

# Investment/Re-Development Property

2801 S SW Loop 323, Tyler, TX 75701

\*\*\*\* Billboard Not Included In Sale \*\*\*\*



**SALE PRICE: \$2,950,000**

**LANDBRIDGE**  
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

**BRIAN BURKS, SIOR, CCIM**  
**PRINCIPAL BROKER**  
**CELL: 903-352-3000**

**BRIAN@LANDBRIDGECOMMERCIAL.COM**  
**WWW.LANDBRIDGECOMMERCIAL.COM**



# PROPERTY INFORMATION

**Square Footage:**

\* Approx. 25,000 SF

**Land:**

\* Approx. 7.5 Acres

**Street Frontage:**

\* Loop 323

**Traffic Count:**

\* Approx. 50,000 Per Day

**Zoning:**

\* C-2 General Commercial Development

**Current Tenancy:**

\* Goodyear Tire - 3 YRS Remaining Term

\* Two (2) Five (5) YR Renewal Options

\* Current Rent \$5,600 MO/NNN

**2024 Property Taxes:**

\* \$13,609.87

**Overhead Doors:**

\* 8 Grade Level Doors

\* 2 Dock Wells

**Pylon Signage Loop 323**

**Paved Parking/Storage Areas**

**\*\*\*\* Billboard Not Included In Sale \*\*\*\***





# EXTERIOR PHOTOS







# AERIAL

2801 S SW LOOP 323, TYLER TX 75703

# LANDBRIDGE

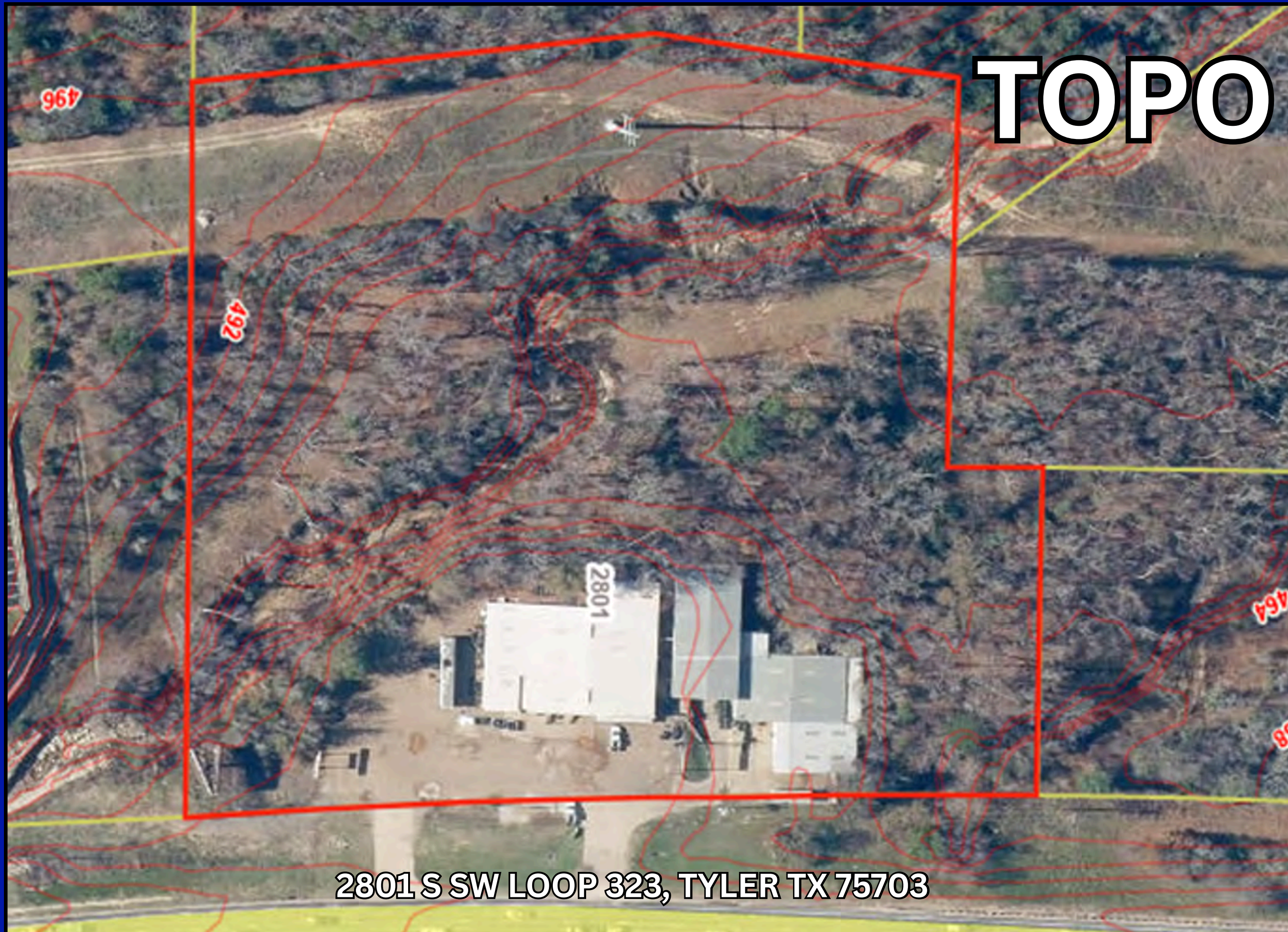
COMMERCIAL PROPERTIES

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# TOPO

2801 S SW LOOP 323, TYLER TX 75703





- (C) EASEMENTS, DEDICATIONS, AND OTHER MATTERS AS SHOWN ON PLAT OF TRACED ADDITION RECORDED IN CABINET B, SLIDE 337-D, PLAT RECORDS, SMITH COUNTY, TEXAS. THE PLAT SHOWS THE FOLLOWING:  
30.0' FLOODWAY EASEMENT WITH MANHOLES AND SEWER LINES TO CITY OF TYLER RECORDED IN VOL. 2113, PAGE 750, LAND RECORDS; AMENDED UNDER CTW 202101035679, OFFICIAL PUBLIC RECORDS;  
100' WIDE EASEMENT TO TEXAS POWER & LIGHT CO. RECORDED IN VOLUME 1468, PAGE 54, DEED RECORDS;  
100' V.R. FLOODPLAIN (APPROX.);  
MINIMUM FINISHED FLOOR ELEVATION;  
40.0' WIDE DRAINAGE ESMT. TO STATE OF TEXAS RECORDED IN VOLUME 1170, PAGE 482, DEED RECORDS, SMITH COUNTY, TEXAS;  
(AFFECTS, PLOTTED AS SHOWN)
- (E) EASEMENTS TO TEXAS POWER & LIGHT CO. RECORDED IN VOLUME 521, PAGE 306, DEED RECORDS OF SMITH COUNTY, TEXAS;  
(AFFECTS, TRANSMISSION LINE SHOWN HEREON)
- (F) RIGHT OF WAY EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 835, PAGES 574, DEED RECORDS OF SMITH COUNTY, TEXAS;  
(AFFECTS, PLOTTED AS SHOWN)
- (G) RIGHT OF WAY DEED TO STATE OF TEXAS RECORDED IN VOLUME 835, PAGE 613, DEED RECORDS OF SMITH COUNTY, TEXAS;  
(UNABLE TO DETERMINE, STATION MAPS NOT PROVIDED)
- (H) RIGHT OF WAY DEED TO STATE OF TEXAS RECORDED IN VOLUME 1170, PAGES 479 & 482, DEED RECORDS, SMITH COUNTY, TEXAS;  
(AFFECTS, SHOWN HEREON)
- (I) EASEMENT TO CITY OF TYLER RECORDED IN VOLUME 5434, PAGE 134, OFFICIAL PUBLIC RECORDS, SMITH COUNTY, TEXAS;  
(AFFECTS, PLOTTED AS SHOWN)
- (L) INTEREST IN AND TO ALL OIL, GAS OR OTHER MINERALS, AND ALL RIGHTS INCIDENT THERETO, CONTAINED IN INSTRUMENT RECORDED IN VOLUME 1677, PAGE 818, DEED RECORDS, SMITH COUNTY, TEXAS, REFERENCE TO WHICH INSTRUMENT IS HERE MADE FOR PARTICULARS, NO FURTHER SEARCH OF TITLE HAS BEEN MADE AS TO THE INTEREST(S) EVIDENCED BY THIS INSTRUMENT, AND THE COMPANY MAKES NO REPRESENTATION AS TO THE OWNERSHIP OR HOLDER OF SUCH INTEREST(S).  
(AFFECTS, BLANKET IN NATURE)

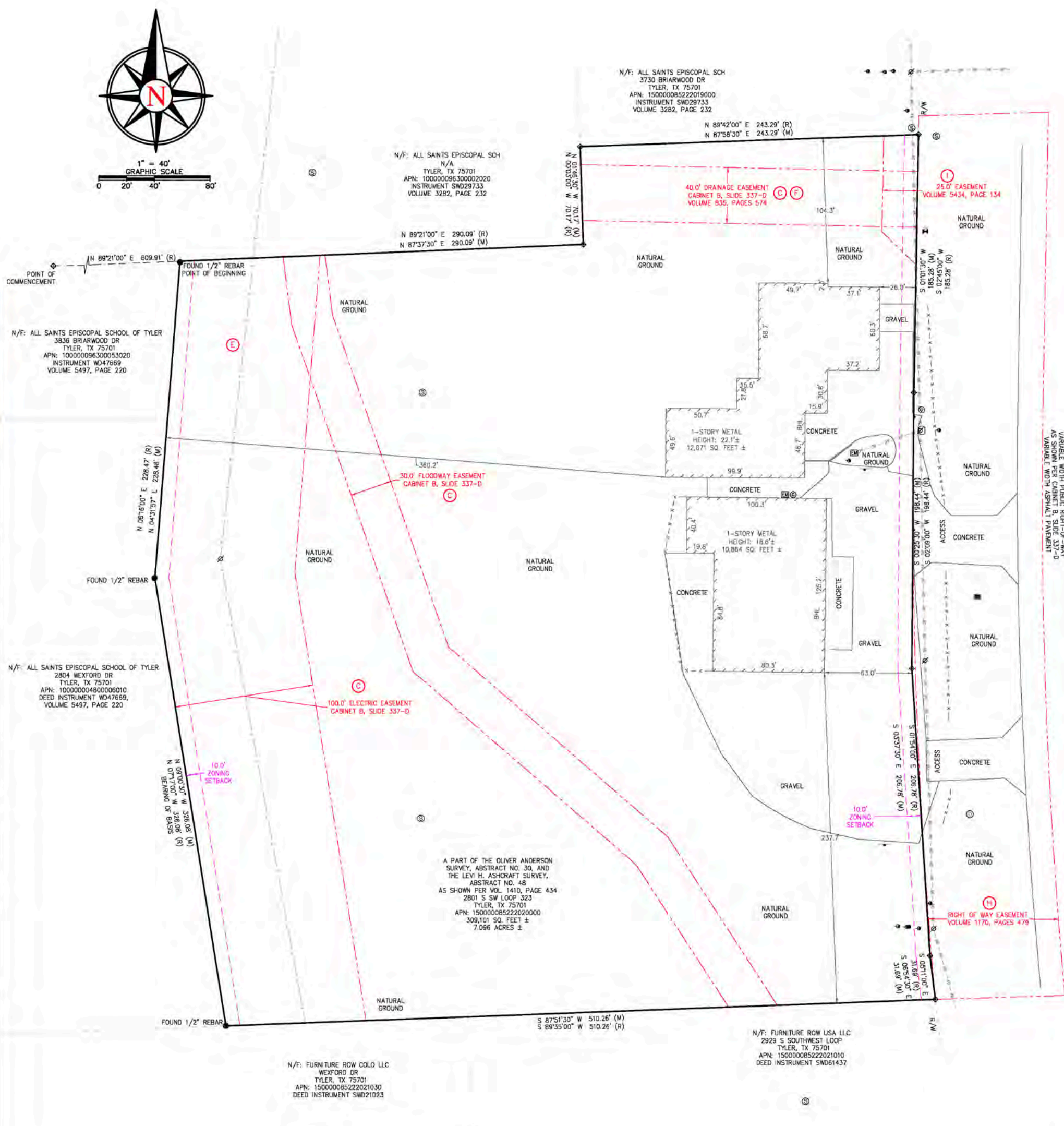


ZONING DATA		
ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	C-2 (GENERAL COMMERCIAL DISTRICT), R-MF (MULTI-FAMILY RESIDENTIAL DISTRICT)	AUTO SERVICE FACILITIES 3 SPACES PER BAY PLUS 1 PER TOW TRUCK
PERMITTED USE	INDUSTRIAL	
MINIMUM LOT AREA (SQ.FT.)	14,000' SQ FT (C-2)	
MAX BUILDING COVERAGE	60% (C-2)	
MAX BUILDING HEIGHT	3 STORIES, 45' (C-2)	
BUILDING SETBACKS		CONTACT: GLOBAL REALTY SERVICES GROUP
FRONT	10 FEET (C-2)	
SIDE	0 FEET (C-2)	PHONE: 877 GRS CRE1
STREET SIDE	15 FEET (C-2)	+1 213 908 2173
REAR	10' (C-2)	REPORT DATE: 2/14/2022
NOTE:		PROJECT SITE #: 21-54646.125

**FLOOD NOTE**  
FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 48423C03550, WHICH BEARS AN EFFECTIVE DATE OF 04/16/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**SIGNIFICANT OBSERVATIONS**  
NONE OBSERVED AT TIME OF SURVEY

LEGEND	
● FOUND MONUMENT AS NOTED	BHL BUILDING HEIGHT LOCATION
⬢ COMPUTED POINT	(R) RECORD DIMENSION
⬢ POWER POLE	(M) MEASURED DIMENSION
⬢ GUY ANCHOR	PS PARKING SPACE(S)
⬢ STORM WATER MANHOLE	— BOUNDARY
⬢ GRATED INLET	- - - EASEMENT
⬢ TELEPHONE PEDESTAL	- - - - - FENCE
⬢ ELECTRIC METER	- - - - - OVERHEAD TRANSMISSION LINE
⬢ GAS METER	- - - - - OVERHEAD POWER LINE
⬢ GAS VALVE	



BEING THE SAME TRACT DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED DATED OCTOBER 31ST, 2000, FROM TREDGO, INC. TO WINGFOOT COMMERCIAL TIRE SYSTEMS, LLC, RECORDED IN VOLUME 5572, PAGE 1, OFFICIAL PUBLIC RECORDS OF SMITH COUNTY, TEXAS, AS FOLLOWS:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN SMITH COUNTY, TEXAS, A PART OF THE OLIVER ANDERSON SURVEY, ABSTRACT NO. 30, AND THE LEVI H. ASHCRAFT SURVEY, ABSTRACT NO. 48, A PART OF THAT CERTAIN TRACT DESCRIBED IN A WARRANTY DEED FROM EDWIN RUSSELL, INDEPENDENT EXECUTOR OF THE ESTATE OF GRACE HERNDON PATTEN TO MARTIN SAMMONS, DATED APRIL 13, 1972, THAT IS RECORDED IN VOL. 1410, PAGE 434 OF THE DEEDRECORDS OF SMITH COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING IN THE WESTERLY NORTH LINE OF THE ABOVE MENTIONED TRACT, 809.91 FT. NORTH 89 DEG. 21 MIN. EAST OF THE WESTERLY NORTHWEST CORNER OF SAME, A 1/2" IRON PIN IN THE WEST LINE OF A TEXAS POWER & LIGHT CO. EASEMENT AS DESCRIBED IN VOL. 1468, PAGE 54 OF THE DEED RECORDS OF SMITH COUNTY, TEXAS;

THENCE NORTH 89 DEG. 21 MIN. EAST CROSSING SAID TEXAS POWER & LIGHT CO. EASEMENT, 290.09 FT. TO A 1/2" IRON ROD FOR CORNER;

THENCE NORTH 0 DEG. 03 MIN. WEST 70.17 FT. TO A 1/2" IRON ROD FOR CORNER;

THENCE NORTH 89 DEG. 42 MIN. EAST 243.29 FT. TO A 1/2" IRON ROD FOR CORNER, IN THE WEST LINE OF LOOP HIGHWAY 323;

THENCE SOUTH 2 DEG. 45 MIN. WEST 185.28 FT. TO A POINT FOR CORNER;

THENCE SOUTH 2 DEG. 09 MIN. WEST 198.44 FT. TO A POINT FOR CORNER;

THENCE SOUTH 1 DEG. 54 MIN. EAST 206.78 FT. TO A POINT FOR CORNER;

THENCE SOUTH 5 DEG. 11 MIN. EAST 31.89 FT. TO A 1/2" IRON ROD FOR CORNER, IN THE WEST LINE OF LOOP HIGHWAY 323;

THENCE SOUTH 89 DEG. 35 MIN. WEST 510.28 FT. TO A 1/2" IRON ROD FOR CORNER LOCATED IN THE WEST LINE OF ABOVE MENTIONED TEXAS POWER & LIGHT CO. EASEMENT;

THENCE NORTH 7 DEG. 17 MIN. WEST 326.08 FT. TO A 1/2" IRON ROD FOR CORNER;

THENCE NORTH 6 DEG. 16 MIN. EAST 228.47 FT. TO THE PLACE OF BEGINNING, CONTAINING 7.096 ACRES OF LAND.

**TITLE COMMITMENT INFORMATION**  
THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN STEWART TITLE GUARANTY COMPANY, COMMITMENT FILE NO.: 22000140003V, WITH AN EFFECTIVE DATE OF DECEMBER 29, 2022 AT 8:00 AM.

GENERAL SURVEY NOTES	
1. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.	
2. THIS DRAWING MEETS OR EXCEEDS THE SURVEYING STANDARDS AND STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS.	
3. ALL FIELD MEASUREMENTS MATCH RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/NSPS SPECIFICATIONS.	
4. AT THE TIME OF SURVEY, THERE IS NO RECORD OR OBSERVED EVIDENCE OF A CEMETERY, BURIAL GROUNDS OR LOCATION OF ISOLATED GRAVESTONES.	
5. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83-2011, AS MEASURED ALONG THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS N09°00'30"W PER GPS COORDINATE OBSERVATIONS LATITUDE: 32°19'03.0286" LONGITUDE: -95°20'39.6294" CONVERGENCE ANGLE: 01°43'15.8826"	
6. THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME.	
7. THE PARCELS CONTAINED IN THE RECORD DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.	
8. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM S SOUTHWEST LOOP 323, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.	
9. AT THE TIME OF THE FIELD WORK, THERE WAS NO OBSERVABLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE.	
10. AT THE TIME OF THE FIELD WORK, OWNERSHIP OF FENCING SHOWN HEREON WAS UNKNOWN TO THIS SURVEYOR.	
11. IN REGARDS TO TABLE 'A' ITEM 2(A), THE BUILDING AREA SHOWN HEREON IS FOR THE FOOTPRINT OF THE BUILDING ONLY AT GROUND LEVEL.	
12. IN REGARDS TO TABLE 'A' ITEM 10(A), AT THE TIME OF THIS SURVEY, THERE WERE NO PARTY WALLS DESIGNATED BY THE CLIENT TO REFERENCE HEREON.	
13. IN REGARDS TO TABLE 'A' ITEM 14, THE NEAREST INTERSECTION OF STREETS IS THAT OF S SOUTHWEST LOOP 323 AND WALTON ROAD.	
14. AT THE TIME OF THIS SURVEY, THERE WERE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AND NO SUCH INFORMATION WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.	
15. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS AT THE TIME OF THE SURVEY.	
16. IN REGARDS TO TABLE 'A' ITEM 17, AT THE TIME OF THIS SURVEY, NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.	
17. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.	
18. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.	
19. AT THE TIME OF THE ALTA SURVEY, THE ADDRESS OBSERVED IN THE FIELD WAS 2801 S SW LOOP 323, TYLER, TEXAS 75701.	

REVISION HISTORY	CLIENT COMMENTS
DATE	
04/11/2022	

**ALTA/NSPS LAND TITLE SURVEY**  
GOODYEAR  
2801 S SW LOOP 323  
SMITH COUNTY TYLER, TEXAS 75701

**SURVEYOR'S CERTIFICATE**  
TO: STEWART TITLE GUARANTY COMPANY, AND GRS GROUP:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B, 7C, 8, 9, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/19/2022.  
DATE OF PLAT OR MAP: 2/9/2022

BRADLEY G. WELLS  
RPLS NO. 5459  
STATE OF TEXAS  
TEXAS FIRM REGISTRATION NO. 10194275  
SURVEYED BY:  
BLEW & ASSOCIATES, P.A.  
REGISTERED BY:  
ENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 | FIELD SURVEYING@GRS-GLOBAL.COM | PHONE: 330-779-1167





## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Landbridge Commercial Properties</u>	<u>591713</u>	<u>info@landbridgecommercial.com</u>	<u>(903)561-9527</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Brian W. Burks</u>	<u>400070</u>	<u>brian@landbridgecommercial.com</u>	<u>(903)352-3000</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Brian W. Burks</u>	<u>400070</u>	<u>brian@landbridgecommercial.com</u>	<u>(903)352-3000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission  
TXR-2501

Landbridge Commercial Properties, 4614 DC Drive, Suite 2A Tyler TX 75701  
Brian Burks

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

Phone: 9033523000

Fax: 9035618325

2002 Title Factory

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