

MULTI-USE COMMERCIAL PROPERTY FOR SALE



PELTIER KIA PROPERTY (AVAILABLE MAY 2026)

4818 Troup Hwy Tyler, TX 75701

- 3.75 Acres with approx. 28,000 SF of buildings
- Excellent Visibility & Access to Troup Hwy
- Hard corner at signalized intersection
- Zoned C-2 (Heavy Commercial)
- Approx. 29,000 VPD (22' TxDot)
- Retail Showroom, Offices & Auto Shop Area with parking for over 250+ vehicles.

SALE PRICE: \$4,200,000



Mark Whatley
Broker/CCIM
903-530-0955
mwhatley@bcptx.com

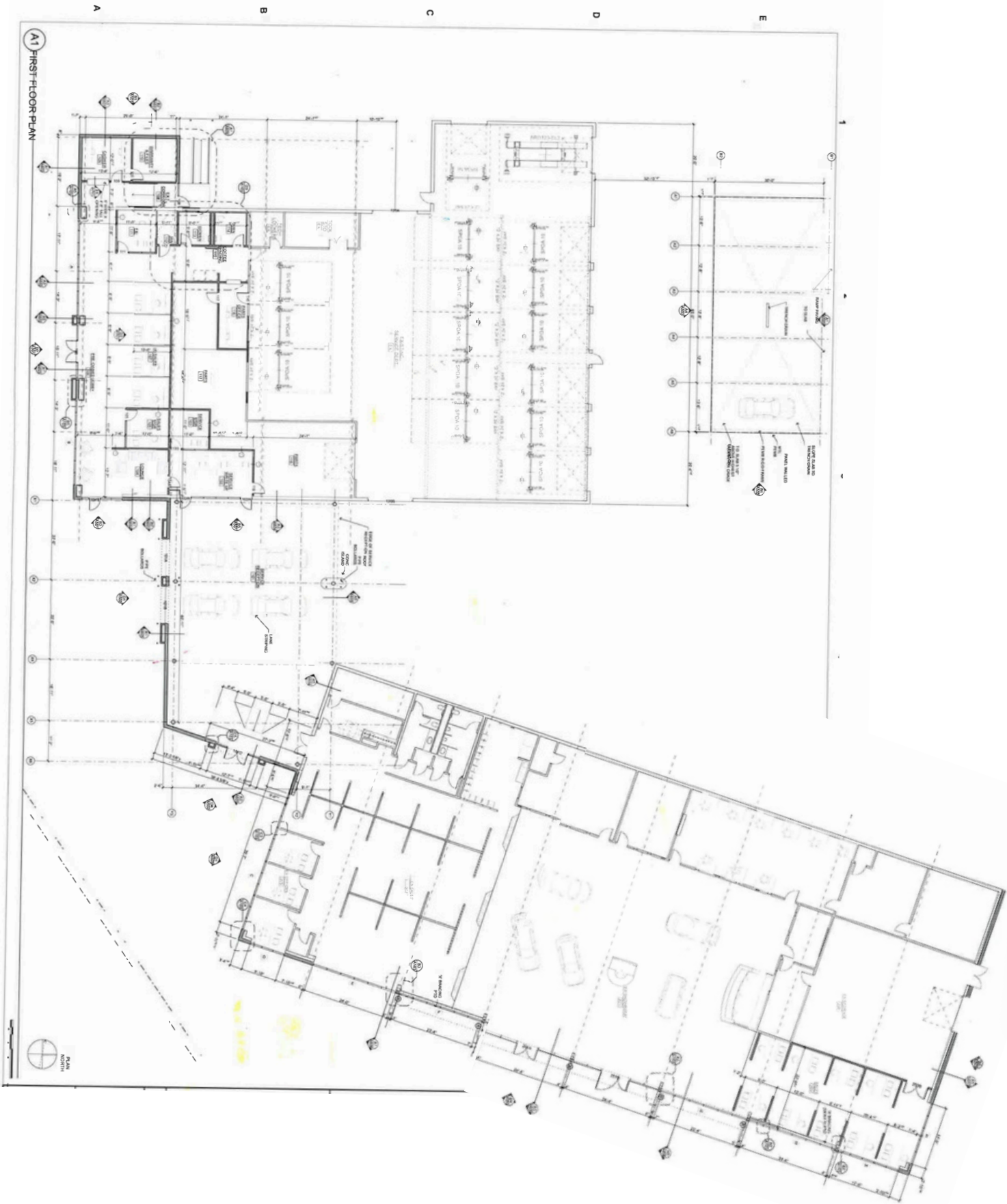


**BURNS
COMMERCIAL
PROPERTIES**

PHOTOS



FLOORPLAN



SITE PLAN

FITZPATRICK ARCHITECTS
 5201 S. Broadway, Suite 200
 Tyler, Texas 75703
 936.592.0728
 info@fitzpatrickarchitects.com

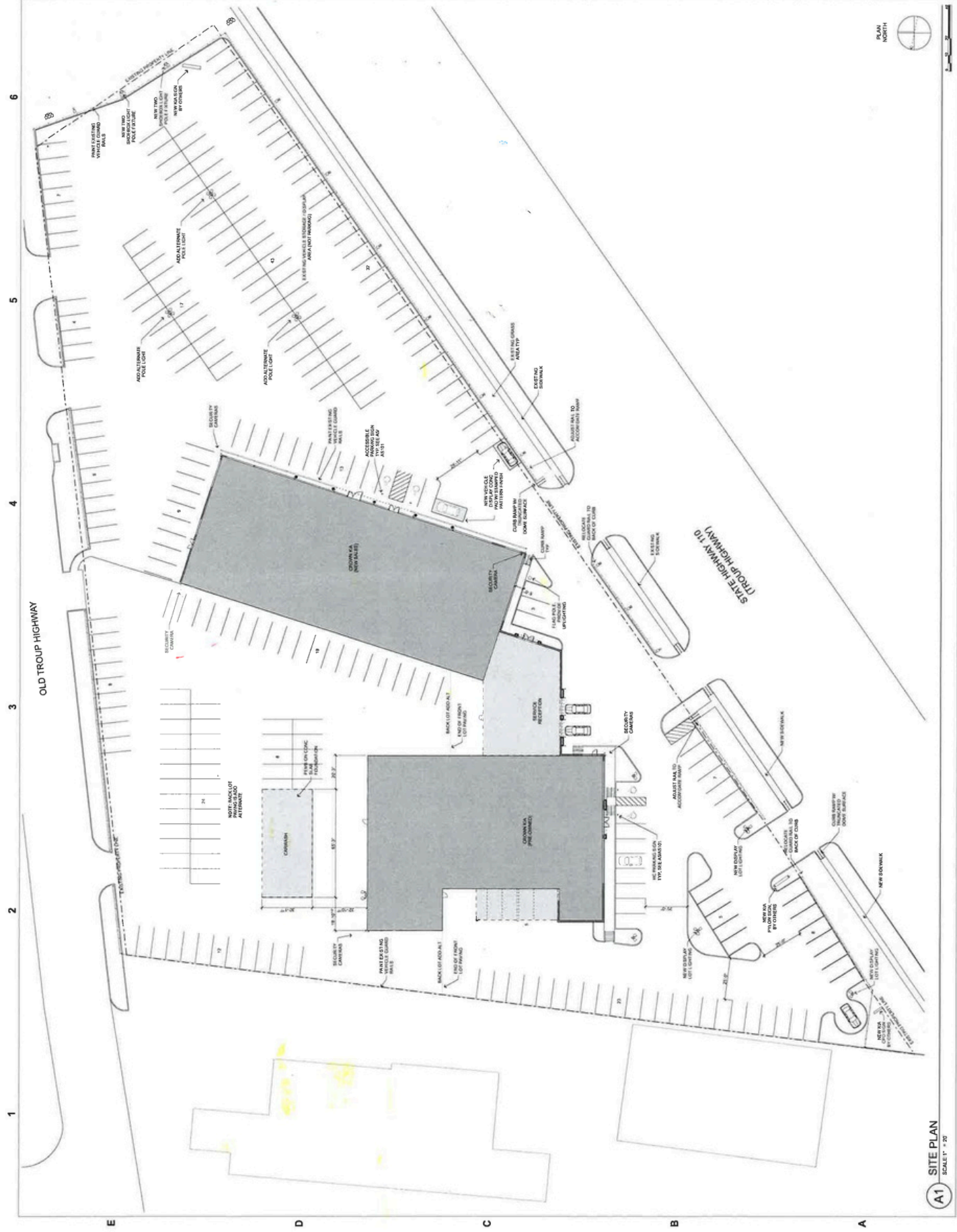
CROWN KIA Dealership Renovation
 Tyler, TX



PROJECT ARCHITECT
 CHARLES GOLDSMITH, AIA

REVISION HISTORY

JOB NUMBER 15.004
DATE 6/8/15
SHEET NUMBER AS100
SITE PLAN

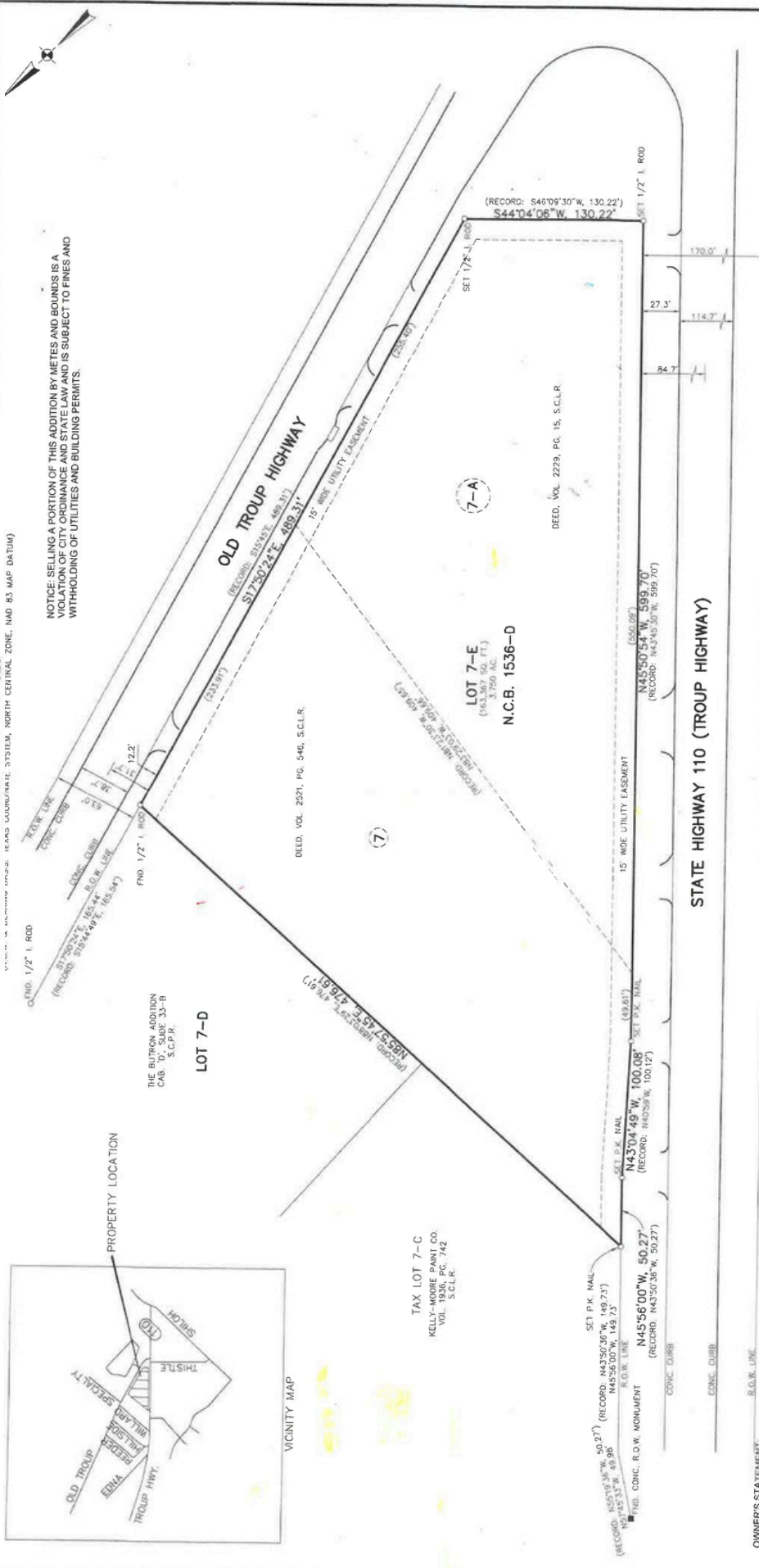


SURVEY PLAT

WILLIAM KEYS 526

WILLIAM KEYS 526
 RECORDING OFFICE: HEADQUARTERS SYSTEM, NORTH CENTRAL ZONE, NAD 83 MAP DATUM

NOTICE: A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.



TAX LOT 7-C
 KELLY-MOORE PART CO.
 VOL. 1926, PG. 742
 S.C.L.R.

STATE HIGHWAY 110 (TROUP HIGHWAY)

OWNERS STATEMENT:
 THAT WE, CROWN MOTOR COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, ARE THE OWNERS OF THE TRACT SHOWN HEREON AND DO ACCEPT THIS AS THE PROPERTY OF THE SUBDIVIDING INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND EASEMENTS AS SHOWN. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.
 WITNESS MY HAND, THIS THE 8th DAY OF October, 2014.

BY: *John Matush*
 PRESIDENT CROWN MOTOR COMPANY

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS THE 8th DAY OF October, 2014.



SURVEYORS STATEMENT:
 I, ROBERT MATUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3683, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF AUGUST, 2014.

Robert Matush
 REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF TEXAS

ACCESS TO STATE HWY. 110 (TROUP HWY.)
 IN ACCORDANCE WITH TxDOT ACCESS
 MANAGEMENT AND CITY ORDINANCE.

APPROVED BY: HEATHER NICK, PLANNING DIRECTOR
 ON THIS 20th DAY OF May, 2015

Heather Nick
 HEATHER NICK

ATTEST:
[Signature]

FINAL PLAT
 CROWN MOTOR COMPANY ADDITION
 TAX LOTS 7, 7-A, N.C.B. 1536-D
 WILLIAM KEYS SURVEY, A-526
 CITY OF TYLER
 SMITH COUNTY, TEXAS

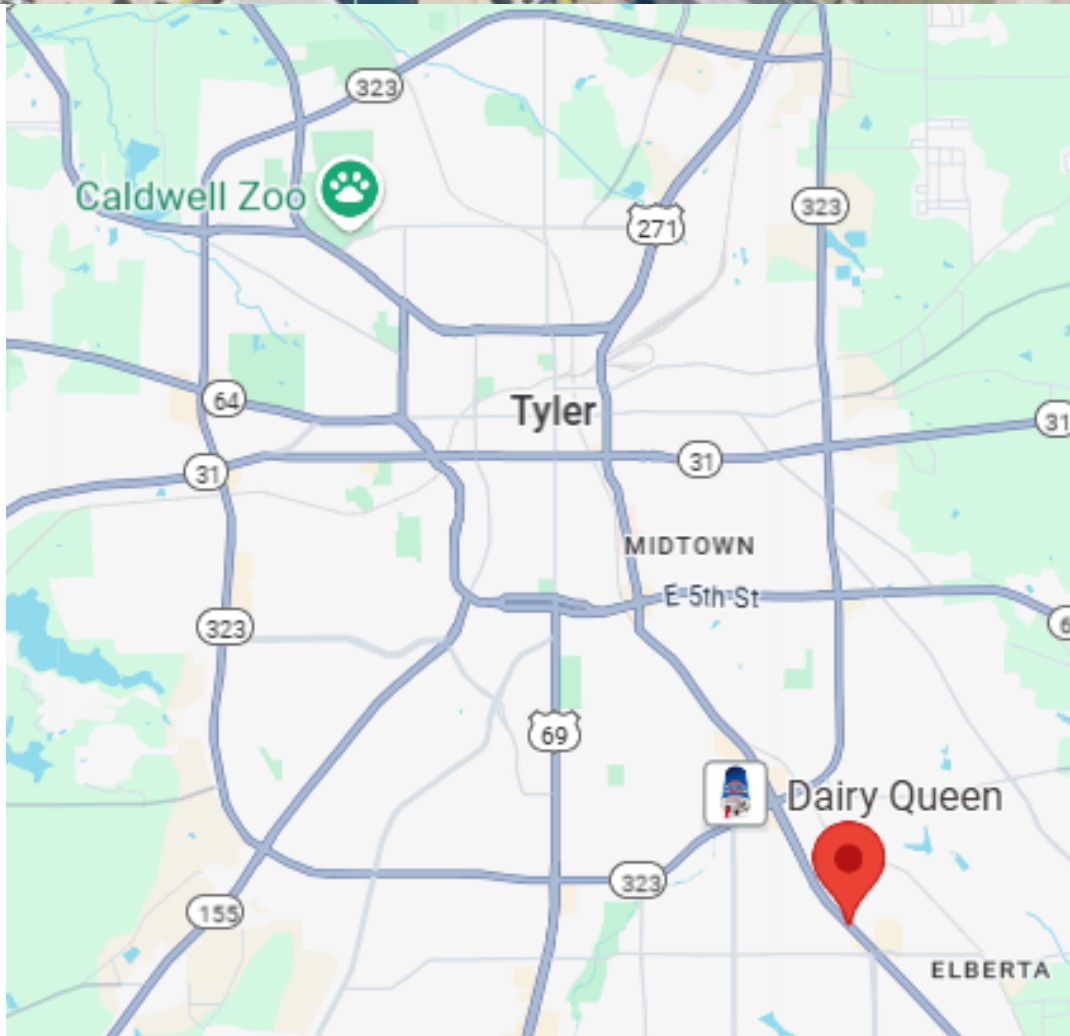
OWNER: CROWN MOTOR CO.
 ADDRESS: 4818 TROUP HWY., TYLER, TX. 75703

BOB MATUSH SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 2624 KENSINGTON DRIVE, SUITE 107, TYLER, TEXAS 75703
 TEL. (903) 561-7287 FAX (903) 561-2013



PLAT RECORDED IN CABINET # 313-B

LOCATION OVERVIEW





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.

11-2-2015



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.

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.

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.

BURNS COMMERCIAL PROPERTIES, LLC	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
MARK WHATLEY	423898	mwhatley@burns-commercial.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date