

MODERN WAREHOUSE



9238 HWY 69 N | TYLER, TX

CALL FOR PRICE

PROPERTY SPECIFICATION



Up to 8
Overhead Doors



+/- 2 Acres



480 V, 3 Phase
Power



Building Engineered
for 10 Ton Crane

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM

Principal Broker

903.352.3000 (C)

brian@landbridgecommercial.com

www.landbridgecommercial.com

PROPERTY FEATURES

- New Office/Showroom/Warehouse
- Building Size +/- 9,640 SF
- Lot Size +/- 2 Acres
- Additional Acres Available
- Improved, Yard Area Available
- 26' Clear Height in Warehouse
- Modern Skylights
- LED Lighting Throughout
- City Water Utilities/Aerobic System
- 480 V, 3 Phase Power Available
- Up to 8 Overhead Doors Available
- Dock Doors, Crane & Wash Bay Can be Added
- Building Engineered for up to 10 Ton Crane
- Facade & Pylon Signage
- Concrete Paved Parking & Drives
- Outside City Limits
- Approximately 5.5 Miles South of I-20
- Highly Visible; Frontage Major Hwy

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM

Principal Broker

903.352.3000 (C)

brian@landbridgecommercial.com

www.landbridgecommercial.com

PHOTOS



LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM
Principal Broker

903.352.3000 (C)

brian@landbridgecommercial.com

www.landbridgecommercial.com

PHOTOS



LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM
Principal Broker

903.352.3000 (C)

brian@landbridgecommercial.com

www.landbridgecommercial.com

SITE / FLOOR PLAN



900 N.E. LOOP 7
 ATHENS, TEXAS 75751
 Phone: 903-675-5733
 athenssteelbuilding.com

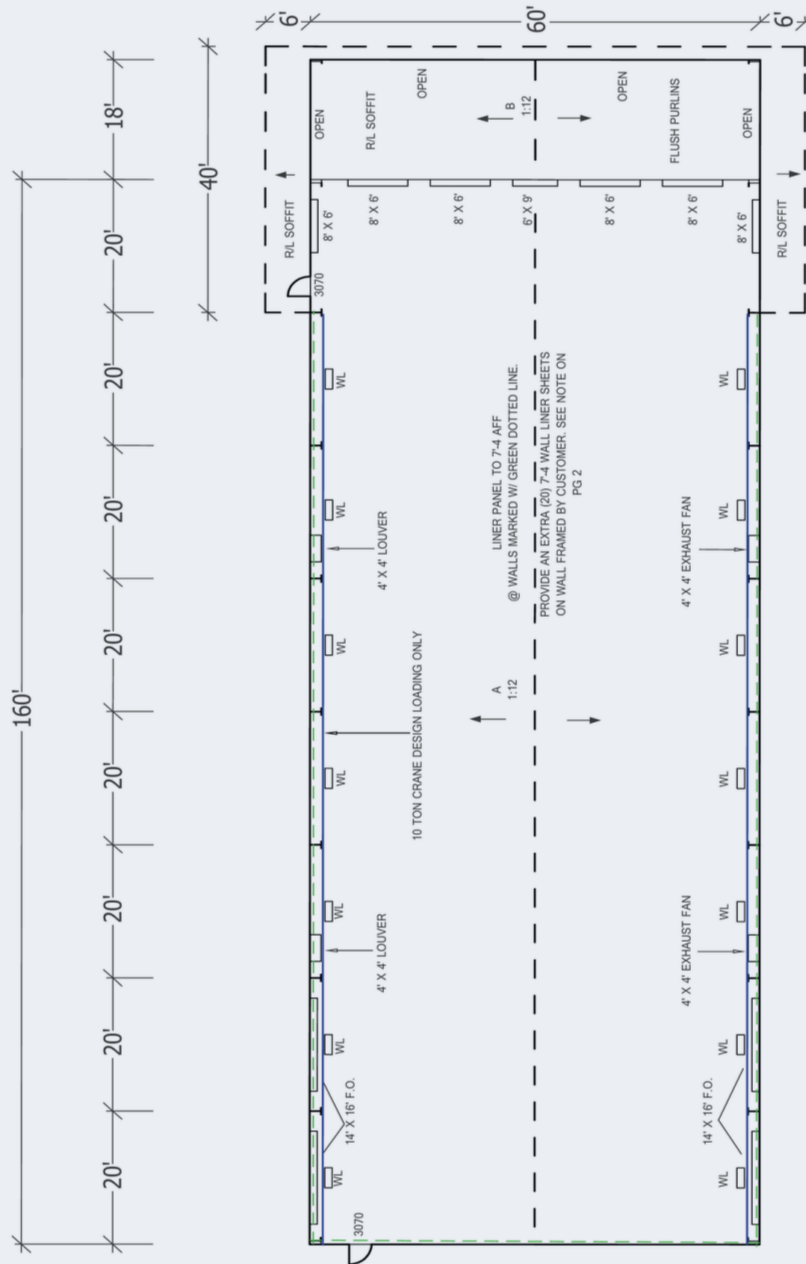
Addendum

DRAWING

Buyer: JP TYLER - PHASE 2 HWY 69

Date: 1/15/2025

HOLLIE FRYAR 903.681.1231



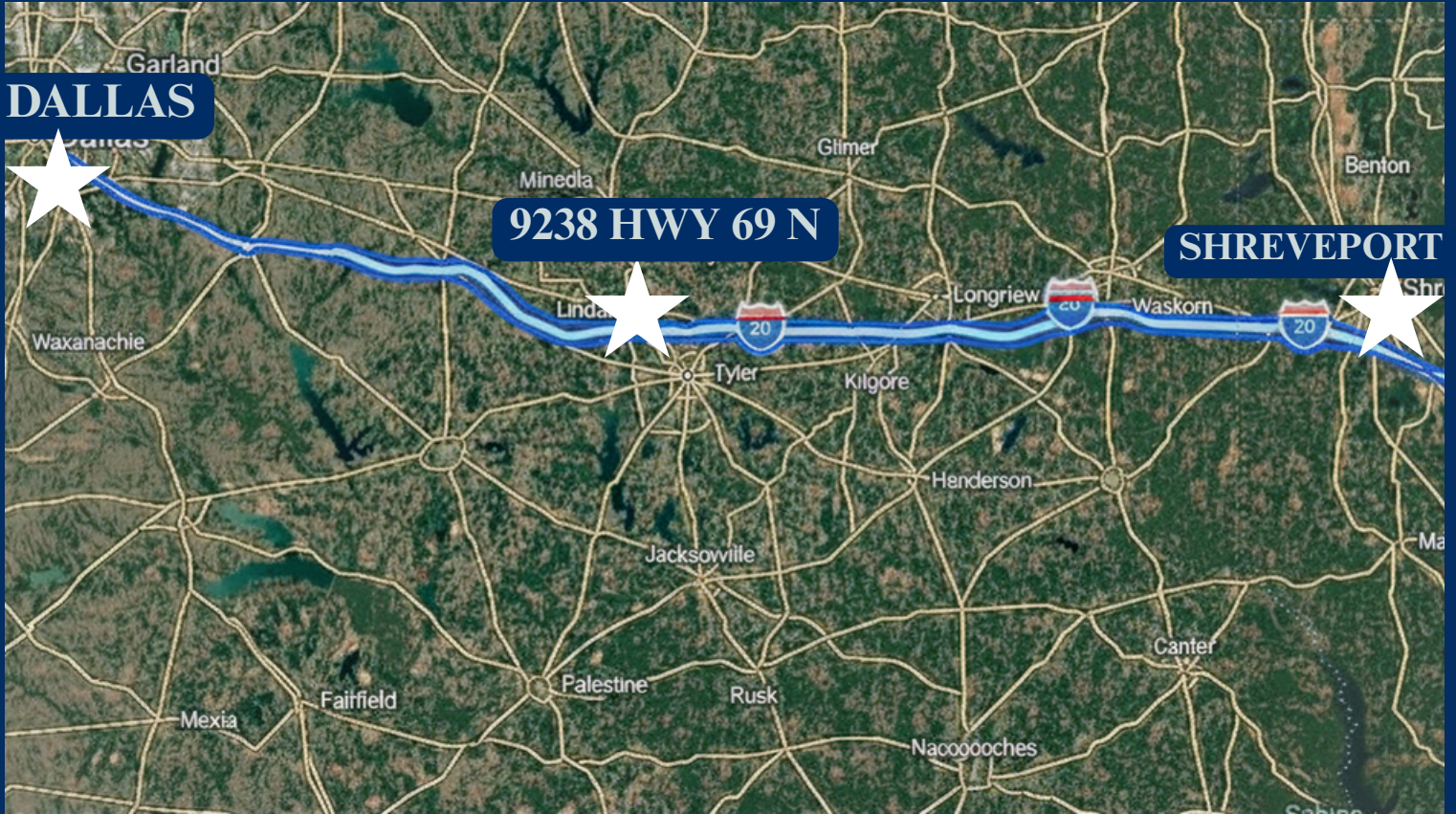
LANDBRIDGE COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM
 Principal Broker
 903.352.3000 (C)

brian@landbridgecommercial.com
 www.landbridgecommercial.com

LOCATION MAP



LANDBRIDGE COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM
Principal Broker

903.352.3000 (C)

brian@landbridgecommercial.com

www.landbridgecommercial.com



Information About Brokerage Services

11-2-2015

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.

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 counsel 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.

Landbridge Commercial Properties

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	581713 License No.	info@landbridgecommercial.com Email	(903) 561-9527 Phone
--	-----------------------	--	-------------------------

_____ Designated Broker of Firm	400070 License No.	brian@landbridgecommercial.co Email	(903) 561-9527 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
--	---------------

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Landbridge Commercial Properties 4624 DC Drive, Suite 3A Ft. Worth, TX 76101

Phone: 903.561.8137

Fax: 903.561.8325

Submittal At

Brian Burks

Printed with zipForms by zipLogic 18278 Fifield Mile Road, Plover, Wisconsin 53099 920.335.4022

The information contained herein was obtained from sources believed to be reliable; however, Landbridge Commercial Properties makes no guarantees, warranties or representations as to completeness or accuracy thereof. The presentations of this property for sale, rent, or exchange is subject to errors, omissions, change of price or conditions of prior sale or lease, or withdrawal without notice.