

**Great Development Property for Retail, Office, Medical, Hotel and Fast Food**

**1.6 AC Fronts Old Jacksonville Hwy and 100 yards South of Dueling Oaks**

Old Jacksonville Highway Tyler, TX

**Retail**

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**1.6** Total AC

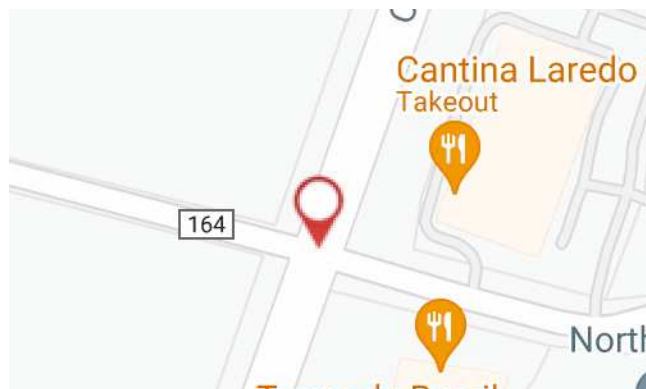
**1.6** Acre(s) available

**\$12.00** Price PSF

**\$836,352.00** Total Price

**Location**

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**Description**

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Located off of Old Jacksonville, Hwy. This commercial land is ideal for development. Great location for medical, office, boutique retail and corporate offices. This property is surrounded by several high margin and well respected businesses in Tyler as well as high income household residents. It is also very convenient to Grande Blvd, Loop 323, South Broadway and Loop 49. The property is located in one of the highest growth corridors in town.

**Contact**

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**Greg Caton**

**903.939.9849** Office

greg@thecatongroup.com

## Great Development Property for Retail, Office, Medical, Hotel and Fast Food

**1.6 AC Fronts Old Jacksonville Hwy and 100 yards South of Dueling Oaks**

Old Jacksonville Highway Tyler, TX



### Nearby Amenities & Businesses



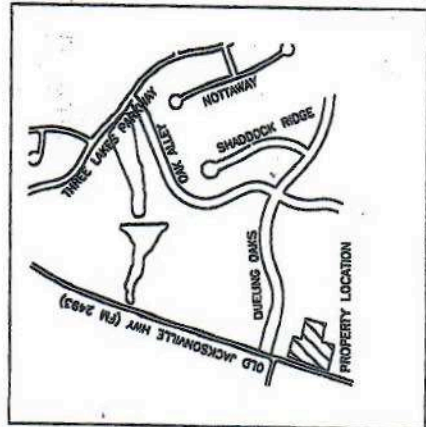
### Demographics 2019 Source: 2017 Source: ESRI

	1 Mile	3 Mile	5 Mile
Population	10,000	25,608	110,000
Avg HH Income	\$112,392	\$90,590	\$84,547
Median Age	40.7	38.7	37.9

### Traffic Counts 2017 Source: TXDOT

Old Jacksonville Hwy	40,000 VPD
Three Lakes Parkway	13,697 VPD
Hollywest Dr.	12,000 VPD





**SURVEYOR'S STATEMENT:**  
I, JOSEPH K. POLLARD, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6162, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF SEPTEMBER, 2018.



APPROVED BY: **CHAIRMAN OF PLANNING BOARD**  
ON THIS 14 DAY OF October, 2018.

ATTEST:  
*K. D. ...*

**OWNER'S STATEMENT:**  
THAT WE, S & T DEVELOPMENT, LTD., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, OAK HOLLOW PHASE II, L.L.C., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, ARE THE OWNERS OF THE TRACT SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SURROUNDING INTO LOTS AND BLOCKS AND DO DEDICATE TO THE PUBLIC FOREVER THE ALLEYS AND EASEMENTS AS SHOWN. IT IS THE PROPERTY OWNERS RESPONSIBILITY TO VERIFY EASEMENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

WITNESS MY HAND, THIS THE 19 DAY OF October, 2018.

S & T DEVELOPMENT, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
BY: W. S. ...  
A TEXAS CORPORATION  
ITS GENERAL PARTNER

BY: Steven F. Thornton  
STEVEN F. THORNTON, PRESIDENT

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS 19 DAY OF October, 2018.



WITNESS MY HAND, THIS THE 19 DAY OF October, 2018.

BY: Steven F. Thornton  
STEVEN F. THORNTON, PRESIDENT, OAK HOLLOW PHASE II, L.L.C.

SUBSCRIBED AND SWORN BEFORE ME, A NOTARY PUBLIC, IN AND FOR SMITH COUNTY, TEXAS, THIS 19 DAY OF October, 2018.

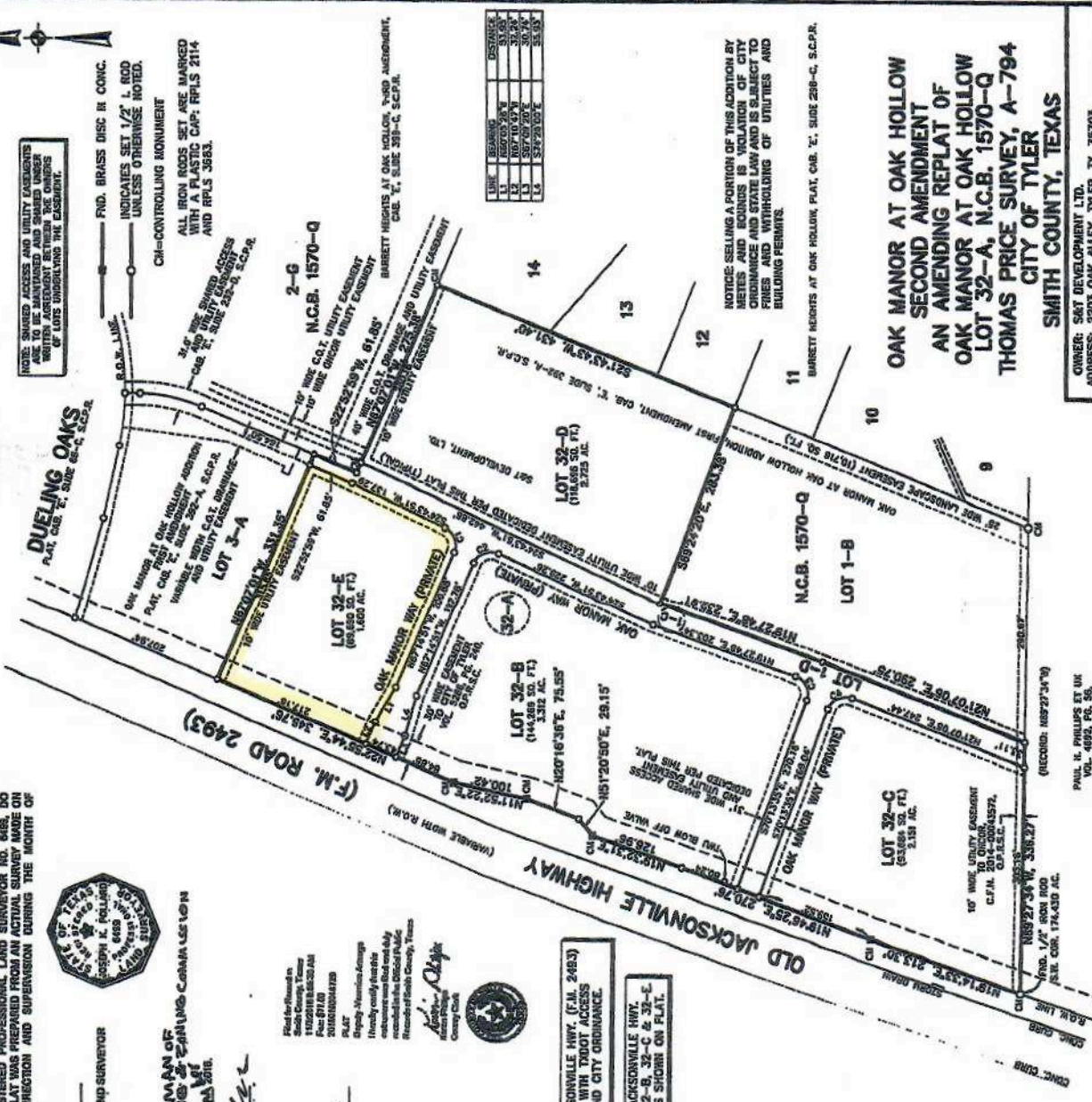


Jan A. B. ...

**THOMAS PRICE SURVEY, A-794**  
(BOUND AND BEARING BASES PER PLAT, C&E, SUE 286-C, S.C.P.R.)

NOTE: SHARED ACCESS AND UTILITY EASEMENTS ARE TO BE MAINTAINED AND SHARED UNDER WRITTEN AGREEMENT BETWEEN THE OWNERS OF LANDS UNDISPUTING THE EASEMENT.

INDICATES SET 1/2" L ROD UNLESS OTHERWISE NOTED.  
CM-CONTROLLING MONUMENT  
ALL IRON RODS SET ARE MARKED WITH A PLASTIC CAP, RPLS 2114 AND RPLS 3583.



LINE	BEARING	DISTANCE
1	N 89° 00' 00" E	30.00
2	S 89° 00' 00" E	30.00
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NOTICE: SELLING A PORTION OF THIS ADDITION BY BEING IN VIOLATION OF CITY ORDINANCES AND SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

BURRITT HEIGHTS AT OAK HOLLOW PLAT, C&E, SUE 286-C, S.C.P.R.

**OAK MANOR AT OAK HOLLOW  
SECOND AMENDMENT  
AN AMENDING REPLAT OF  
OAK MANOR AT OAK HOLLOW  
LOT 32-A, N.C.B. 1570-Q  
THOMAS PRICE SURVEY, A-794  
SMITH COUNTY, TEXAS**

OWNER: SKY DEVELOPMENT LTD.  
ADDRESS: 2203 OAK ALLEY, TYLER, TX 75703

**BMS TYLER SURVEYORS**  
**BOB MATTHEW SURVEYING, INC.**  
REGISTERED PROFESSIONAL  
2824 ABERDEEN DRIVE, SUITE 100  
TYLER, TEXAS 75703  
TABLETS, TBLN H

**F16-B**

JOB NO. 14-011 DATE: 14



PLAT RECORDED IN C&E, SUE 286-C, S.C.P.R.  
DATE RECORDED: 11-1-2018

CHANCE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
CHANCE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



## 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.

<b>Caton Property Group, LLC</b>	<b>525531</b>	<b>greg@thecatongroup.com</b>	<b>(903)939-9849</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Gregory Glen Caton</b>	<b>372924</b>	<b>greg@thecatongroup.com</b>	<b>(903)939-9849</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Gregory Glen Caton</b>	<b>372924</b>	<b>greg@thecatongroup.com</b>	<b>(903)939-9849</b>
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](http://www.trec.texas.gov)

IABS 1-0 Date