

OFFERING MEMORANDUM



Venue
COMMERCIAL REAL ESTATE

1.16 ACRES / 12,480 BUILDING SF

2120 BRANDON DRIVE, TYLER, TX 75703

SUBJECT PROPERTY



2120 BRANDON DR. TYLER, TX 75703

1.16 ACRES / 12,480 BUILDING SF

Listing Price : \$1,050,000.00

Current Zoning : M-1

Utilities: Water: City of Tyler

Sanitary Sewer: City of Tyler

Gas: Center Point Energy

Electricity (Distribution): Oncor

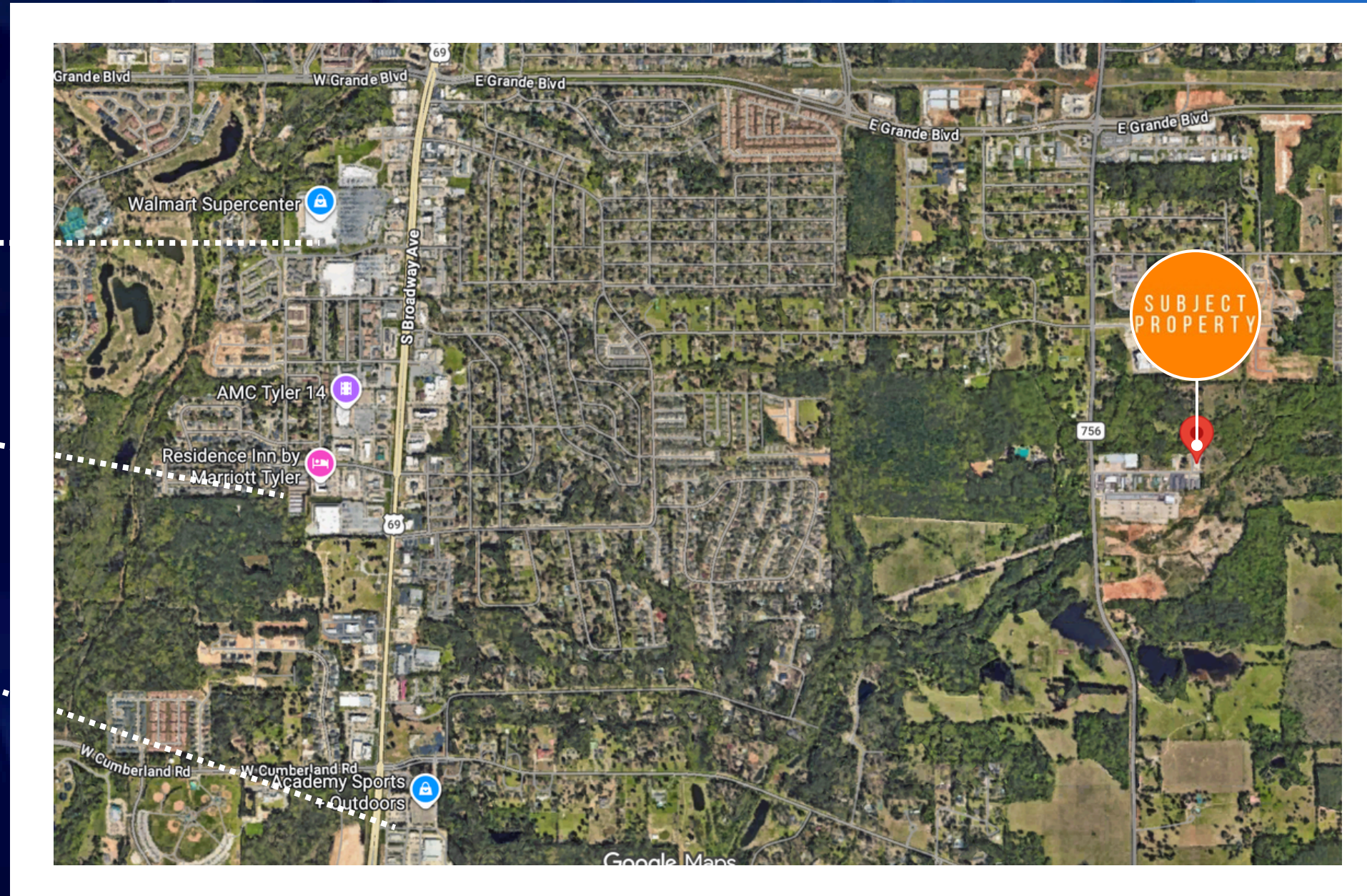
Electricity (Retail): Deregulated

Fiber: TBD

SUBJECT PROPERTY



POINTS OF INTEREST



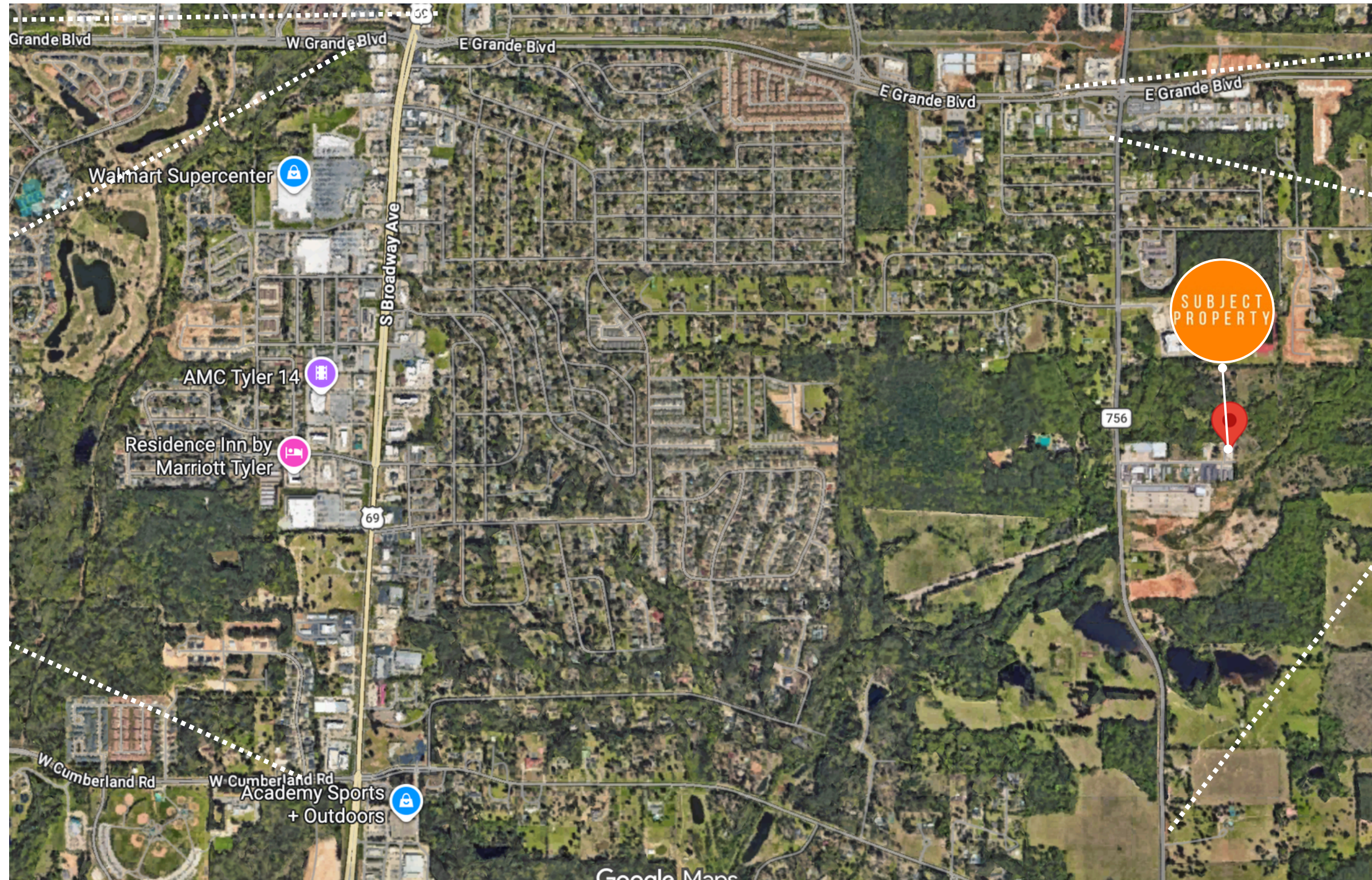
TRAFFIC COUNTS

(PER TXDOT ANNUAL AADT)

45,529

19,918

10,347



18,975

15,531

12,340

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.



GARY HALBROOKS

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