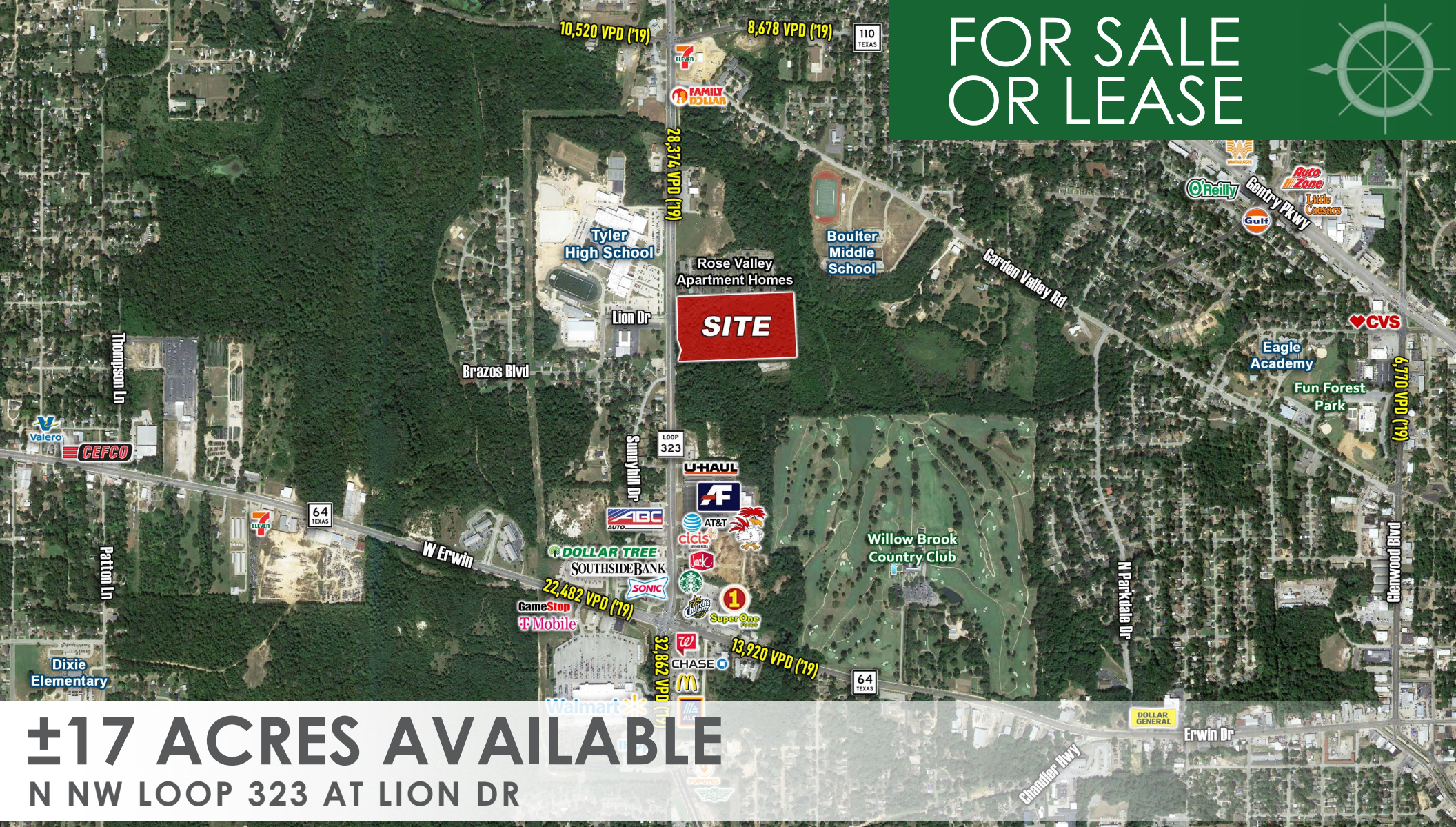


# FOR SALE OR LEASE



## ±17 ACRES AVAILABLE

N NW LOOP 323 AT LION DR

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

**BLAKE BARNES** Vice President  
blakebarnes@duwestrealty.com | 214.720.0004

**CHRIS JANOWSKI** Vice President - Land  
cjanowski@duwestrealty.com | 214.720.0004

## TYLER, TEXAS

4403 North Central Expressway #200 Dallas Texas 75205  
[duwestrealty.com](http://duwestrealty.com)

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.



# ±17 ACRES | N NW Loop 323 at Lion Dr, Tyler, Texas 75702

## OVERVIEW

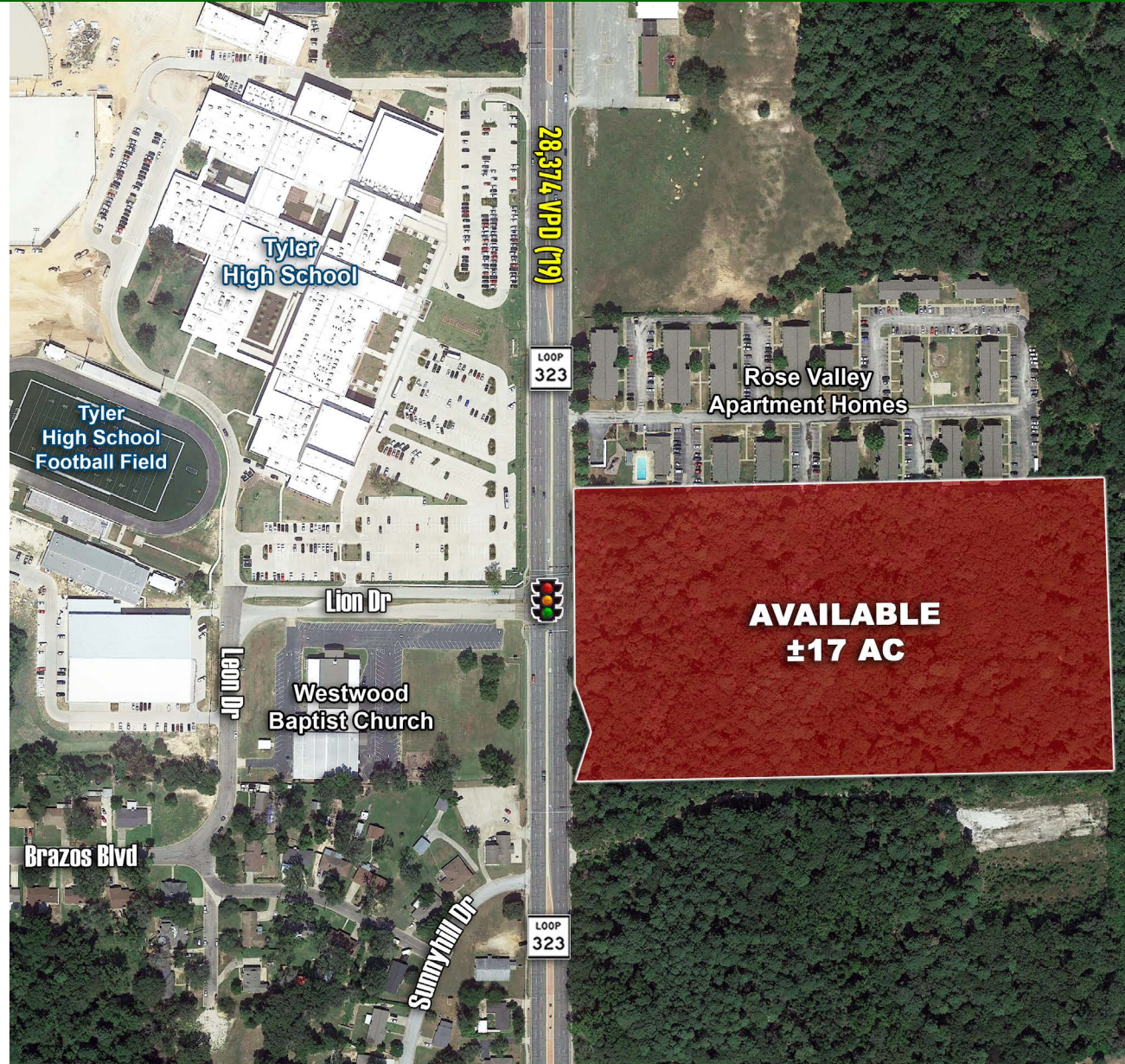
- ±17 Acres Available for Sale or Ground Lease
- Signalized Intersection
- Adjacent to Rose Valley Apartment Homes
- Close proximity to Walmart, Dollar Tree, Super One Foods, Dirt Cheap, American Freight, ALDI, Walgreens, Cici's, Starbucks, Sonic, Church's, McDonald's, and many more
- Call for Pricing

## TRAFFIC COUNTS

N NW Loop 323: 28,374 VPD north of site  
S SW Loop 323: 32,862 VPD south of site  
(TXDOT 2019)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	4,806	37,772	76,405
Households	1,435	12,623	26,528
Daytime Pop.	4,183	38,089	91,279
Avg HH Income	\$52,847	\$52,831	\$62,221





# ±17 ACRES | N NW Loop 323 at Lion Dr, Tyler, Texas 75702



- Legend**
- 1/2" Iron Rod Found Unless Otherwise Noted
  - 1/2" Iron Rod Set With Yellow Cap Stamped "Freeman Surveying"
  - ⊙ Concrete Monument
  - ⊕ Utility Pole
  - Overhead Power Line
  - /- Iron Fence
  - |- Wrought Iron Fence
  - ⊖ Water Meter
  - (C.M.) Control Monument
  - ⊞ Electric Box (Flush)

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The survey shown hereon is for the transaction under G.F. No. 1002-349038-RTT and is not valid for use in any other transaction involving the above referenced property.

This plat is an integral part of a metes & bounds description of even date describing the same tract shown hereon.

**Basics of Bearings:** All bearings are GRID rotated to the Texas State Plan Coordinate System. North American Datum of 1983, Texas North Central Zone (4202). To Adjust bearings rotate by the Convergence Angle of +1'43'25". The Distances and Acreage shown are SURFACE. To adjust to GRID, multiply by the scale factor of 0.999944559.

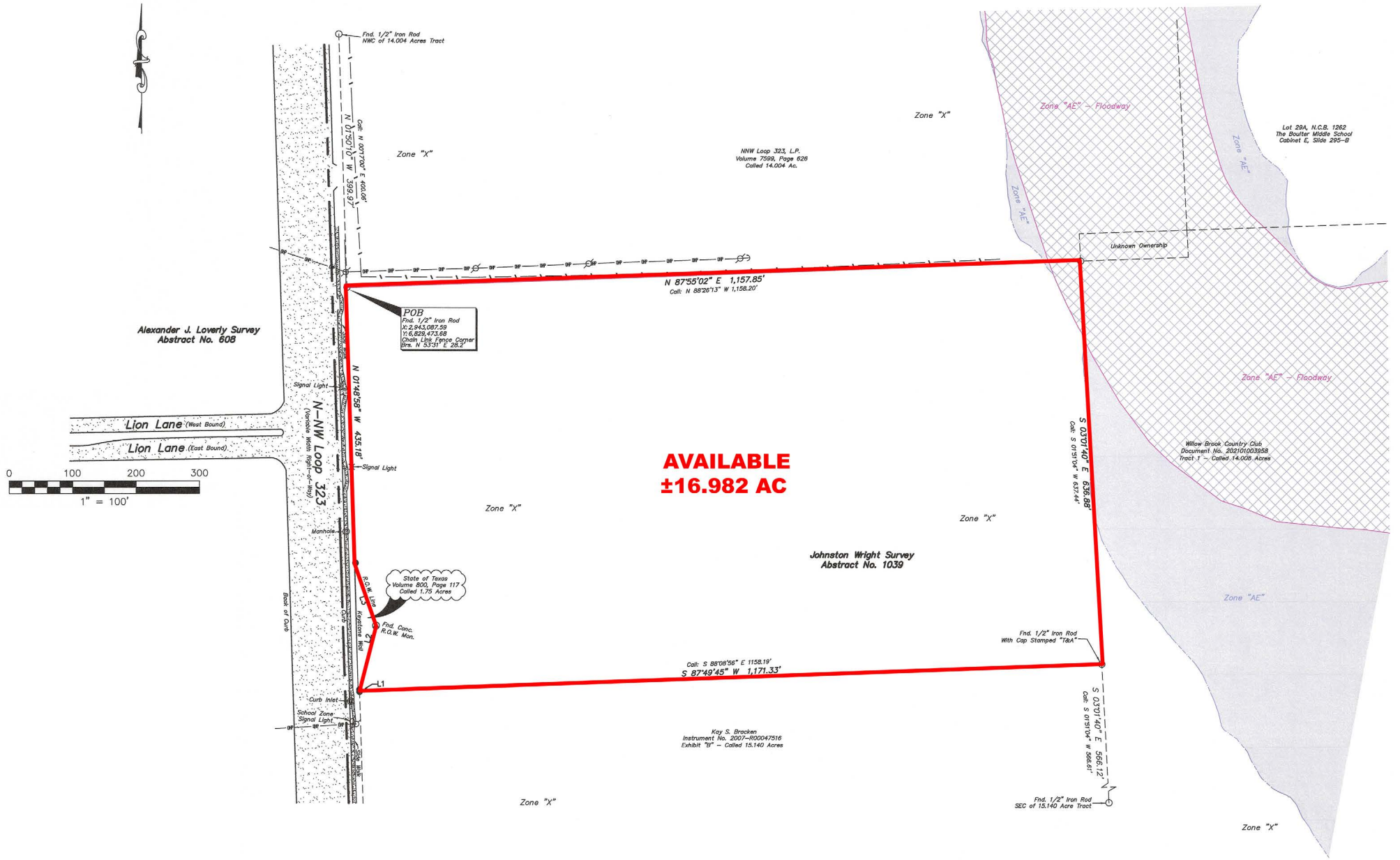
There may be underground utilities on or near the subject tract. It is the contractor's and/or landowner's responsibility to verify the location of the underground utilities before any excavation is done.

**Flood Plain Statement:** According to FIRM Map Panel No. 48423C0355D, dated April 16, 2014, most of the subject tract appears to lie within Zone "X", areas determined to be outside the 0.2% annual chance floodplain and a small part of the subject tract appears to lie within Zone "AE" - Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood event and Zone "AE" - Floodway Areas. The approximate location of the extent of each Zone is shown hereon and was derived from GIS line work data provided by the FEMA Map Service Center (www.msc.fema.gov).

To the best of my knowledge the plat hereon is a true, correct representation of the property as determined by survey; the lines and dimensions of said property were found to be as indicated by deeds; the size, locations and types of improvements are shown. There are no conflicts except as shown. This plat is valid only if signed in blue ink with an accompanying RPLS Seal.  
 Plat Date: October 26, 2021.

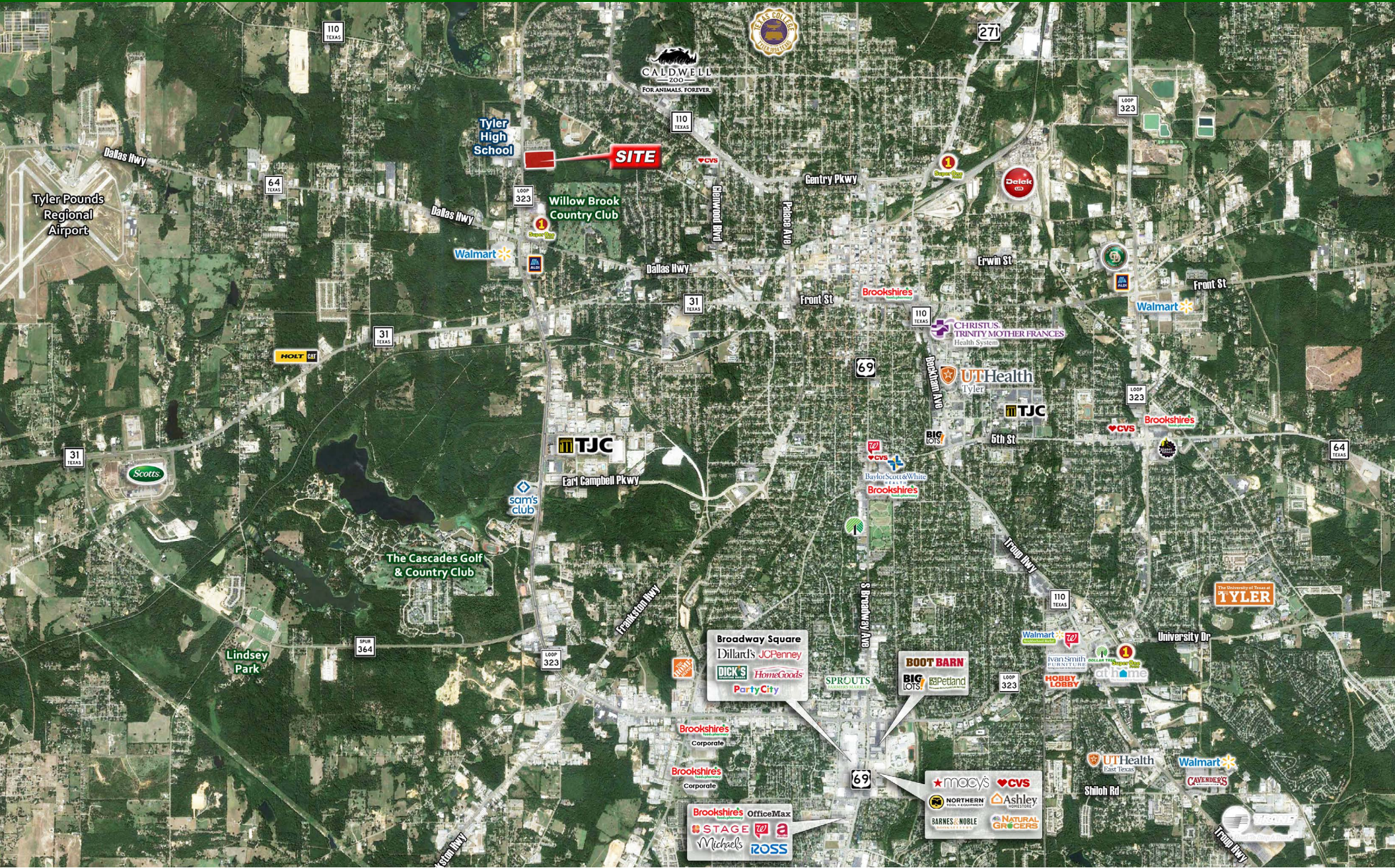


# PAD SITES AVAILABLE | N NW Loop 323 at Lion Dr, Tyler, Texas 75702





# PAD SITES AVAILABLE | N NW Loop 323 at Lion Dr, Tyler, Texas 75702







# 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.

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.

DuWest Management Inc.	605046	214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Designated Broker of Firm	License No.	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials

Date