



**34+240 Acres of Prime Residential & Commercial Development Land for Sale  
Located in the Growth Corridor of Tyler**

The two parcels are situated along both sides of the four-lane divided US Highway 69 South between the cities of Tyler and Bullard. Approximately five miles south of Tyler's strongest retail area and one mile north of Bullard. US Highway 69 South is the strongest growth corridor out of Tyler. Both parcels have approximately one-half mile of frontage on US Highway 69 South with two turn-arounds.

Being located within the Extra-Territorial Jurisdiction (ETJ) of Tyler, both parcels are not zoned and can be developed into many uses. Both parcels currently enjoy an agricultural property tax exemption. Both parcels are located within Smith County.

All water and sewer utilities are available from the City of Bullard and are located nearby. Electricity and gas lines are also nearby.

The property is owned by a local private individual who is a sophisticated seller.



## EAST PARCEL



- Located on the east side of and fronting on US Highway 69 South.
- Approximately 240 acres.
- \$10,800,000 sales price at \$45,000 per acre.
- Not divisible.
- Best suited for residential development with commercial uses along the highway.
- Smith County property ID#s:
  - R095055 with 72.870 acres. Northern portion of 240-acre east parcel. Whitehouse ISD.
  - R095068 with 1.0 acres. The existing rental home on the east parcel. Whitehouse ISD.
  - R004601 with 76.697 acres. Southern portion of the 240-acre parcel. Bullard ISD.
  - R095067 with 117.271 acres on both sides of US Highway 69 South. Approximately 83.271 acres located on the east side of highway. Whitehouse ISD.



## WEST PARCEL



- Located on the west side of and fronting on US Highway 69 South.
- Approximately 34 acres.
- Sales price at \$175,000 per acre.
- Divisible.
- Includes Seller's home on the south end of this parcel.
- County Road 145 borders the west side of this parcel and provides additional access and egress.
- Best suited for commercial development of any kind.
- Smith County property tax ID# R095067 with 117.271 acres located on both sides of US Highway 69 South. Approximately 34 acres located on the east side of highway. Whitehouse ISD.



# POWELL Realty Advisors

**Robert B. Powell, CCIM**

214.908.3488

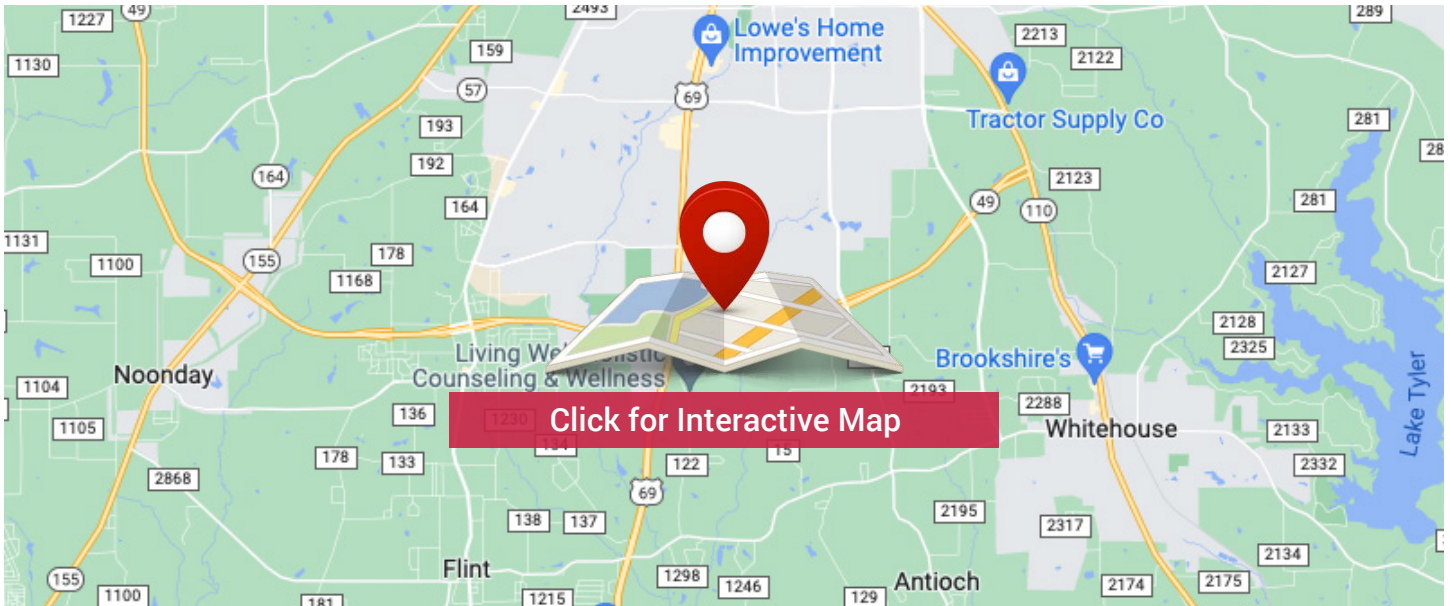
Robert.Powell@PowellRealtyAdvisors.com

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## TYLER 274 PROJECT

21824 US Highway 69 South

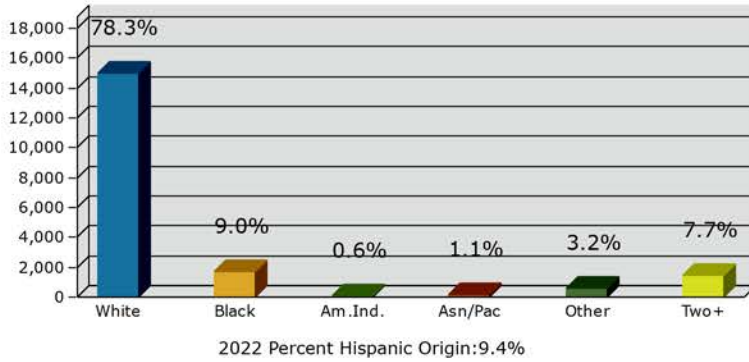
5 Miles South of Tyler, TX 75703



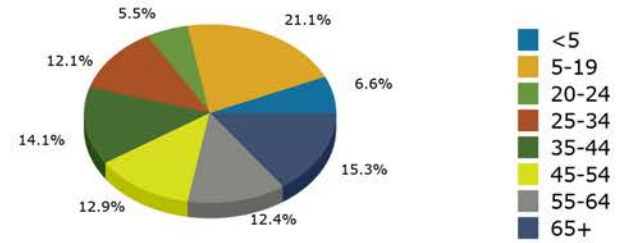
Tyler 274 Land  
21824 US Highway 69 S, Tyler, Texas, 75703  
Ring: 5 mile radius

Prepared by Esri  
Latitude: 32.15886  
Longitude: -95.31658

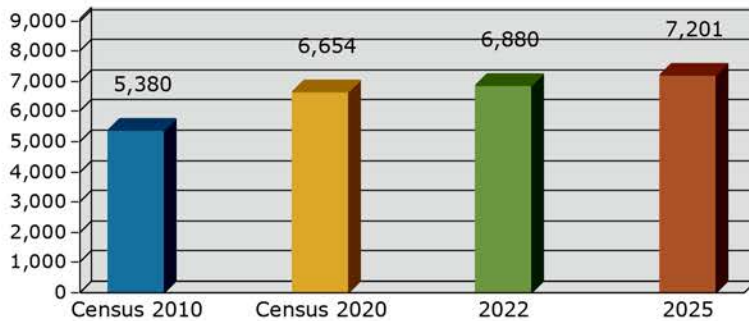
## 2022 Population by Race



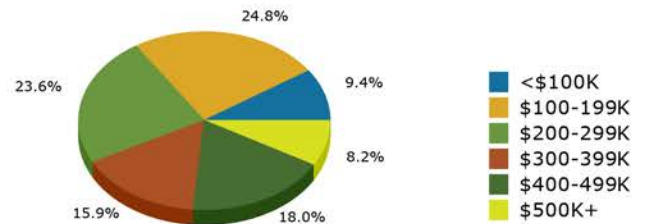
## 2022 Population by Age



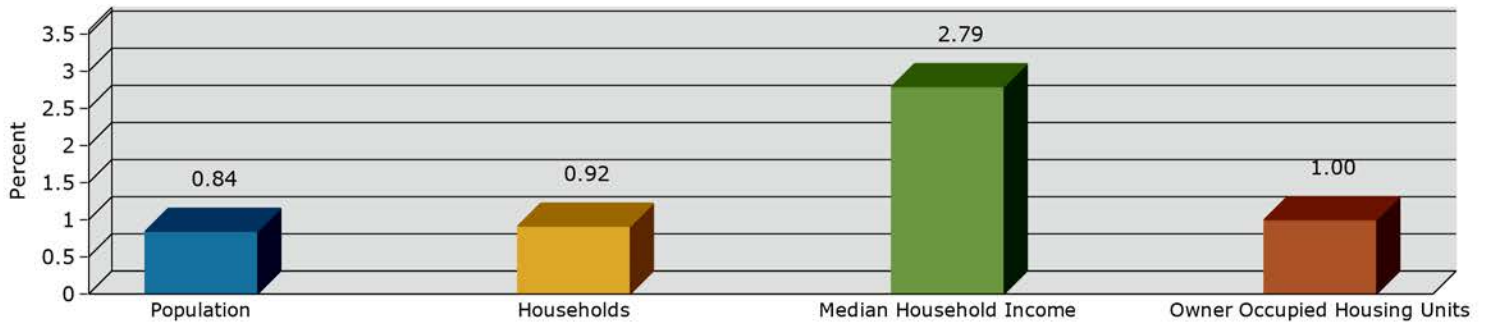
## Households



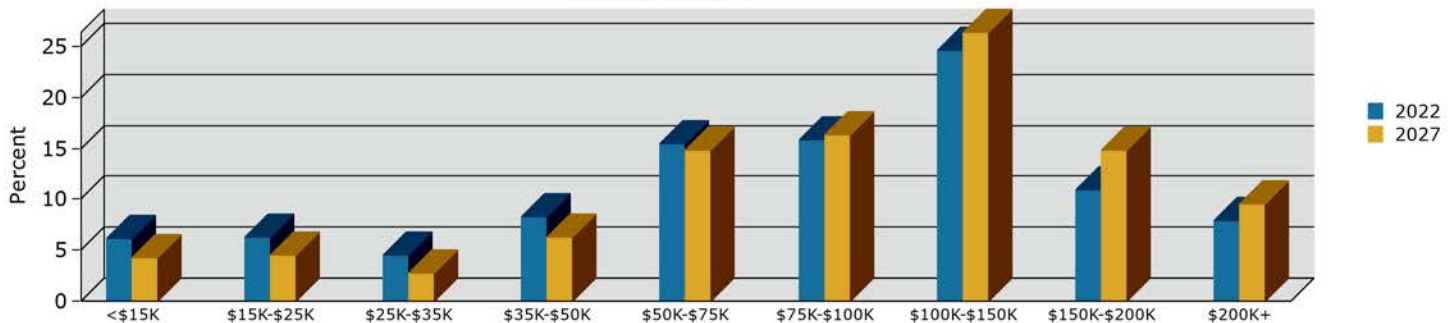
## 2022 Home Value



## 2022-2027 Annual Growth Rate



## Household Income



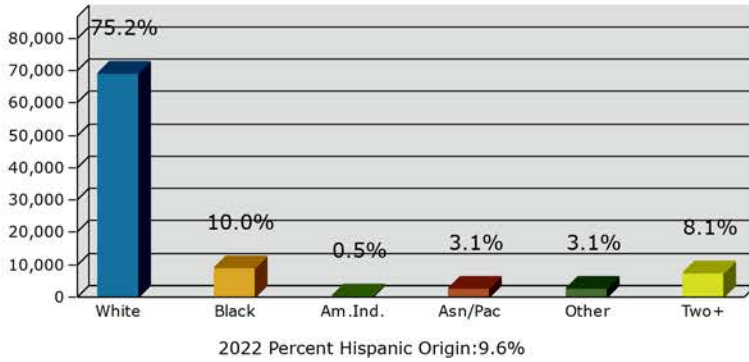
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



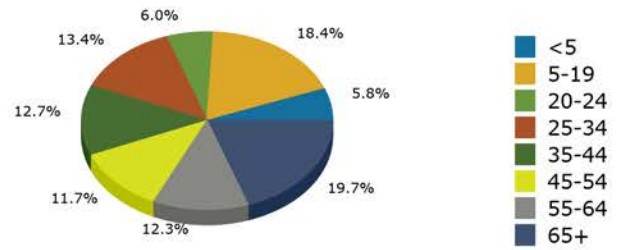
Tyler 274 Land  
21824 US Highway 69 S, Tyler, Texas, 75703  
Ring: 10 mile radius

Prepared by Esri  
Latitude: 32.15886  
Longitude: -95.31658

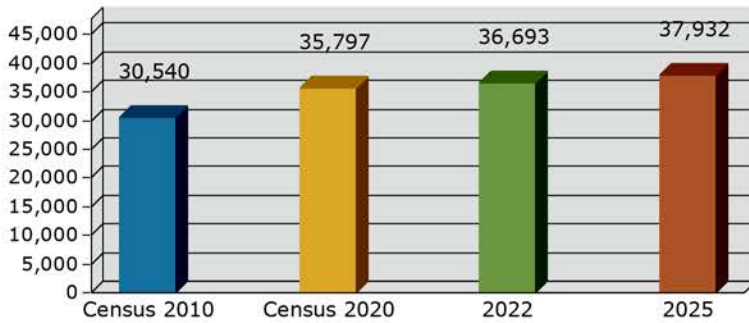
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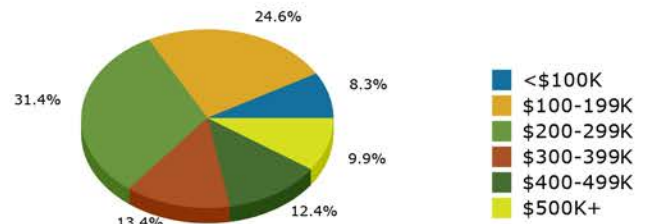
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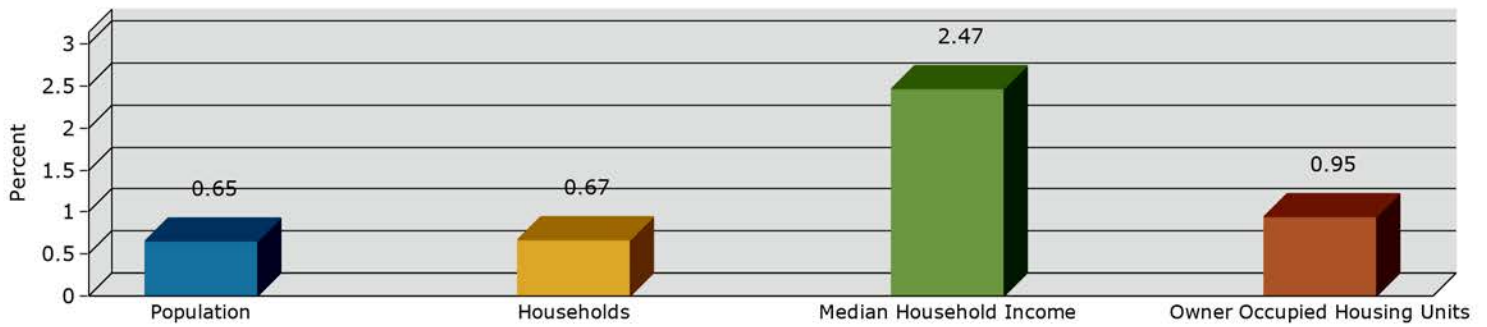
## Households



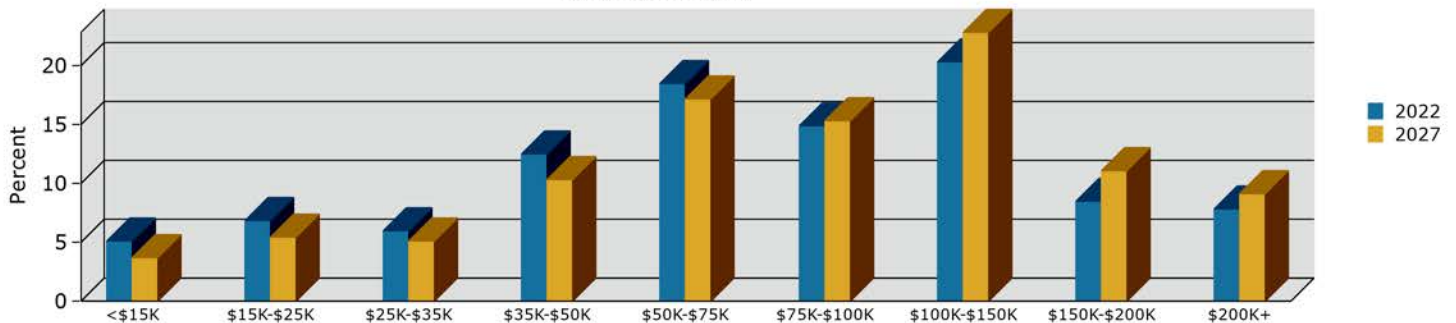
## 2022 Home Value



## 2022-2027 Annual Growth Rate



## Household Income

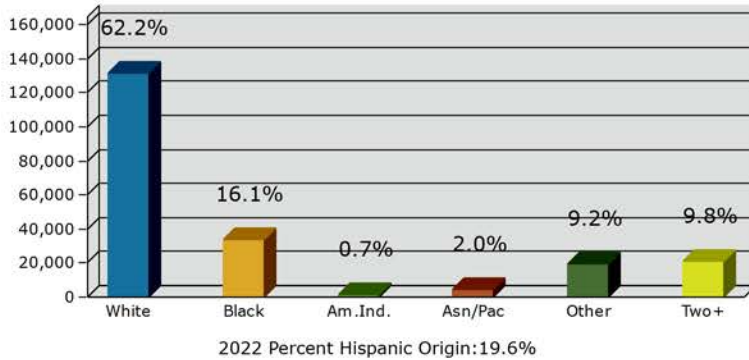


Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

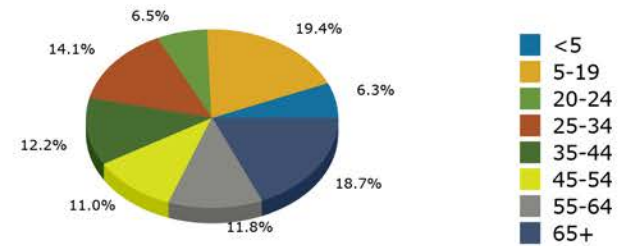
Tyler 274 Land  
21824 US Highway 69 S, Tyler, Texas, 75703  
Ring: 15 mile radius

Prepared by Esri  
Latitude: 32.15886  
Longitude: -95.31658

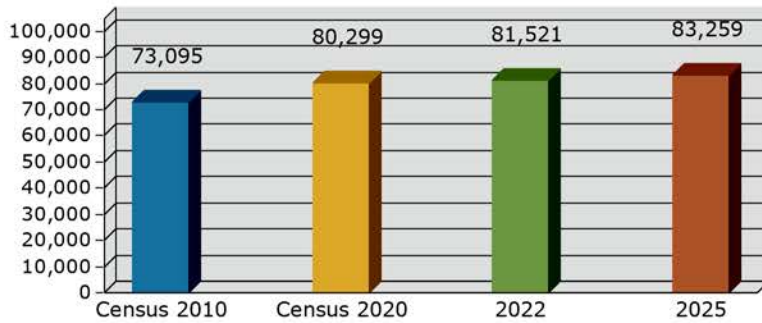
## 2022 Population by Race



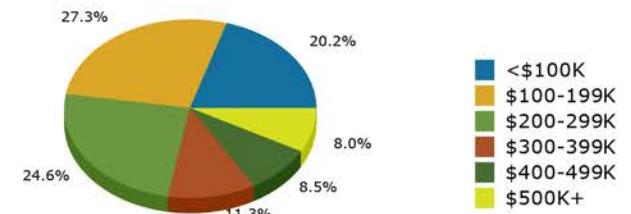
## 2022 Population by Age



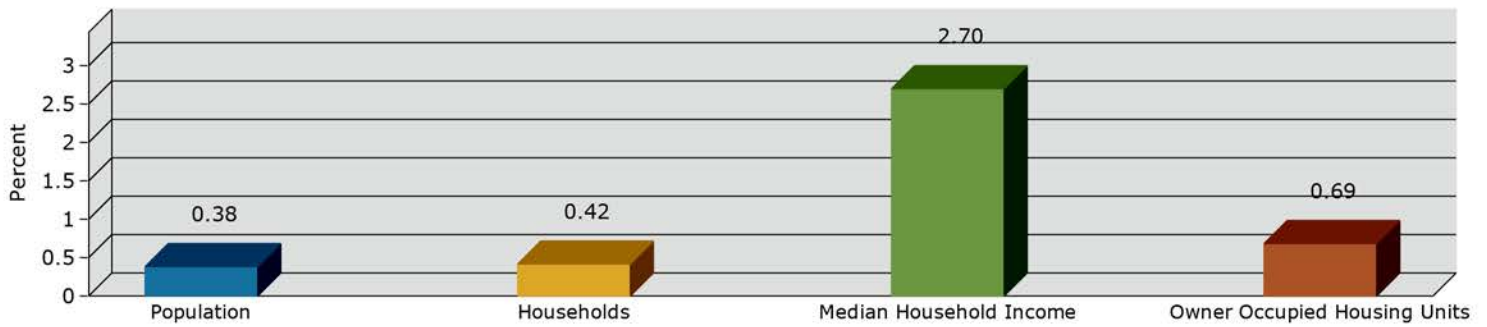
## Households



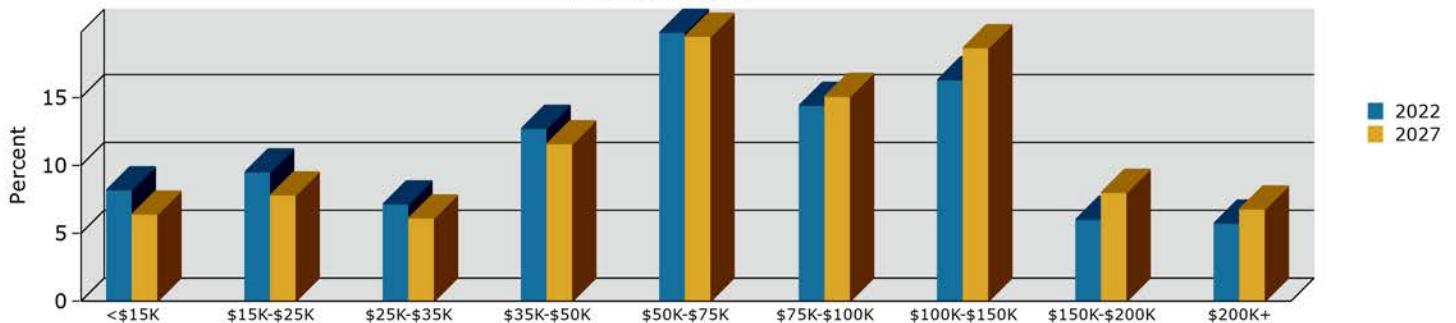
## 2022 Home Value



## 2022-2027 Annual Growth Rate

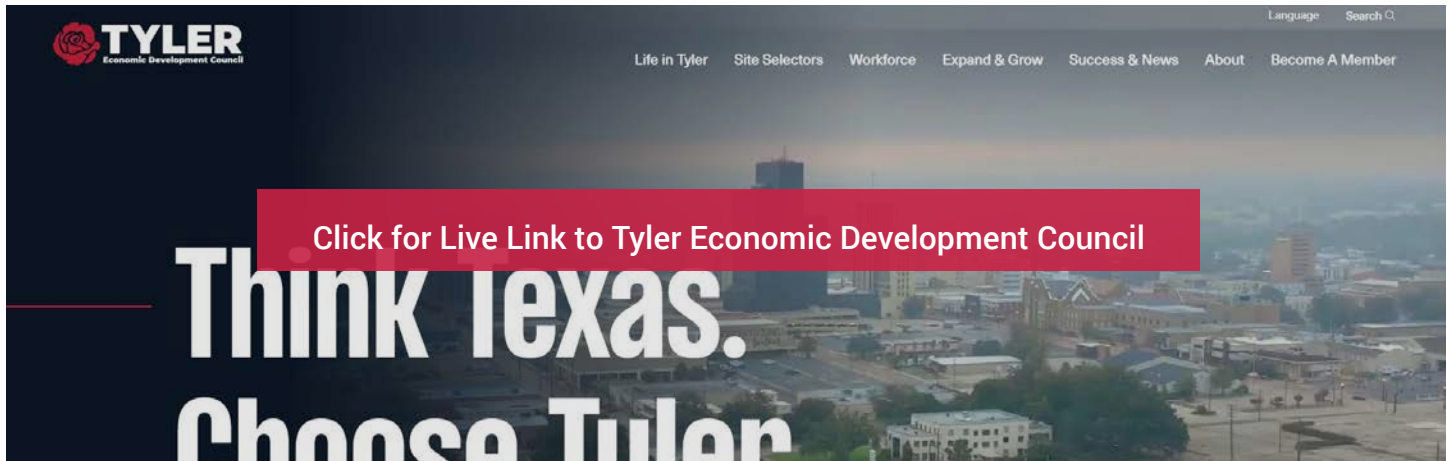


## Household Income

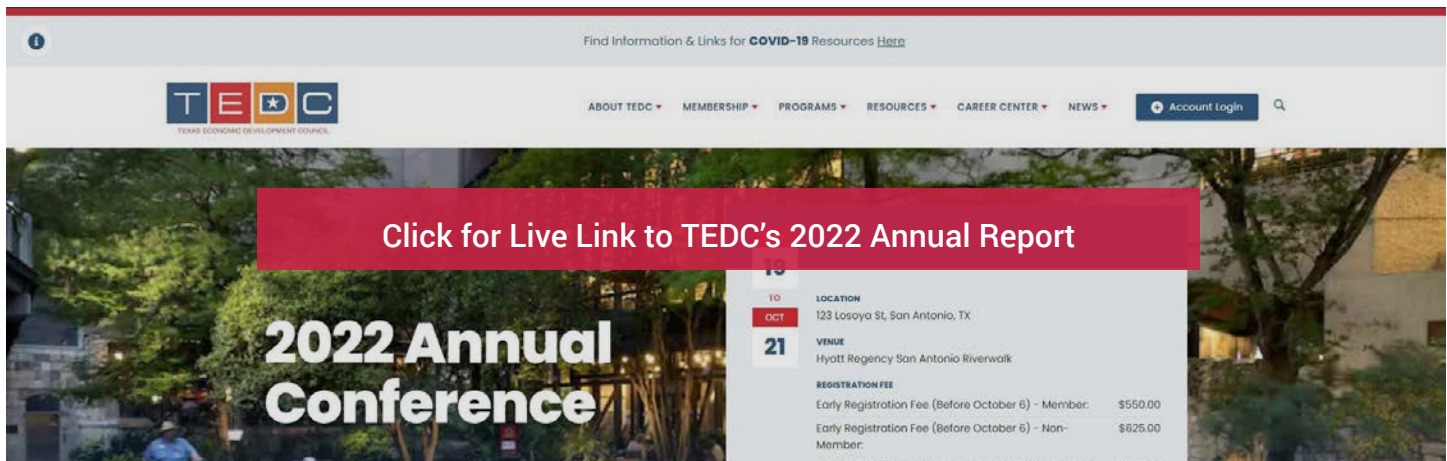


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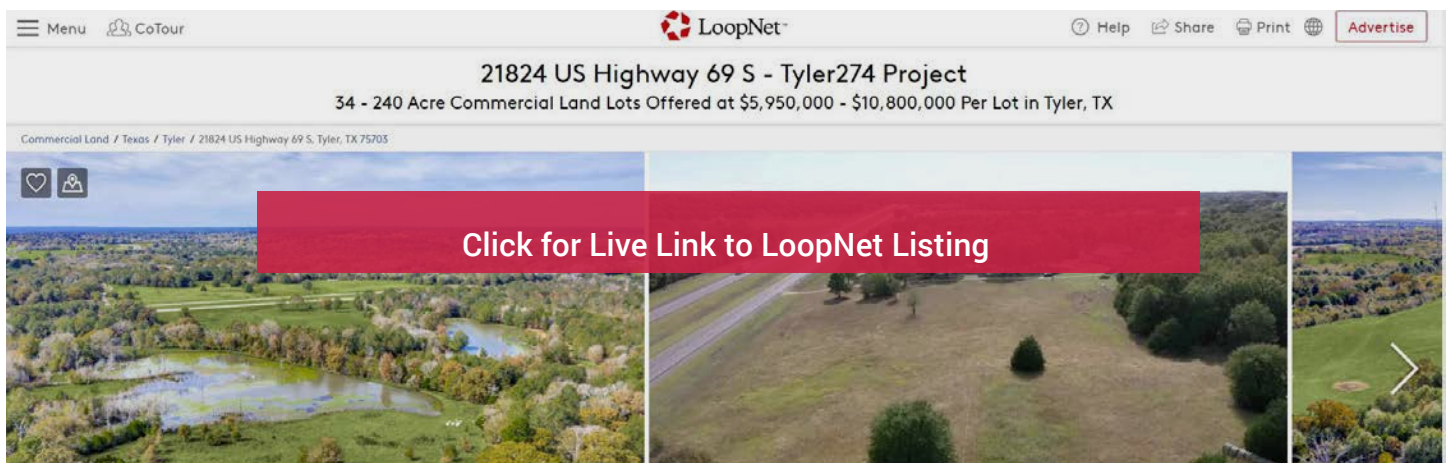
## Community Information



Click for Live Link to Tyler Economic Development Council



Click for Live Link to TEDC's 2022 Annual Report



Click for Live Link to LoopNet Listing





## 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:
  - 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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Robert B. Powell	265365	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
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