

AVAILABLE

Approx. 2.85 Acres Total- Commercial Lots on South Broadway in Tyler



PRIME COMMERCIAL PROPERTY AVAILABLE

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

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Walmart
Save money. Live better.



MATTRESS FIRM

TARGET



BBVA Compass
CenterPoint Energy



Hollytree Country Club

West Mud Creek

BRAUM'S

PROSPERITY BANK



Comet

GATEWAY
Tire & Service Center

SALT GRASS
(STEAK HOUSE)

TELCO PLUS
credit unions

CALVARY
BAPTIST CHURCH



LONG JOHN SILVER

Marriott

SUBWAY

REGIONS

Capital One

Marriott

BioLife
PLASMA SERVICES

BancorpSouth

CAR WASH

KOHL'S
Freddy's
STEAKBURGERS

CATHEDRAL
IN THE PINES
MEMORIAL GARDENS

SLIM CHICKENS



SUBJECT PROPERTY

Sprint

PROGRESS CLEANERS



Cumberland STORAGE

CHRISTUS TRINITY MOTHER FRANCES

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110W

Academy
SPORTS + OUTDOORS



DISCOUNT TIRE
Super 1 Foods

FAULKNER PARK

Faulkner Park

Academy Sports + Outdoors

at&t

BED BATH & BEYOND

carter's

dressbarn

Famous Footwear

Gordmans

JOANN

Kirkland's

maurices

THE VILLAGE
AT CUMBERLAND PARK

Massage Envy

OSH KOSH
Bigosh

PETCO

Rotolo's Pizzeria

TJ-maxx

VERSONA ACCESSORIES

the Vitamin Shoppe

WORLD MARKET

Austin Bank

GANDER OUTDOORS

Hampton Inn & Suites

SOUTH BROADWAY

49
TOLL

49

1247

1247

69

111

1163

1163

126

1228

110E



*Dimensions are approximate

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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 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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Information Ab

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