

INDUSTRIAL / FLEX BUILDING



5152 U.S. 271
Tyler, TX 75708

LEASE RATE: \$8.00 PSF/NNN

PROPERTY SPECIFICATION



3 drive-thru bays
6 Grade-Level OH
Doors



2.5 Acres



Heated
Warehouse



Zoned: Outside City
Limits (no Zoning)

LANDBRIDGE

COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Don E. Carroll, Principal
903.343-1950 (C)

don@landbridgecommercial.com

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PROPERTY FEATURES

- Located on Hwy 271 N outside city limits (no zoning)
- Built in 2006
- 2.5 Acre Outside Storage Area
- 12,000 SF building
 - 2,000 SF office
 - 10,000 SF warehouse
- 3 drive-thru bays with
- 6 grade-level OH Doors (16' W × 14' H)
- Heated warehouse area
- Hard-surfaced yard area with extensive outdoor storage
- Fenced yard with covered wash bay
- 2 entry drives for efficient circulation
- 1,800 SF deck storage area
- Strong highway access ideal for logistics, service, or owner-user operations

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PHOTOS



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SURVEY

File Company: Central File Company
 File: 20230224
 Survey Date: April 21, 2023
 Surveyed by: Kevin Kligore, LLC
 Projected/Measured: David McCall
 Property Address: 2711, 17th, Texas

Notes:
 1) Bearing back to the Texas State Plane Coordinate System, Grid North Central Zone NAD 83. (If used based on the 1983 adjustment of NAD 83 system. The corner monument is C.T. 11, Land Measurements, State of North America.
 2) The subject property lies within Zone M. (Leases determined to be outside the 50% annual ground subsidence per Foot-Centimeter Rate Rule No. 4802000400, effective date, April 16, 2014.)

Legal Description:
 Being all of Lot 1, KPH 271 Addition, according to plat recorded in Cabinet G, Block 114.0, Plat Records, Smith County, Texas.

Abstracts:
 10a. Any purchase money lien created.

10b. Any portion of the property herein described which falls within the boundaries of any road or roadway, including, but not limited to: U. S. Highway 271 and Crosswinder Highway.

10c. Easements, dedications, building setback lines, access easements and other matters are shown as of date of C.T. 11, 20230224, recorded in Cabinet G, Block 114.0, Plat Records, Smith County, Texas.

10d. Rights of tenancy in possession, as tenants only, under the terms of any unrecorded leases or rental agreements.

10e. Rights of third-party companies serving the subject located on or adjacent to subject property.

10f. Any loss or claim as the result of encroachment into railroad right of way.

10g. Transportation Gas Transmission lines shown on Texas Railroad Commission platfile right-of-way map.

10h. Right of way to Southwestern Railway Co. of Texas, recorded in Volume 212, Page 125, Deed Records of Smith County, Texas.

10i. Easement and right of way to Texas Power & Light Co., recorded in Volume 170, Page 775, Deed Records of Smith County, Texas, which the subject property is shown.

10j. Easements and rights of way to Texas Power & Light Co., recorded in Volume 207, Page 465, Volume 458, Page 1023, Volume 408, Page 820, Volume 455, Page 265, Volume 497, Page 102, Volume 573, Page 571, Volume 453, Page 70, Volume 453, Page 207, Volume 480, Page 265, Volume 1000, Page 470, Volume 1102, Page 10, Volume 2325, Page 80, Deed Records of Smith County, Texas, as set forth in subject platfile.

10k. Easements and rights of way to Texas Power & Light Co., recorded in Volume 250, Page 422, Volume 261, Page 592, Volume 485, Page 30, Deed Records of Smith County, Texas, as set forth in subject platfile.

10l. Right of way to State of Texas, recorded in Volume 417, Page 558, Deed Records of Smith County, Texas, does not affect the subject property.

10m. Right of way to State of Texas, recorded in Volume 706, Page 375, Deed Records of Smith County, Texas, does not affect the subject property.

10n. Right of way to State of Texas, recorded in Volume 706, Page 381, Volume 1172, Page 24, and Volume 1734, Page 592, Deed Records of Smith County, Texas, do not affect the subject property.

10o. Right of way to United Gas Pipeline Co., recorded in Volume 453, Page 465, and Volume 453, Page 265, Deed Records of Smith County, Texas, affects the subject property as shown.

10p. Right of way to United Gas Pipeline Co., recorded in Volume 453, Page 465, and Volume 453, Page 265, Deed Records of Smith County, Texas, affects the subject property as shown.

10q. Right of way to United Gas Pipeline Co., recorded in Volume 453, Page 465, and Volume 453, Page 265, Deed Records of Smith County, Texas, affects the subject property as shown.

10r. Carried copy of judgment for right-of-way condemnation recorded in Volume 232, Page 155, Deed Records of Smith County, Texas, does not affect the subject property.

10s. Value of Property located in a Certified Special Area of a Utility Service Provider recorded under Case # 174 No. 2008-0002171, Official Public Records of Smith County, Texas, affects the subject property.

10t. Unilateral Modifications of Lease Agreements by and between The Lamar Companies and Area Based recorded under County Clerk File No. 2008-0000069, 2008-0000069, Official Public Records, Smith County, Texas, as set forth in subject platfile.

10u. Memorandum of Lease with Access and Utility Easement entered into June 24, 2019, by and between James A. Anderson and wife, Lela Wilson Reed (Landlord) and Texas Infrastructure LLC (Tenant), recorded under County Clerk File No. 2019-0000033, Official Public Records, Smith County, Texas, affects the subject property as shown.

10v. Easement and right of way to Texas Electric Delivery Company, L.L.C., recorded under County Clerk File No. 2017-0000224, Official Public Records of Smith County, Texas, affects the subject property as shown.

10w. Terms, conditions and stipulations contained in the Commercial contract by and between Kligore Professional Land Surveyor, L.L.C. and David McCall and wife, Lela Wilson Reed, recorded May 9, 2023 which survey closing.

10x. All utility and other easements, including but not limited to, electric, gas, water, sewer, drainage, access, utility, and all underground easements whether visible or not.

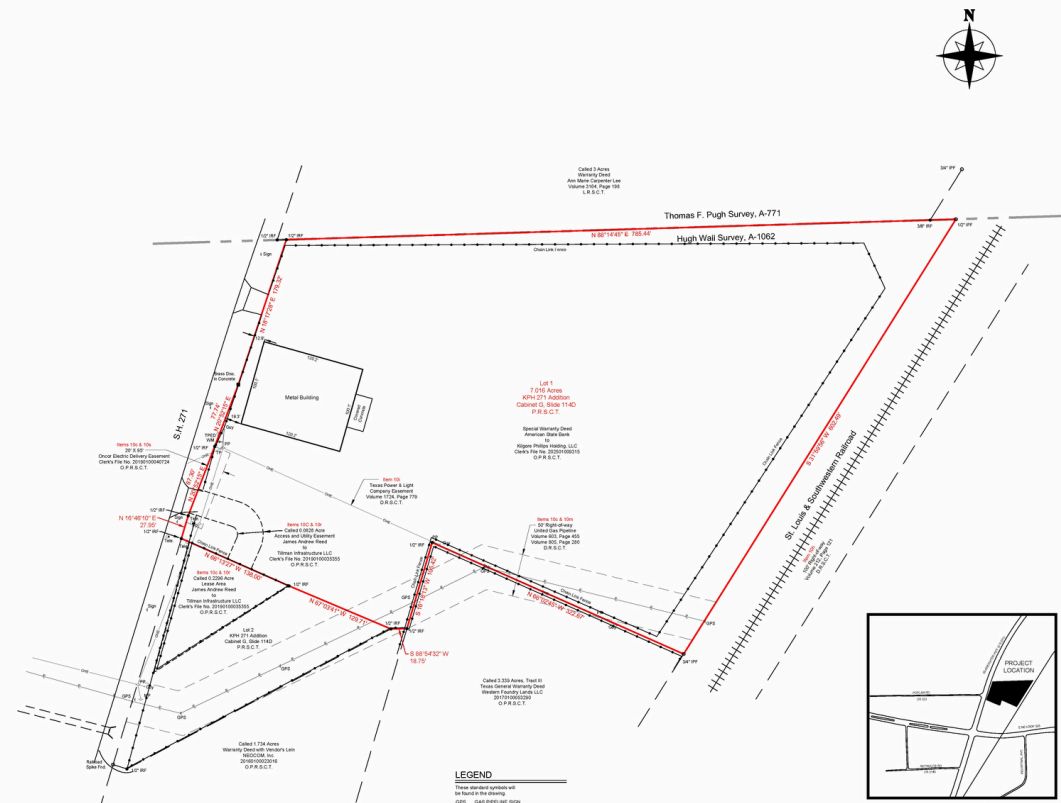
10y. Any encroachment, obstruction, violation, variance, or adverse circumstance affecting the site that would be disclosed by an accurate and complete land survey of the land.

10z. The Rights of Parties in Possession. (Owner's Policy)

I, Kevin S. Kligore, Registered Professional Land Surveyor, No. 4877, do hereby certify that this is a true and correct survey prepared from the actual survey made under my direction and supervision on the ground during the month of May, 2023.

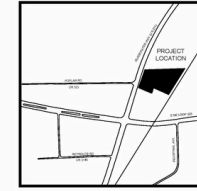
Given Under My Hand and Seal This 21st Day of May, 2023.

Kevin S. Kligore, R.P.L.S. No. 4877



LEGEND

- THIN LINE: Survey Boundary
- THICK LINE: Survey Boundary
- SP: Survey Point
- GP: GUY ANCHOR
- GA: GUY ANCHOR
- RF: RAILROAD FENCE
- RS: 10" WOOD RAILROAD
- CE: OVERHEAD ELECTRIC
- PP: POWER POLE
- SM: WATER METER
- MP: METER POLE
- TE: TELEPHONE POLE



DESIGNED BY:	DRAWN BY:	CHECKED BY:	DATE:	SCALE:

SURVEYING
 PLANNING
 MAPPING

675 Poling Park
 7th St., Texas 75703
 (937) 881-7700
 Fax: (937) 881-5756
 www.kligore.com

Kligore & Company, Inc.
 www.kligore.com

Plat of Survey Showing Lot 1
 KPH 271 Addition
 Smith County, Texas

REVISIONS		
NO.	DATE	REMARKS

CONTRACT NO. 202308
 SHEET NO. 1 of 1

LEASE RATE: \$8.00 PSF/NNN

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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.

Landbridge Commercial Properties

_____	591713	info@landbridgecommercial.com	(903) 561-9527
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	426883	don@landbridgecommercial.com	(903) 561-9527
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

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