

FLEX WAREHOUSE FOR LEASE

WEST TYLER RETAIL | WAREHOUSE | STORAGE | PRODUCTION SPACE

CONNECT BUSINESS PARK | CORNER OF HWY 31 W & FM 2661
16190 HWY 31W TYLER, TX



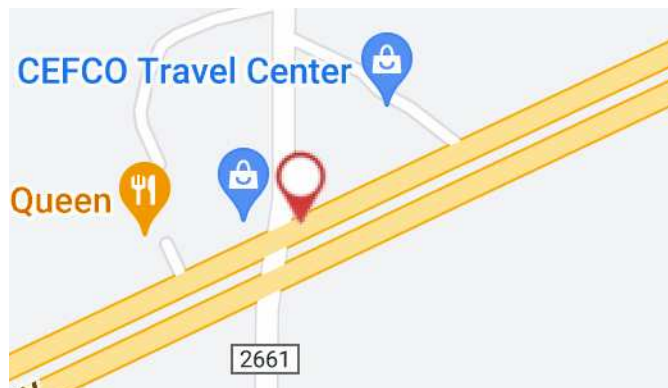
RETAIL WAREHOUSE

40,000 SQFT AVAILABLE
1,000 SQFT MINIMUM
40,000 SQFT MAXIMUM
\$575.00 WAREHOUSE RATE MONTHLY
\$1,200.00 RETAIL RATE MONTHLY

HIGHLIGHTS

6 MONTHS WAREHOUSE MIN TERM
10 YEARS MAX TERM
17 CLEAR HEIGHT
20 X 50 BAY CONFIGURATION
12'X14' DRIVE-INS

LOCATION



DESCRIPTION

THIS PRIME FLEX WAREHOUSE PROJECT IS LOCATED ON THE CORNER OF HWY 31 W & FM 2661. THE PROPERTY OFFERS SECURED WAREHOUSE, RETAIL AND OFFICE SPACE. WITH THE EXTENSION OF TOLL ROAD 49 IT PROVIDES EASY AND CONVENIENT ACCESS TO THE SITE TRAVELING EAST AND NORTH OF CHANDLER AND AROUND THE SOUTH AND WEST SIDES OF TYLER. WITH THE GROWTH OF TYLER TO THE WEST TOWARD CHANDLER, THE PROPERTY OFFERS RETAIL, STORAGE AND PRODUCTION SPACE TO SUPPORT THE RESIDENTIAL AND BUSINESS GROWTH.

- 40,000 SQ. FT. AVAILABLE (MINIMUM 1,000 SQ. FT.)
- EACH 1,000 UNIT INCLUDES AN OVERSIZED 12 X14 DRIVE IN DOOR
- 5 RETAIL WAREHOUSE UNITS AVAILABLE
- FULLY INSULATED BUILDINGS
- EXTERIOR L.E.D. SECURITY LIGHTING
- EXCELLENT INTERIOR LED LIGHTING
- SECURITY CAMERA'S

READY TO MOVE IN - IDEAL FOR ATV / VEHICLE STORAGE

*** BUILD TO SUIT AVAILABLE ***

CONTACT

GREG CATON

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NEARBY AMENITIES & BUSINESSES



DEMOGRAPHICS 2021 SOURCE: POPULATION

	3 MILES	5 MILES	10 MILES
HOUSEHOLDS 2021	5,995	13,357	132,728
HOUSEHOLD AVG. INCOME	73,943	73,606	79,632
HOUSEHOLD MEDIAN INCOME	63,453	61,300	56,547

TRAFFIC COUNTS 2021 SOURCE: TYLER AREA MPO

HWY 31 W	35,659 VPD
FM 2661	6,268 VPD
LOOP 49	52,474 VPD



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
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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