

OFFERING MEMORANDUM



Venue
COMMERCIAL REAL ESTATE

11.192 ACRES
UNDEVELOPED LAND
HWY 31 W, TYLER, TEXAS 75702

The information contained herein was obtained from sources believed reliable; however, Venue Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property submitted is subject to errors, change of price, or conditions prior to sale or lease, or withdrawal without notice.

SUBJECT PROPERTY



HWY 31 W
TYLER, TEXAS 75702

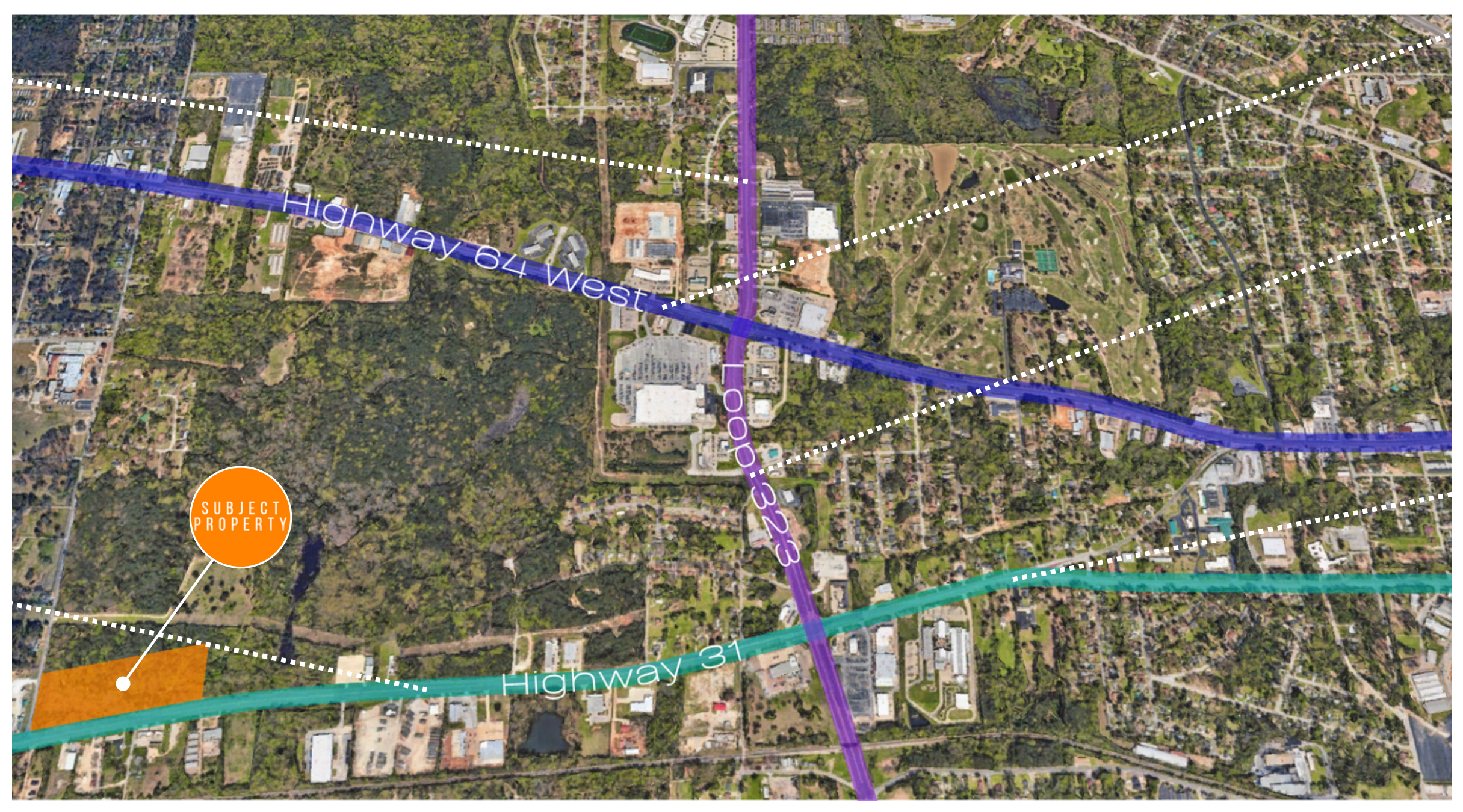
11.192 ACRES
Unpriced Raw Land

TRAFFIC COUNTS

(PER TXDOT ACT 2022)

29,881

19,470



18,736

32,377

29,138

E



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

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
CEO / PRESIDENT



STEVE PERKINS, CFA
CFO



BECKY WILSON
DIRECTOR OF OPERATIONS
AND MARKETING

