

THE VILLAGE SOUTH

TYLER, TX | NEQ BROADWAY AVENUE & LOOP 49



LAND AVAILABLE: 2—15 ACRES
FOR LEASE OR FOR SALE

BUILD-TO-SUIT | GROUND
LEASE | SALE

ZONING: PD COMMERCIAL

AREA RETAILERS:



Pad Sites | Waterfront Restaurant Pad Sites | Development to include retail, restaurant pads and hotel.

DEMOGRAPHICS:	5 MILE	10 MILE	15 MILE	MSA
2020 Population	64,780	172,633	218,041	233,720
2020 Daytime Population	71,177	202,857	234,704	686,523
2020 Total Households	27,058	65,953	83,079	88,038
2020 Average HH Income	\$87,802	\$74,258	\$71,854	\$72,210
2020 Median HH Income	\$69,078	\$59,638	\$58,015	\$55,627

TRAFFIC COUNTS:
Loop 49: 36,301 VPD
Broadway Avenue: 41,671 VPD

THE **retail** CONNECTION

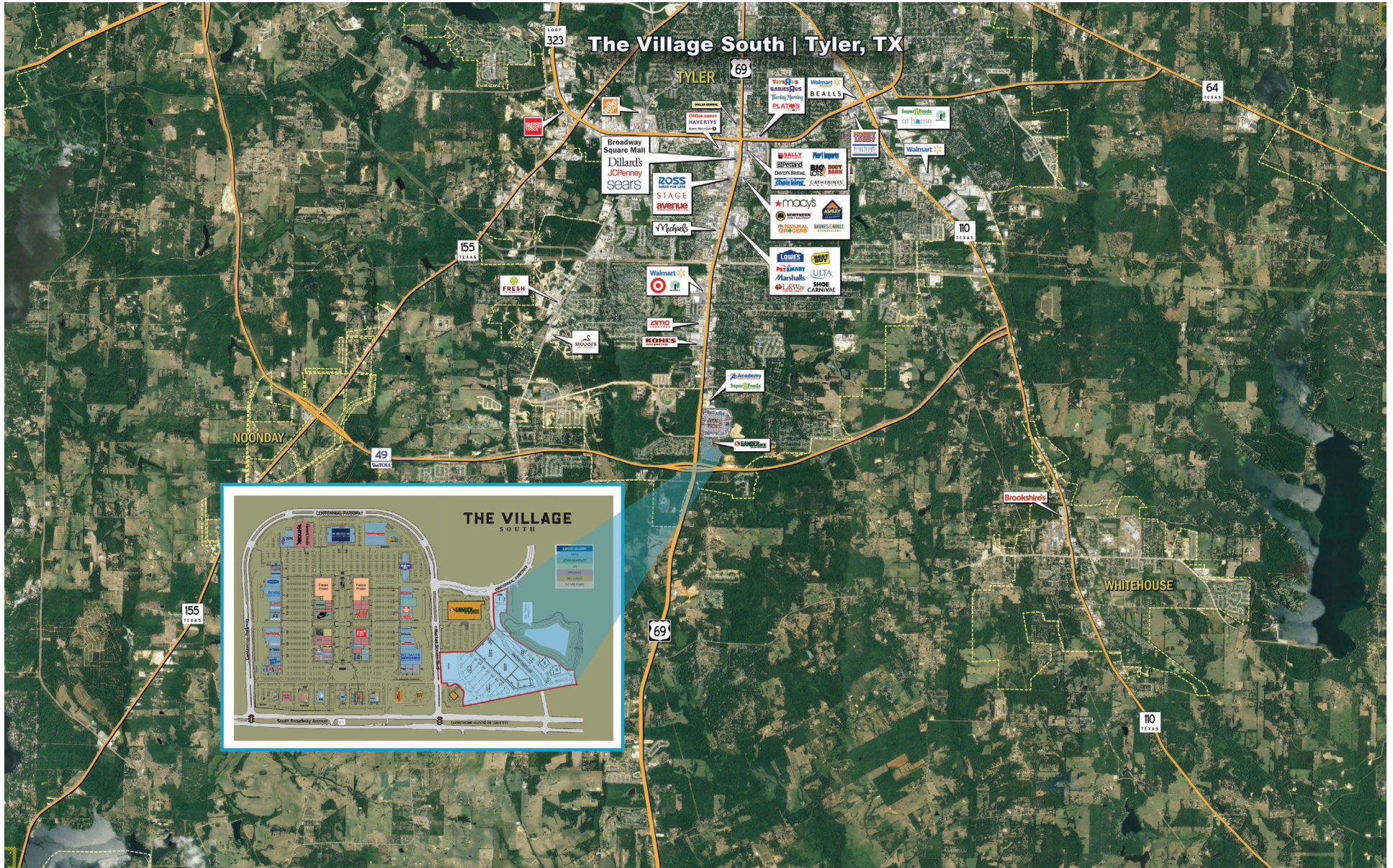
FOR MORE INFORMATION, PLEASE CONTACT:

MARK WHATLEY
903.534.1200
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JOHN MATHES
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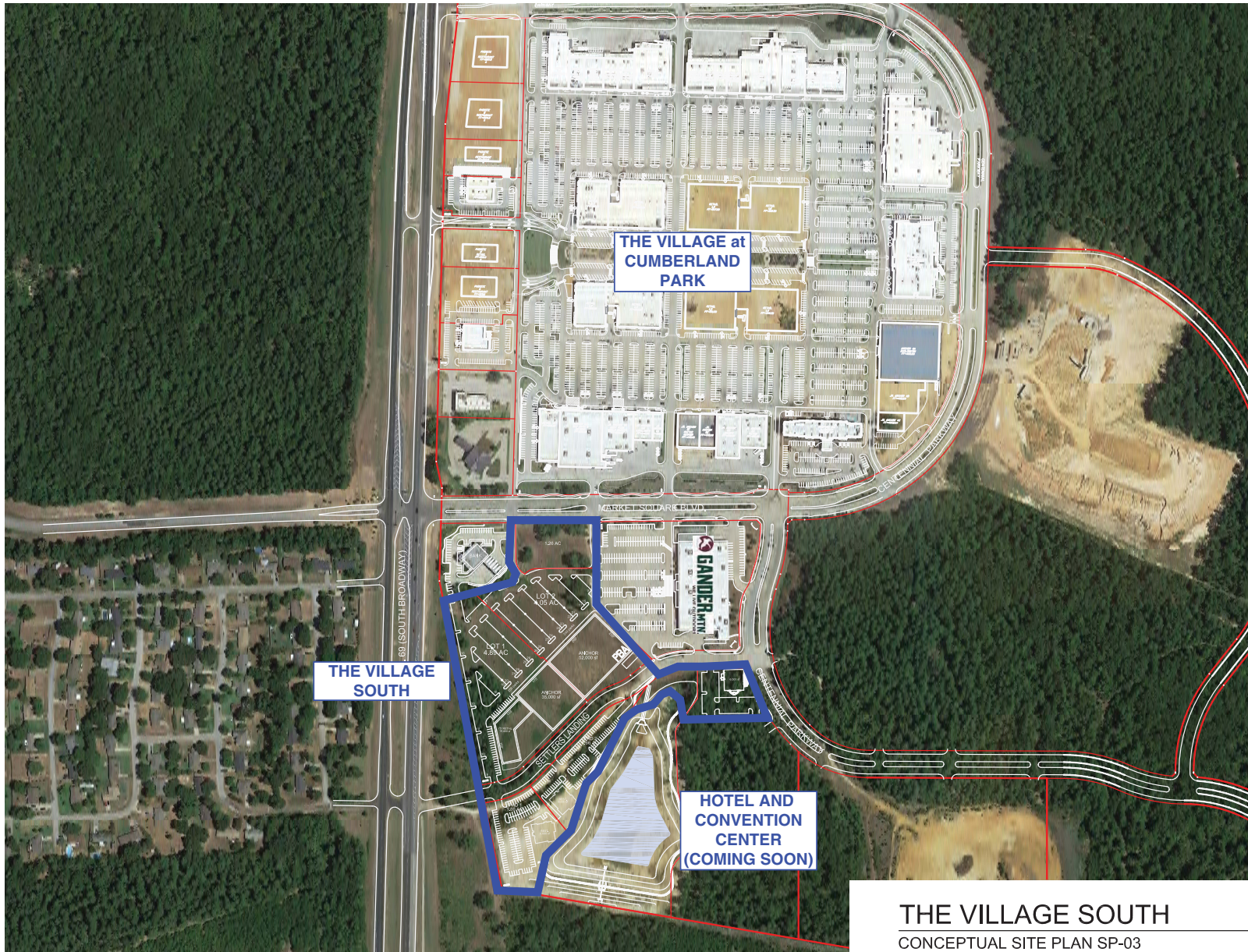
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CONCEPTUAL SITE PLAN SP-03

TYLER, TX
05/19/16

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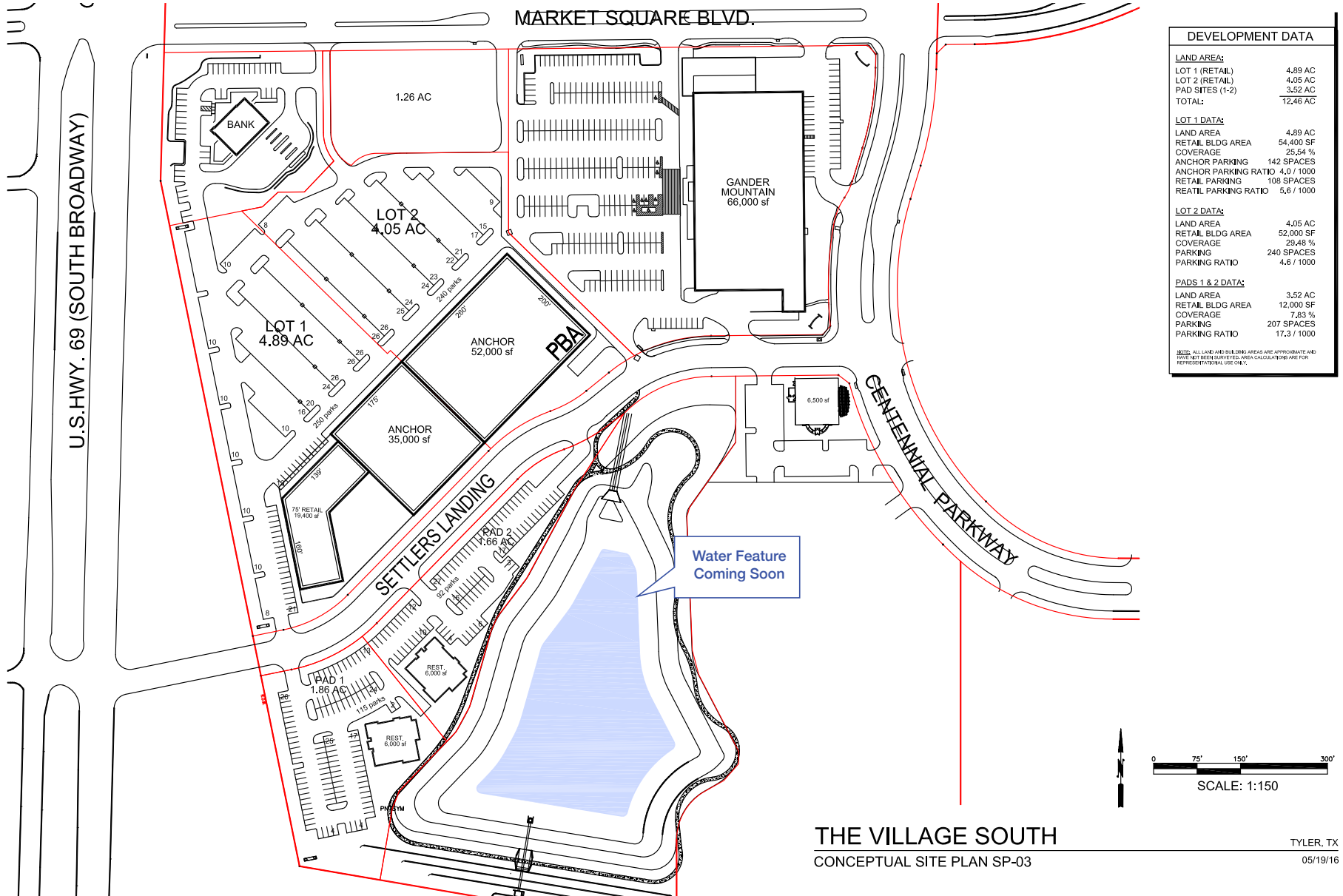
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DEVELOPMENT DATA	
LAND AREA:	
LOT 1 (RETAIL)	4.89 AC
LOT 2 (RETAIL)	4.05 AC
PAD SITES (1-2)	3.52 AC
TOTAL:	12.46 AC
LOT 1 DATA:	
LAND AREA	4.89 AC
RETAIL BLDG AREA	54,400 SF
COVERAGE	25.54 %
ANCHOR PARKING	142 SPACES
ANCHOR PARKING RATIO	4.0 / 1000
RETAIL PARKING	108 SPACES
RETAIL PARKING RATIO	5.6 / 1000
LOT 2 DATA:	
LAND AREA	4.05 AC
RETAIL BLDG AREA	52,000 SF
COVERAGE	29.48 %
PARKING	240 SPACES
PARKING RATIO	4.6 / 1000
PADS 1 & 2 DATA:	
LAND AREA	3.52 AC
RETAIL BLDG AREA	12,000 SF
COVERAGE	7.83 %
PARKING	207 SPACES
PARKING RATIO	17.3 / 1000

NOTE: ALL LAND AND BUILDING AREAS ARE APPROXIMATE AND TOTAL NET RETAIL BLDG AREA CALCULATION ARE FOR REPRESENTATIONAL USE ONLY.

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Information About Brokerage Services



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

The Retail Connection GP, Inc.	0512517	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	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