

The Villa Tyler

7891 State Highway 110 North | Tyler, TX 75704

WEDDING & EVENT VENUE

JUST SOLD

to

The Black Oak

WEDDING AND EVENT VENUE

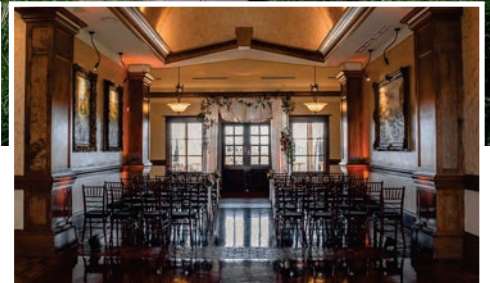
Buyer Representative:

Jonathan Kennedy | MTX Realty

Seller Representatives:

Kevin W. Archer | Providential Realty Partners

Robert B. Powell | Powell Realty Advisors



www.thevillat Tyler.com

The Villa Tyler has been an operating wedding and event venue since 2006. Located on 29 rural acres on the northwest side of Tyler. The venue is strategically located in East Texas, halfway between Dallas and Shreveport, with convenient access to Interstate 20. The sale includes the real estate and improvements, the wedding and event venue business with many future booked events and FF&E. Event deposits in hand at the time of sale will be credited to buyer at closing.

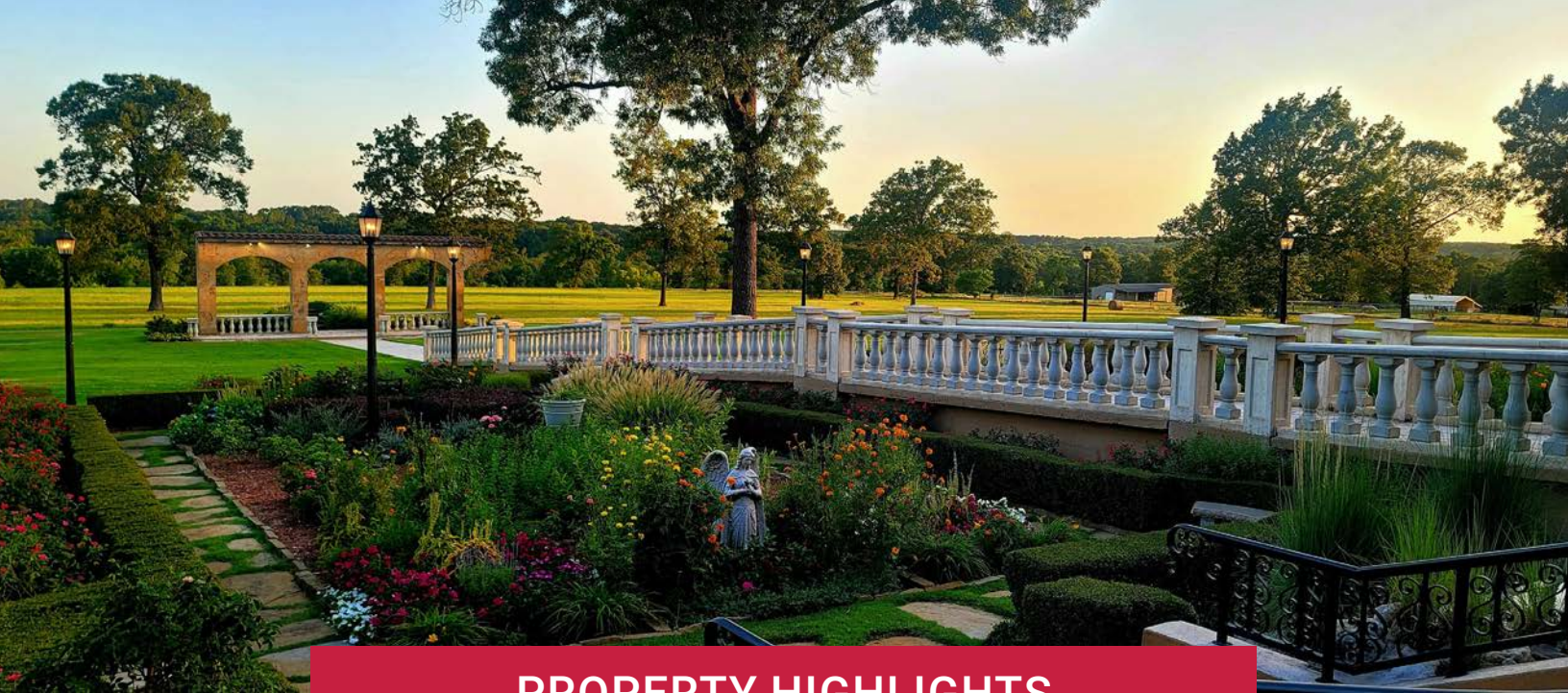


Kevin W. Archer, CPA
Cell 817.907.9035
Fax 817.582.0480
KArcher@ProvidentialRP.com
www.providentialrp.com

POWELL
Realty Advisors

Robert B. Powell, CCIM
214.908.3488
Robert.Powell@PowellRealtyAdvisors.com
PowellRealtyAdvisors.com

This information has been obtained from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



PROPERTY HIGHLIGHTS

- Italian/Tuscany architectural design.
- 23,000 total SF under roof with 16,353 SF of climate-controlled space and 6,647 SF of covered porches and porta cochere.
- Impressive Grand Foyer entrance with a wide hall and tall ceilings.
- 6,000 SF reception/banquet hall for up to 350 seated guests and a 20-foot-high ceiling.
- 2,300 SF wedding chapel/meeting hall for up to 220 seated guests.
- Outdoor ceremony space for up to 500 seated guests.
- Spacious bride's suite with restroom.
- Full commercial kitchen with grease trap and gas service.
- Large bar area with sinks with direct access to ballroom and kitchen.
- Current owner has a liquor license and a food and beverage certificate.
- Three-bay, attached garage for storage and commercial washing machine and dryer.
- Paved parking for 147 spaces with room for additional parking on the property.
- Public water supply and septic sewer system.
- Room for future development.
- Located in the Tyler ETJ – Zone 2 Suburban Standards.
- Located in an Opportunity Zone with possible investment benefits.

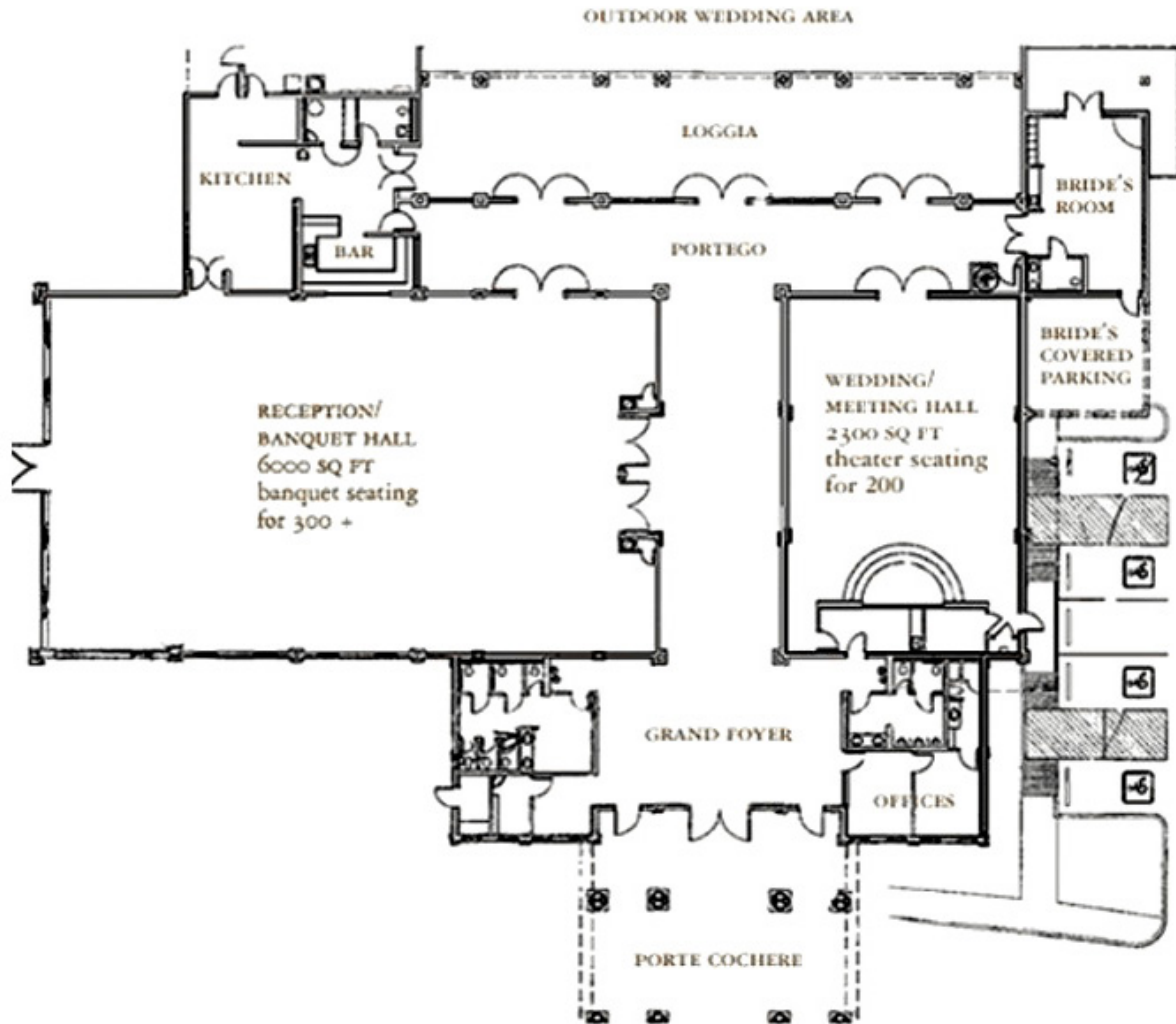


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FLOOR PLAN



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DESIGNED BY:
DRAWN BY: R.T.W.
CHECKED BY: K.L.K.
DATE: August 27, 2019
SCALE: 1" = 60'

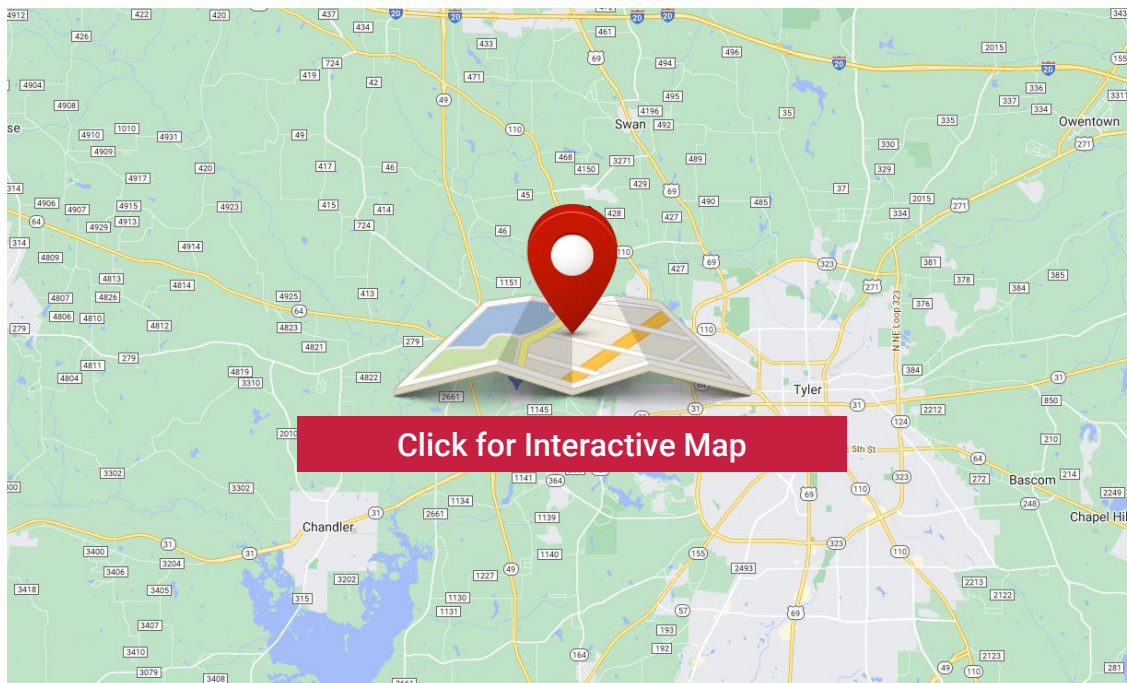
GALLERY



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- 6.6 miles from Downtown Dallas.
- 7.6 miles from Interstate 20 at Lindale exit.
- 92 miles to Dallas.
- 34 miles to Kilgore.
- 42 miles to Longview.
- 102 miles to Shreveport.
- 131 miles to Waco.

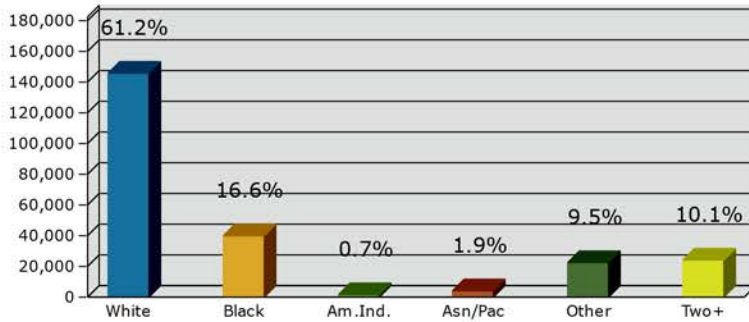


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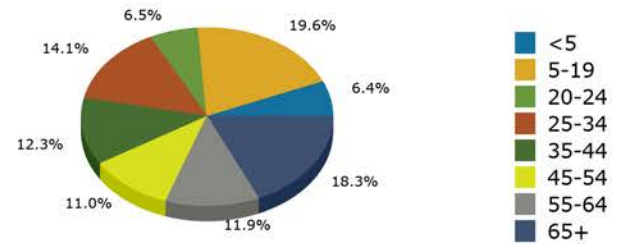
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2022 Population by Race

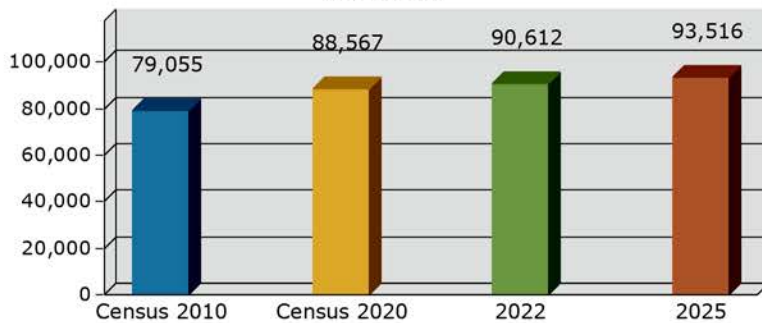


2022 Percent Hispanic Origin: 20.7%

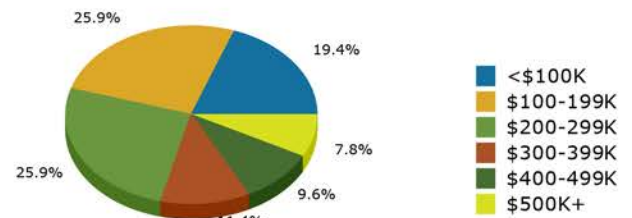
2022 Population by Age



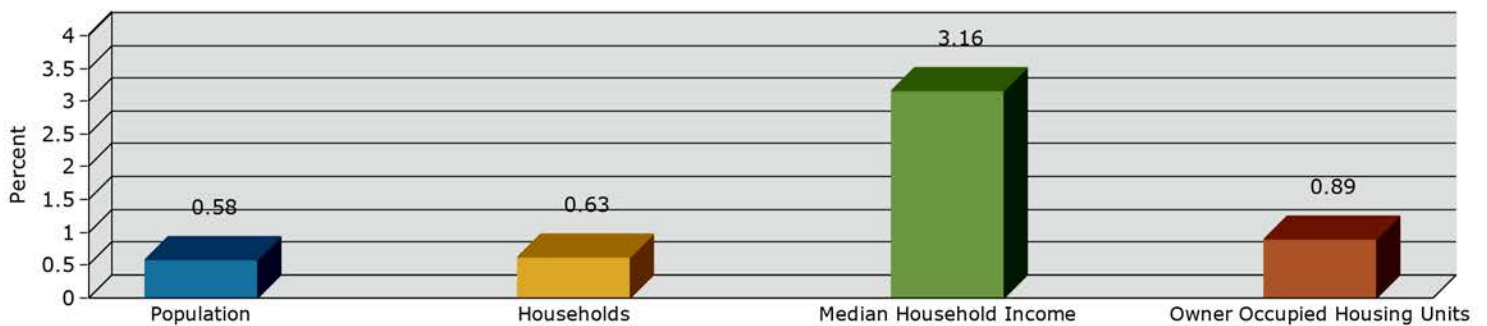
Households



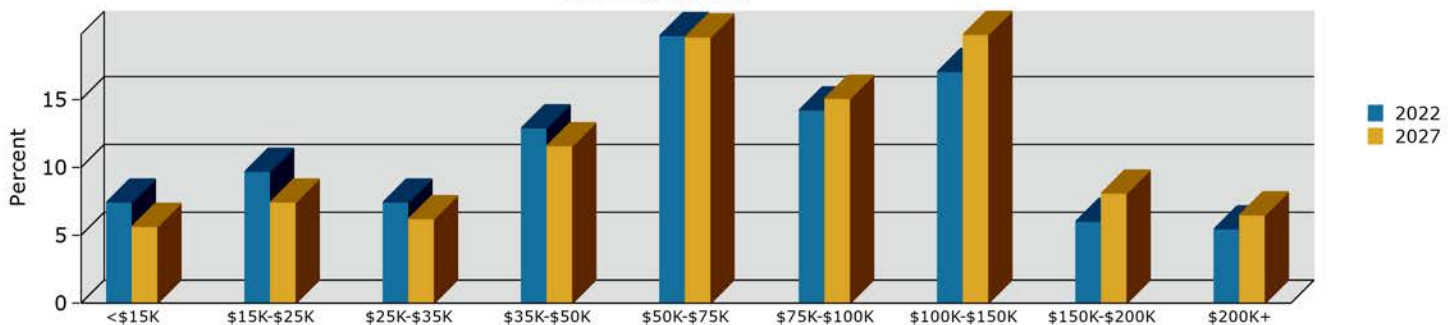
2022 Home Value



2022-2027 Annual Growth Rate

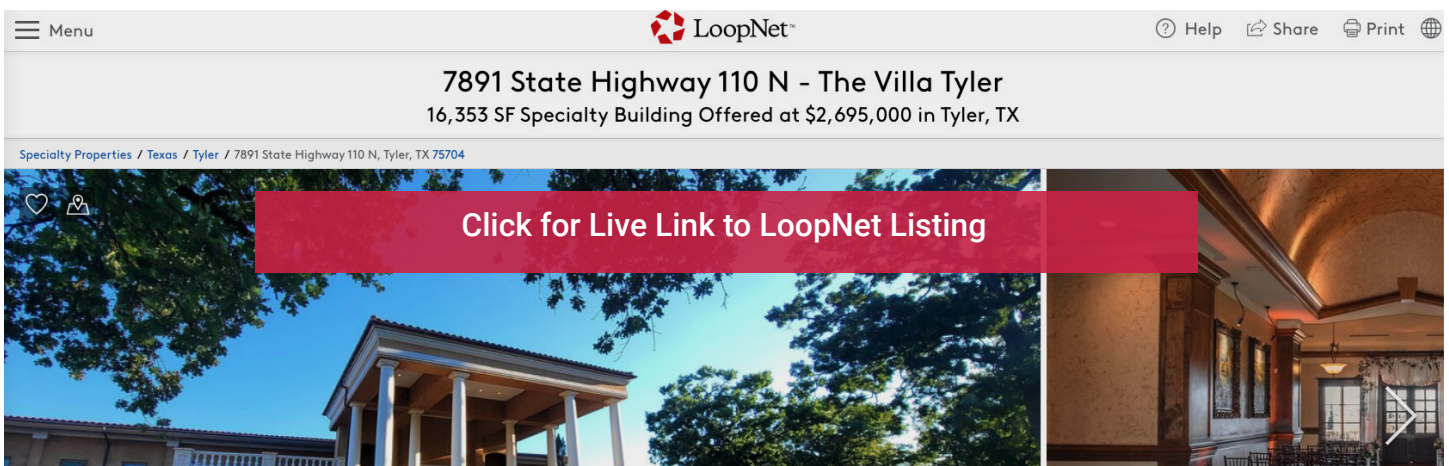
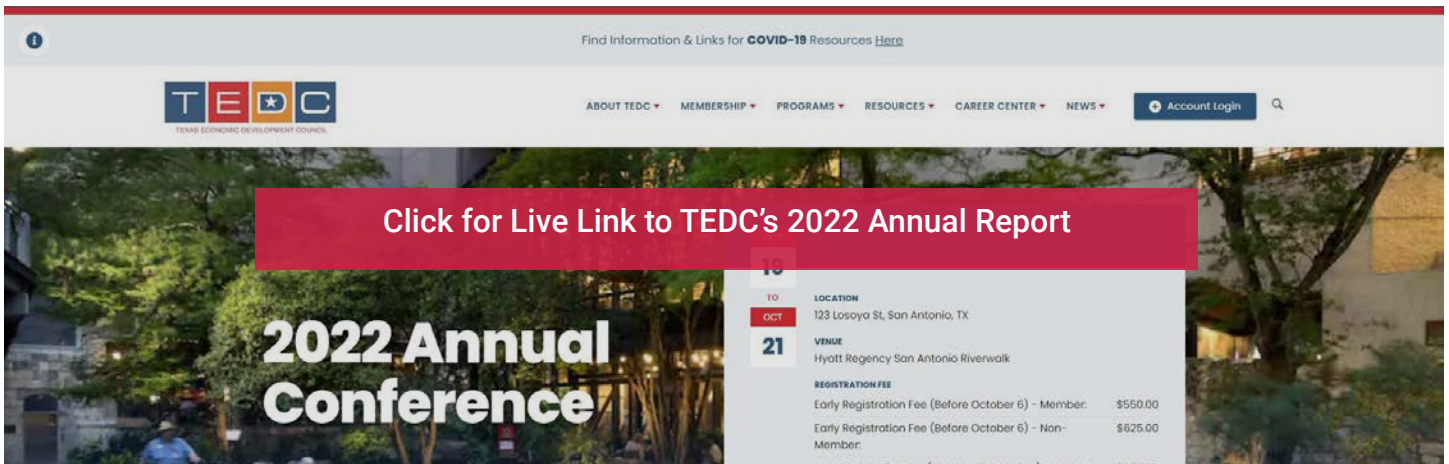
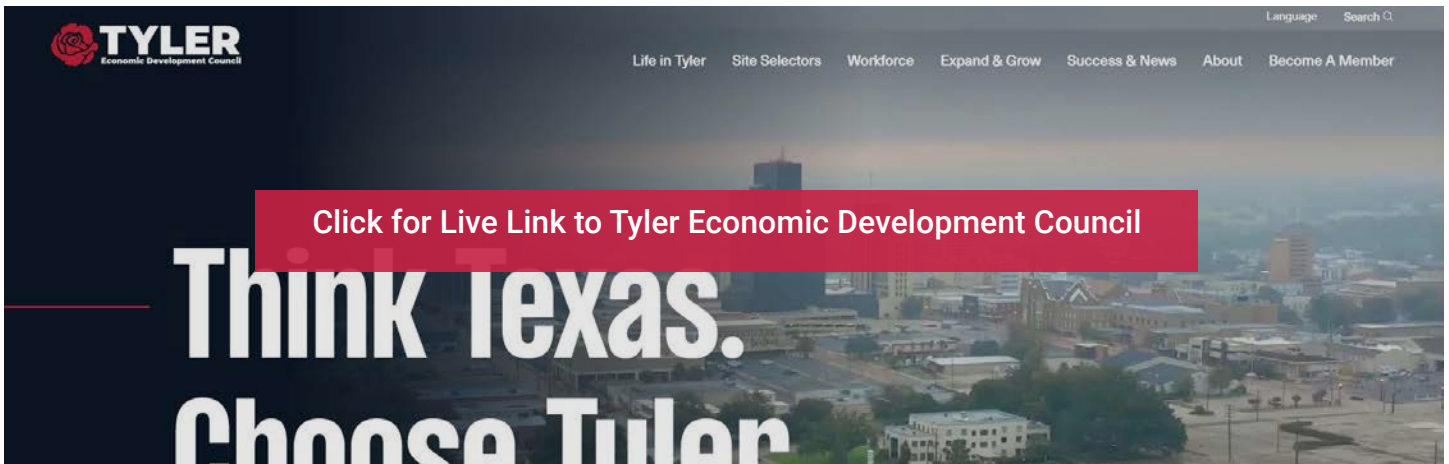


Household Income



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

COMMUNITY INFORMATION



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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:
 - 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.

Powell Realty Advisors, LLC	9003152	Robert.Powell@PowellRealtyAdvisors.com	214-908-3488
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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



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UNLTD Providential Realty Partners	544213	karcher@providentialrp.com	817-488-9188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kevin Archer	447949	karcher@providentialrp.com	817-488-9188
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Maximilian Schwartzstein	583793	max@providentialrp.com	817-488-9188
Sales Agent/Associate's Name	License No.	Email	Phone

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