ±40.346-acre development site located in Flint, Texas, one of the fastest-growing areas within the Tyler MSA. Positioned along the desirable Lake Palestine corridor and just minutes from South Tyler's expanding retail, healthcare, and employment centers, the Property offers an exceptional opportunity for development or long-term investment. Benefiting from strong population growth, proximity to major demand drivers including UT Tyler, UT Health Tyler, and the South Broadway commercial corridor, as well as access to the recreational amenities of Lake Palestine, Lake Palestine Landing is well-positioned to capitalize on the area's continued growth and increasing demand.

±40.346 AC
TOTAL ACREAGE

Development
PROJECTED SITE USE

Smith
COUNTY

INVESTMENT **HIGHLIGHTS**

Lake Palestine Landing

Site Description

PROPERTY SUMMARY	
ADDRESS	SWQ of Hwy 155 & FM 2661 Flint, Texas 75762
ACREAGE	±40.346 AC
PARCEL ID NUMBER	R040788, R113646
TAX RATE	1.278880
COUNTY	Smith County
SUBMARKET	Flint
CURRENT USE	Vacant Land
PROJECTED SITE USE	Development

UTILITIES	PROVIDER	LOCATION
WATER / WASTEWATER	Southern Utilities Company Liberty Utilities	To be confirmed by Buyer
ELECTRIC	Oncor Electric Delivery Company	To be confirmed by Buyer

TAX GRID	
SCESD #2	0.069649
SMITH COUNTY	0.364231
TYLER ISD	0.845000
TOTAL TAX RATE	**1.278880**

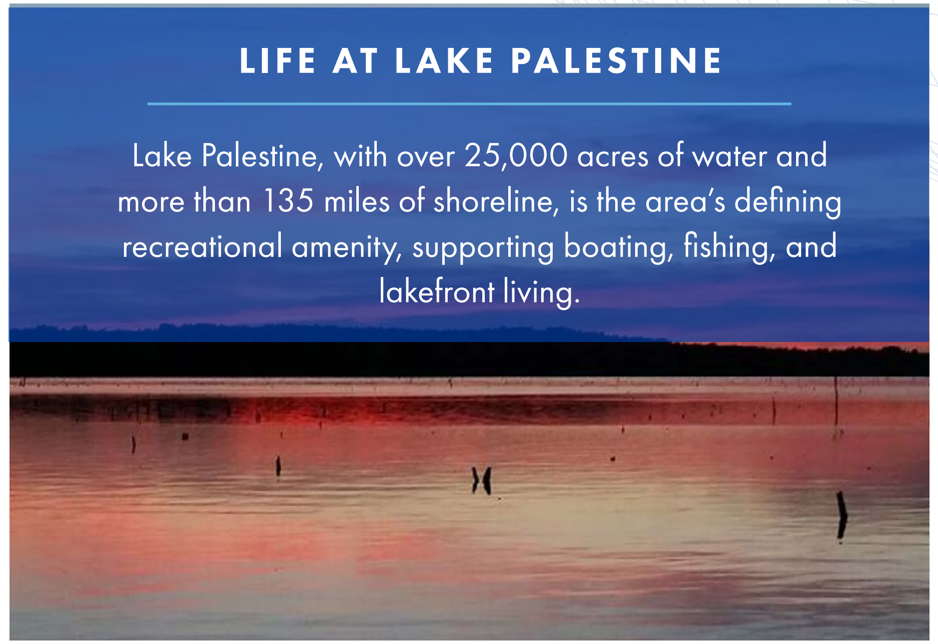
Flint, Texas Demographics

EMPLOYMENT/ LABOR FORCE	POPULATION	UNEMPLOYMENT RATE	MEDIAN INCOME
121,000	15,978	3.6%	$80,537
(Tyler MSA)	(5-mile radius)	(Tyler MSA)	(3-mile radius)

Flint, Texas Market Statistics

TYLER'S SOUTHERN GROWTH CORRIDOR

Flint sits within Tyler's southern growth corridor, where expanding healthcare, retail, dining, and small business development continues to push outward from Tyler, supported by well-regarded local school districts.



LIFE AT LAKE PALESTINE

Lake Palestine, with over 25,000 acres of water and more than 135 miles of shoreline, is the area's defining recreational amenity, supporting boating, fishing, and lakefront living.

3 MAIN INDUSTRIES

- Healthcare
- Manufacturing
- Energy & Logistics

TRAFFIC COUNTS

Hwy 155
±22,167 VPD

FM 2661
±10,138 VPD

LOCATION **OVERVIEW**

Flint | Tyler MSA

Strategically located in Flint, Texas, Lake Palestine Landing sits within the high-growth southern corridor of the Tyler MSA, the economic and commercial center of East Texas. Positioned along State Highway 155 with convenient access to Loop 49, the Property benefits from connectivity to Tyler's major employment centers, healthcare campuses, retail destinations, and regional transportation network. The surrounding area continues to attract new investment as commercial, medical, and residential development expands southward from Tyler, reinforcing Flint's position as one of the region's desirable growth markets.

The Tyler MSA serves as the economic hub of East Texas, supported by a diverse employment base spanning healthcare, manufacturing, education, energy, and logistics and a labor force of more than 120,000 workers. Ongoing public and private investment, including the expansion of Loop 49, new healthcare facilities in South Tyler, Amazon's distribution center, and several large-scale mixed-use developments, continues to strengthen the region's long-term growth outlook. Tyler is also home to respected educational institutions, including the The University of Texas at Tyler, and serves as the primary business, medical, educational, and cultural center for a broad multi-county East Texas trade area.

Further enhancing the Property's appeal is its proximity to Lake Palestine, one of East Texas' premier recreational destinations. Spanning more than 25,000 acres with over 135 miles of shoreline, the lake attracts residents and visitors from across the region, supporting year-round recreation, tourism, and commercial activity. The combination of strong regional fundamentals, expanding infrastructure, and access to one of East Texas' most sought-after lifestyle amenities positions Lake Palestine Landing as a compelling investment opportunity within a growing market.

NORTHMARQ

Transformational Investment Across South Tyler & Greater Tyler

SOUTH TYLER CORRIDOR GROWTH

Parkside Mixed-Use Development
600,000+ SF mixed-use destination under construction on South Broadway Avenue across from Village at Cumberland Park, adding retail, dining, office, hospitality, and entertainment uses to one of East Texas' most active commercial corridors.

UT Health South Tyler Expansion
New $12 million healthcare facility providing orthopedics, sports medicine, urgent care, imaging, and rehabilitation services, developed in response to sustained population growth throughout South Tyler and Flint.

Loop 49 Expansion
Ongoing improvements will widen portions of Loop 49 into a four-lane divided highway, enhancing regional connectivity and supporting future residential, commercial, and industrial growth in the southern portion of the market.


PARKSIDE MIXED-USE DEVELOPMENT


UT HEALTH SOUTH TYLER EXPANSION

NORTHMARQ

BROADER MARKET MOMENTUM

Bellwood Master-Planned Development
A 543-acre mixed-use project planned for retail, hospitality, office space, approximately 500 single-family homes, multifamily residences, and active-adult housing, anchored by a new flagship Brookshire's grocery store.

Downtown Tyler Revitalization
More than $25 million in public investment is transforming downtown through new public spaces, streetscape improvements, infrastructure upgrades, a new Smith County Courthouse, and additional hospitality development.

Amazon Distribution Center
Amazon established its first distribution facility in Tyler, further strengthening the area's logistics and distribution sector.

YellaWood Manufacturing Facility
A $45 million investment creating approximately 120 jobs and establishing the company's largest manufacturing facility in the United States.

Averitt Express Expansion
Construction of a new service center will enhance regional freight and logistics capabilities while creating additional employment opportunities.

412-Acre Business Park Development
The Tyler Economic Development Council acquired a 412-acre site for a future business park designed to attract industrial, manufacturing, and corporate investment.

Tyler Junior College Capital Investment
Voters approved a $167.3 million bond package to fund campus modernization, workforce development facilities, and technology infrastructure, supporting the region's long-term talent pipeline.

Diversified Economic Growth
Continued investment across healthcare, education, logistics, manufacturing, infrastructure, and mixed-use development sectors reinforces Tyler's role as the economic center of East Texas and supports sustained demand for commercial and residential real estate throughout the market.


AMAZON DISTRIBUTION CENTER


DOWNTOWN TYLER REVITALIZATION

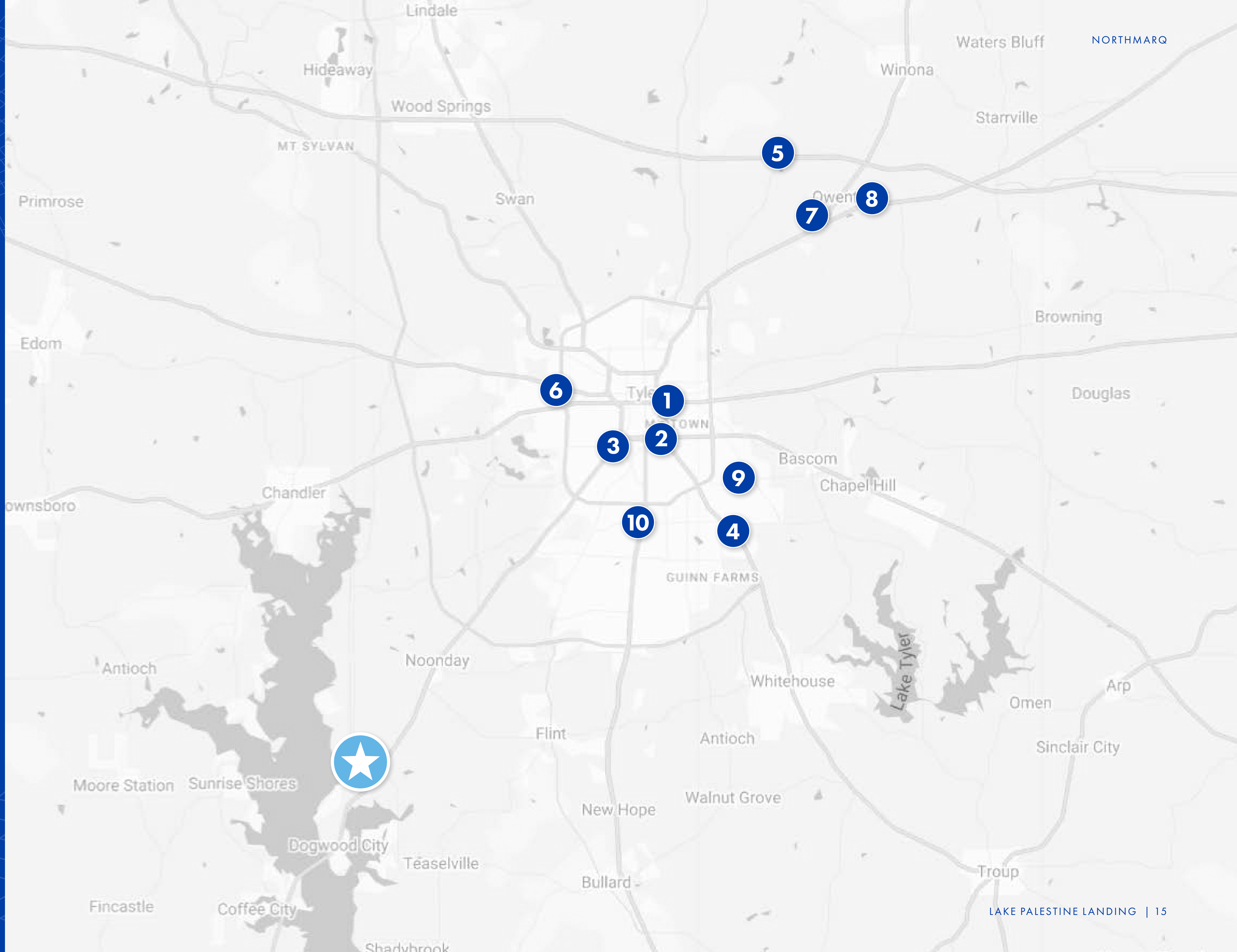

TYLER JUNIOR COLLEGE CAPITAL INVESTMENT

Major Employers

#	EMPLOYER	# OF EMPLOYEES	DRIVE TIME
1	CHRISTUS Mother Frances Hospital	5,000	24 min
2	UT Health East Texas	4,500	22 min
3	Tyler ISD	2,550	10 min
4	Trane Technologies	2,500	19 min
5	Sanderson Farms	1,750	30 min
6	Walmart	1,500	25 min
7	UT Health Science Center	1,450	35 min
8	Brookshire Grocery Company (HQ)	1,450	16 min
9	The University of Texas at Tyler	1,200	25 min
10	Optimum	1,150	18 min

UT HEALTH SOUTH TYLER EXPANSION | 5,000 EMPLOYEES

UT HEALTH SOUTH TYLER EXPANSION | 4,500 EMPLOYEES



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NORTHMARQ.COM

EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of Lake Palestine Landing.

OFFERING STRUCTURE

Lake Palestine Landing is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.

INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials Date

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