

# LAND FOR SALE

## EXCELLENT LAKE TYLER DEVELOPMENT OPPORTUNITY WITH OVER 3,700 FEET OF WATER FRONTAGE

LAKE TYLER PETROLEUM CLUB  
15898 EASTSIDE ROAD TYLER, TX



### LAKE PROPERTY

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32.201 TOTAL AC  
SALES PRICE

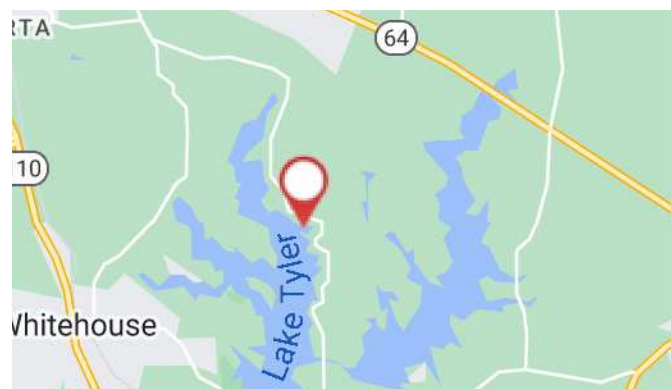
### HIGHLIGHTS

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3,700 FEET OF WATER FRONTAGE

### LOCATION

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### DESCRIPTION

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CATON PROPERTY GROUP, LLC, ON BEHALF OF THE OWNER IS PLEASED TO PRESENT FOR SALE THE TYLER PETROLEUM CLUB, TEXAS. LOCATED EAST OF DALLAS, TX AND NESTLED IN THE PINEY WOODS OF EAST TEXAS. THIS SPECTACULAR 32.201 ACRES SHOWCASE PANORAMIC WATER VIEWS. THE WELL-MANICURED AND EXTENSIVELY LANDSCAPED GROUNDS OFFER BREATHTAKING WATER FRONT VIEWS. THE VIEW FROM THE POOL AND SHORE LINE OFFERS 3,700 FEET OF GORGEOUS LAKEFRONT. THE TYLER PETROLEUM CLUB ALSO FEATURES A DESTINATION WEDDING & EVENT VENUE CAPABLE OF SERVICING WEDDINGS UP TO 250 GUESTS, AND INDOOR MEETINGS/RECEPTIONS FOR UP TO 250 WITH THE OPTION FOR AN OUTDOOR TENT SET-UP ALONG, AND LUNCH AND DINNER CATERING. THE TYLER PETROLEUM IS LOCATED IN A PRIME DESTINATION WITH PRIVATE GATED ACCESS TO THE WATERFRONT LOCATION. THE PENINSULA IS THE PERFECT LOCATION FOR HIGH RISE LIVING. SET UPON LAKE AND LUSH ACRES OF LAND, THE PROPERTY IS PERFECT FOR A YEAR-ROUND RESORT. THE DESTINATION CAN OFFER A VARIETY OF ACTIVITIES INCLUDING TENNIS, HIKING, BIKING, FISHING, CABIN RENTALS, WATER SPORTS, SKIING AS WELL AS PRIVATE DINING.

### CONTACT

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### NEARBY AMENITIES & BUSINESSES



### DEMOGRAPHICS 2020 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 2020 SOURCE: TXDOT

HWY 110 & LILLY ROAD	15,974 VPD
HWY 110 & GRANDE	38,000 VPD
CR 2188	18,585 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.

<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