

RETAIL FOR SALE

NNN LEASED RETAIL SPACE

RETAIL BUILDING - 17,000SQFT+
6421 S. BROADWAY AVENUE TYLER, TX



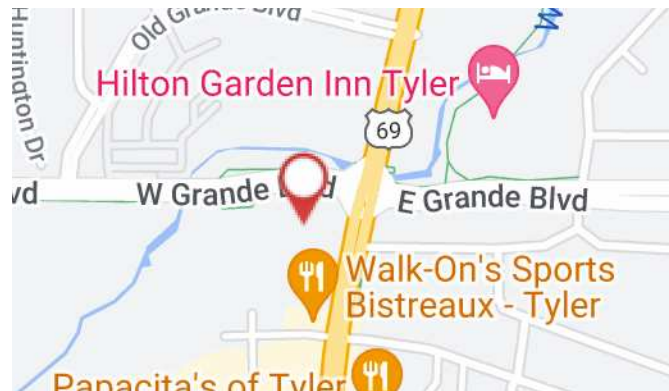
NEIGHBORHOOD RETAIL & RESTAURANT

17,067 TOTAL SF
\$5,500,000.00 SALES PRICE

HIGHLIGHTS

7.20% CAP RATE
2015 YEAR BUILT
\$405,396 NOI

LOCATION



DESCRIPTION

SITUATED ON THE CORNER OF GRANDE BLVD AND BROADWAY BLVD IN ONE OF THE MOST DESIRABLE AREAS OF SOUTH TYLER, THIS PROPERTY SEES OVER 45,000 VPD AND IS HOME TO SEVERAL HEAVILY DESIRED FAST-CASUAL RESTAURANTS INCLUDING WALK-ON'S, GREAT HARVEST BREAD CO., MIKOTO AND BAHAMA BUCKS.

THIS NNN LEASED OPPORTUNITY CONSISTS OF FOUR TENANTS. CENTERED IN ONE OF TYLER'S MOST FLUENT RESIDENTIAL AND COMMERCIAL AREAS, THE PROPERTY HAS GREAT VISIBILITY AND ACCESS TO MAJOR ROADWAYS AT ONE OF THE BUSIEST INTERSECTIONS IN TYLER.

CONTACT

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tracy@thecatongroup.com

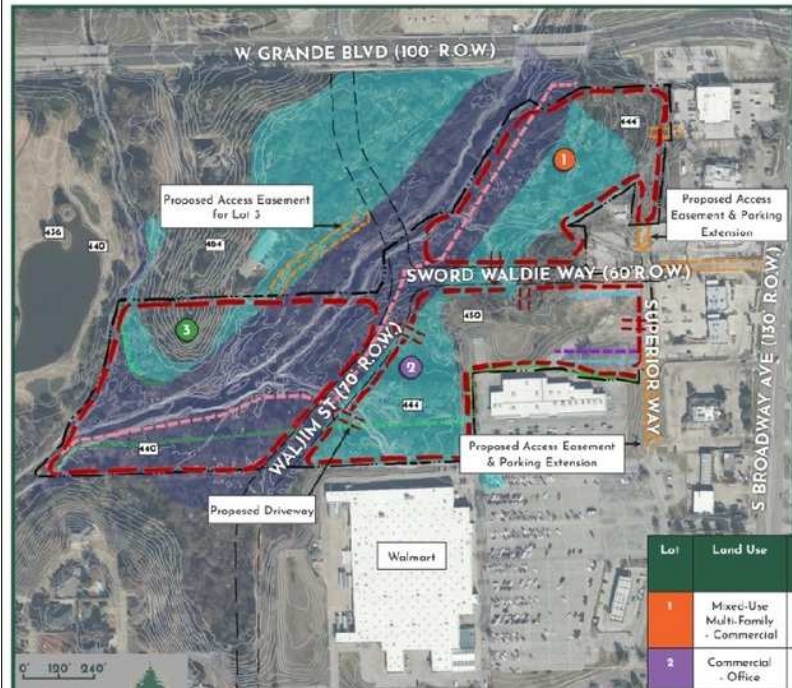
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6421 S. BROADWAY AVENUE TYLER, TX



tyler, Texas



Legend

- Property Boundary
- Parcel Boundary
- Road
- Rose Rudman Expansion
- Proposed Access Easement
- Water Stub-Out
- Sewer Stub-Out
- Gas Stub-Out

Notes:
•The property is currently zoned R-1A, Single Family Residential District and C-2, General Commercial District. Any changes in the land use will require approval from City Council.
•Survey provided by Freeman Surveying.
•2' contour intervals provided by TNRIS.

Lot	Land Use	Total Lot Acreage	Total Developable Area	Developable (Non-Floodplain)	Developable (Floodplain)	Nondevelopable (Floodway)
1	Mixed-Use Multi-Family Commercial	± 8.0 Acres	± 5.4 Acres	± 1.8 Acres	± 3.6 Acres	± 9.6 Acres
2	Commercial Office	± 6.9 Acres	± 3.7 Acres	± 4.5 Acres	± 4.9 Acres	± 0.9 Acres

NEARBY AMENITIES & BUSINESSES



DEMOGRAPHICS 2017 SOURCE: ESRI

	1 MILE	5 MILE	10 MILE
POPULATION	6,019	89,780	168,817
HOUSEHOLDS	2,854	36,952	64,702
AVERAGE HH INCOME	80,737	74,563	68,359

TRAFFIC COUNTS 2017 SOURCE: TXDOT

69 & W GRAND BLVD	45,589 VPD
ROBERT E LEE DR	33,000 VPD

Confidentiality & Disclaimer

All materials and information received or derived from *Cash Property Group LLC*, its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither *Cash Property Group LLC*, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. *Cash Property Group LLC* will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. *Cash Property Group LLC* makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. *Cash Property Group LLC* does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by *Cash Property Group LLC* in compliance with all applicable fair housing and equal opportunity laws.

Contents

PROPERTY INFORMATION

FINANCIAL ANALYSIS

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ADVISOR BIOS

SOUTH TOWNE CENTER

421 S BROADWAY AVENUE, TYLER, TX 75703

SOUTH TOWNE CENTER

RETAIL MAP



SOUTH TOWNE CENTER

6421 S BROADWAY AVENUE, TYLER, TX 75703

SOUTH TOWNE CENTER

LOCATION MAP - TYLER



TYLER, TEXAS

Tyler, Texas is located just off Interstate 20, exactly halfway, 98 miles, between major cities Dallas, TX and Shreveport, LA. With an MSA population of over 228,000, this thriving city is the county seat of Smith County and is the major economic, educational, financial, medical, and cultural hub of this major southeast Texas County. As a regional educational and technology center, Tyler is the home for The University of Texas Health Science Center, a College of Engineering, and more than 20,000 higher education students. Tyler is also host to two regional billion-dollar hospital systems, and a variety of technology startups that serve Tyler and the surrounding area.

Forbes 2018 Ranking: #51 Best Small Places for Business and Careers
#60 in Job Growth
"Rose Capital of the Nation" - Host of America's Largest Rose Garden

SOUTH TOWNE CENTER

6421 S BROADWAY AVENUE, TYLER, TX 75703

SOUTH TOWNE CENTER

DEMOGRAPHICS - TYLER



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,019	89,780	168,817
Median age	40.6	35.7	35.0
Median age (Male)	40.1	32.7	32.7
Median age (Female)	41.2	38.7	37.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,854	36,952	64,702
# of persons per HH	2.1	2.4	2.6
Average HH income	\$80,737	\$74,563	\$68,359
Average house value	\$181,361	\$185,111	\$177,441

* Demographic data derived from 2010 US Census



ONCOR ELECTRIC
DELIVERY CO

B FIT TYLER
Tattoo Studio
NIRVANA NAIL SALON
New 10 Year Lease
The Juicy Seafood

ACCESS

S BROADWAY

W GRANDE BLVD



SOUTH TOWNE CENTER

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SOUTH TOWNE CENTER

RETAILER MAP



SOUTH TOWNE CENTER

6421 S BROADWAY AVENUE, TYLER, TX 75703

The Juicy Seafood

LEASE ABSTRACT

TENANT:	<i>The Juicy Seafood, LLC. Personal Guarantor Ke Zhu Chen</i>
LEASE GUARANTOR:	<i>The Juicy Seafood, LLC. Personal Guarantor Ke Zhu Chen</i>
GROSS LEASABLE AREA:	4,000
PRO RATA SHARE:	13.48%
LEASE TYPE:	NNN
LEASE TERM REMAINING:	<i>10 yr Lease Remaining</i>
CURRENT ANNUAL RENT:	116,000
RENT PER SF:	29.00
LEASE COMMENCEMENT:	5/1/21
LEASE EXPIRATION:	3/1/32
RENT INCREASES:	<i>Annual Rent Increases</i>
OPTIONS:	<i>(2) - 10 yr @ 10% Increases</i>
PROPERTY TAXES:	Tenant reimburses Landlord its pro rata share
INSURANCE:	Tenant reimburses Landlord its pro rata share
UTILITIES:	Tenant pays all utilities.
CAM:	Tenant reimburses Landlord its pro rata share
EXPENSE CAP:	Increase in CAM charges is capped at 3% per year
MANAGEMENT FEE:	Tenant reimburses Landlord its pro rata share
FINANCIAL REPORTING:	Tenant and guarantor not required to report.

The Juicy Seafood



The Juicy Seafood, It's Always Fresh! It's Always Juicy! Serving fresh, delicious seafood in a variety of flavorful sauces. Anyone can enjoy our welcoming atmosphere and fun, interactive dining experience. We offer a full bar with HAPPY HOUR MON-FRI 3PM-6PM.

The Juicy Seafood Restaurant, We use only fresh ingredients and high quality brand products and enjoy our full liquor bar. You can start here for fish & chip or crab & lobster during lunch or dinner. Your quest for fun and fresh seafood starts here. View our menu, photos or get directions below. We look forward to serve you soon. Franchises Available.

Seafood boil is the generic term for any number of types of social events in which shellfish, whether saltwater or freshwater, is the central element. Regional variations dictate the kinds of seafood, the accompaniments and side dishes, and the preparation techniques.

Always Fresh! Always Juicy!

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B-FIT TYLER

LEASE ABSTRACT

TENANT:	Barrera Fitness, LLC dba B-Fit Tyler
LEASE GUARANTOR:	Johnny Barrera and Brandi Barrera
GROSS LEASABLE AREA:	7,211 sf
PRO RATA SHARE:	42.25%
LEASE TYPE:	NNN
LEASE TERM REMAINING:	10 years 9 yrs remaining
CURRENT ANNUAL RENT:	\$140,604
RENT PER SF:	\$19.50 /sf
LEASE COMMENCEMENT:	2/1/2019
LEASE EXPIRATION:	2/1/2029
RENT INCREASES:	10% at year 6 (2024)
OPTIONS:	(1) - 5yr @ 10%
PROPERTY TAXES:	Tenant reimburses Landlord its pro rata share
INSURANCE:	Tenant reimburses Landlord its pro rata share
UTILITIES:	Tenant pays all utilities.
CAM:	Tenant reimburses Landlord its pro rata share
MANAGEMENT FEE:	Tenant reimburses Landlord its pro rata share



B-Fit Tyler specializes in weight loss along with conditioning and sports specific training in the Tyler, Texas area offering personalized programs to fit all fitness needs. The trainers focus on workouts but also key in on the nutrition as well, to help you be successful at achieving all your fitness goals.



SOUTH TOWNE CENTER

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NIRVANA NAIL SPA

LEASE ABSTRACT

TENANT:	My Nail Spa dba Nirvana Nail Spa
LEASE GUARANTOR:	Kenny Nghiem
GROSS LEASABLE AREA:	2,356 sf
PRO RATA SHARE:	13.80%
LEASE TYPE:	NNN
LEASE TERM REMAINING:	10 yrs 6+ yrs remaining
CURRENT ANNUAL RENT:	\$75,392
RENT PER SF:	\$32.00 /sf
LEASE COMMENCEMENT:	12/1/2015
LEASE EXPIRATION:	12/1/2025
RENT INCREASES:	10% at year 6 (2020)
OPTIONS:	(1) - 5yr @ 10%
PROPERTY TAXES:	Tenant reimburses Landlord its pro rata share
INSURANCE:	Tenant reimburses Landlord its pro rata share
UTILITIES:	Tenant pays all utilities,
CAM:	Tenant reimburses Landlord its pro rata share
MANAGEMENT FEE:	Tenant reimburses Landlord its pro rata share
FINANCIAL REPORTING:	Tenant and guarantor not required to report.



Nirvana Nail Spa provides customers with a variety of services including nail enhancements, spa manicures, pedicures, waxing, eyelash extensions, facial & massage. Customer health and safety are a priority while offering a relaxing and rejuvenating spa experience. Nirvana Nail Spa is independently owned and operated.



SOUTH TOWNE CENTER

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Tattoo Spa of Tyler

LEASE ABSTRACT

TENANT:	<i>Tattoo Spa of Tyler</i>
LEASE GUARANTOR:	<i>Personal</i>
GROSS LEASABLE AREA:	1,200
PRO RATA SHARE:	7.03%
LEASE TYPE:	<i>Gross</i>
LEASE TERM REMAINING:	<i>Lease has expired</i>
CURRENT ANNUAL RENT:	\$22,800
RENT PER SF:	\$19.00 /sf
LEASE COMMENCEMENT:	<i>Lease has expired</i>
LEASE EXPIRATION:	<i>Lease has expired</i>
RENT INCREASES:	N/A
OPTIONS:	<i>None</i>
PROPERTY TAXES:	<i>Tenant does not reimburse Landlord</i>
INSURANCE:	<i>Tenant does not reimburse Landlord</i>
UTILITIES:	Tenant pays all utilities.
CAM:	<i>Tenant does not reimburse Landlord</i>
MANAGEMENT FEE:	<i>Tenant does not reimburse Landlord</i>
FINANCIAL REPORTING:	Tenant and guarantor not required to report.

Tattoo Spa of Tyler

We believe in art.

We believe in creative expression, and we believe everyone has the right to appreciate it, on a wall, on a canvas, on skin.

We believe high -quality art is its own reward.

We believe in creating community around that art, a place where artists and art lovers can come together.

We believe the tattoo shop is one of those communities, and we welcome anyone who feels inspired by what we do.

**WE BELIEVE WE ARE THE BEST AT WHAT WE DO,
AND THAT BELIEF IS BACKED UP BY OUR WORK,
NOT BY ARROGANCE AND ATTITUDE.**

*It's our way of life. We live and breathe this
passion,
and we want you to be a part of it.*

SOUTH TOWNE CENTER
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SOUTH TOWNE CENTER

RENT ROLL

TENANT NAME	UNIT SIZE (SF)	% OF GLA	PRICE PER SF/YR	YEARS TERM	RENT START	LEASE END	MONTH RENT	ANNUAL RENT	RENT INCREASES	OPTIONS W/INCREASES
<i>The Juicy Sea Food</i>	4,000	23.44%	29.00	10 yrs	5/1/21	3/1/32	9,667	116,000	Annual Rent ncreases	(2) -10 yr @ 10 % Increases
<i>Nirvana Nail Spa</i>	2,356	13.80%	32.00	10 yrs	12/1/15	12/1/25	6,283	75,392	10% at yr 6 (2020)	(1)-5yr @10%
<i>The Juicy Sea Food</i>	2,300	13.48%	22.00	10 yrs	5/1/21	3/2/22	4,216	50,600	Annual Rent Increases	(2) - 10 yr @ 10 % Increases
<i>Tattoo Studio</i>	1,200	7.03%	19.00	4 yrs	9/1/17	9/1/21	1,900	22,800	N/A	(1)-5yr @15.8%
<i>B-Fit Tyler</i>	7,211	42.25%	19.50	10 yrs	2/1/19	2/1/29	\$11,717	140,604	10% at yr 6 (2024)	(1)-5yr @10%
Totals/Averages	17,067 SF						33,783	405,396		

SOUTH TOWNE CENTER

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SOUTH TOWNE CENTER

INCOME & EXPENSES

INCOME SUMMARY

		PER SF
Gross Scheduled Income	405,396	23.75
Operating Cost Recoveries <i>(estimated)</i>	118,020	6.92
Gross Income	523,416	30.67

EXPENSE SUMMARY

		PER SF
Management Fee	13,538	\$0.96
Common Area Utilities	22,170	\$0.82
Common Area Maintenance	11,565	\$0.69
Property Taxes	61,834	\$3.75
Property Insurance	19,340	\$0.86
Gross Expenses	128,447	7.52
Net Operating Income	394,969	23.15



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Caton Property Group, LLC	525531	greg@thecatongroup.com	(903)939-9849
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gregory Glen Caton	372924	greg@thecatongroup.com	(903)939-9849
Designated Broker of Firm	License No.	Email	Phone
Gregory Glen Caton	372924	greg@thecatongroup.com	(903)939-9849
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		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date