



224 SINGLE-FAMILY PAPER LOTS (52.63 +/- ACRES)
SEQ of North Broadway Ave. and NE Loop 323 | Tyler, Texas

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer qualified builders and developers the opportunity to purchase **224 Single-Family Paper Lots** (the "Site") located at the southeast quadrant of NE Loop 323 and North Broadway Avenue in Tyler, Texas. Seller has their civil engineer completing construction plans for Phase 1-C of the project and will convey plans and any third-party reports that have been completed by Seller at Closing. The lots are part of a larger mixed-use development which will also include multifamily and commercial components. This offering consists primarily of 55' x 120' lot sizes. Located at the intersection of two prominent thoroughfares in the City of Tyler, this Site provides a unique opportunity to take advantage of the growth in the northern sector of the city. At a reduced price of **\$13,950 per Paper Lot**, this is an excellent value for entitled single-family paper lots in a rapidly growing market in East Texas. A 2% co-broker fee is available to a Broker that sources a Principal that VREA has not previously contacted in any format or sent information to regarding this opportunity.

INVESTMENT OVERVIEW	
Property	224 Single Family Paper Lots (52.63+/- Acres)
Location	SEQ of North Broadway Ave. and NE Loop 323, Tyler, Texas
Legal Description	ABST A0094 E BODENHEIMER TRACT 1B & A435 TR5C; ABST A0946 E STRINGER TRACT 4C; ABST A0094 E BODENHEIMER TRACT 1B & A435 TR5C
Access	Via North Broadway Ave and NE Loop 323
Utilities	8" Sewer Line and 12" Water Line to the Site served by the City of Tyler
Zoning	R-1B Residential Single-Family District (City of Tyler)
Appraisal District Property ID	129473, 129475, 129473
School District	Tyler ISD

TAX INFORMATION*	
Taxing Entity	Tax Rate
Smith County	0.330000
City of Tyler	0.261850
Tyler Junior College	0.188001
Tyler ISD	1.179300
Total Tax Rate	1.959151

* Agricultural Exemption currently for the site per the Smith County Central Appraisal District.
 * TIRZ reimbursables will not be conveyed to Purchaser.

PRICING	
Asking Price	\$3,124,800
Asking Price per Paper Lot	\$13,950



DEMOGRAPHICS

ESTIMATED POPULATION (2023)



1-MILE | 3,150
3-MILE | 28,519
5-MILE | 63,918

ANNUAL GROWTH RATE (2022-2023)



1-MILE | 0.50%
3-MILE | 0.36%
5-MILE | 0.30%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$43,030
3-MILE | \$46,477
5-MILE | \$48,495

MEDIAN HOME VALUE

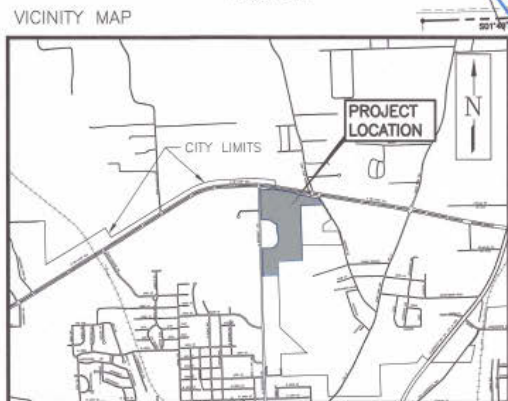
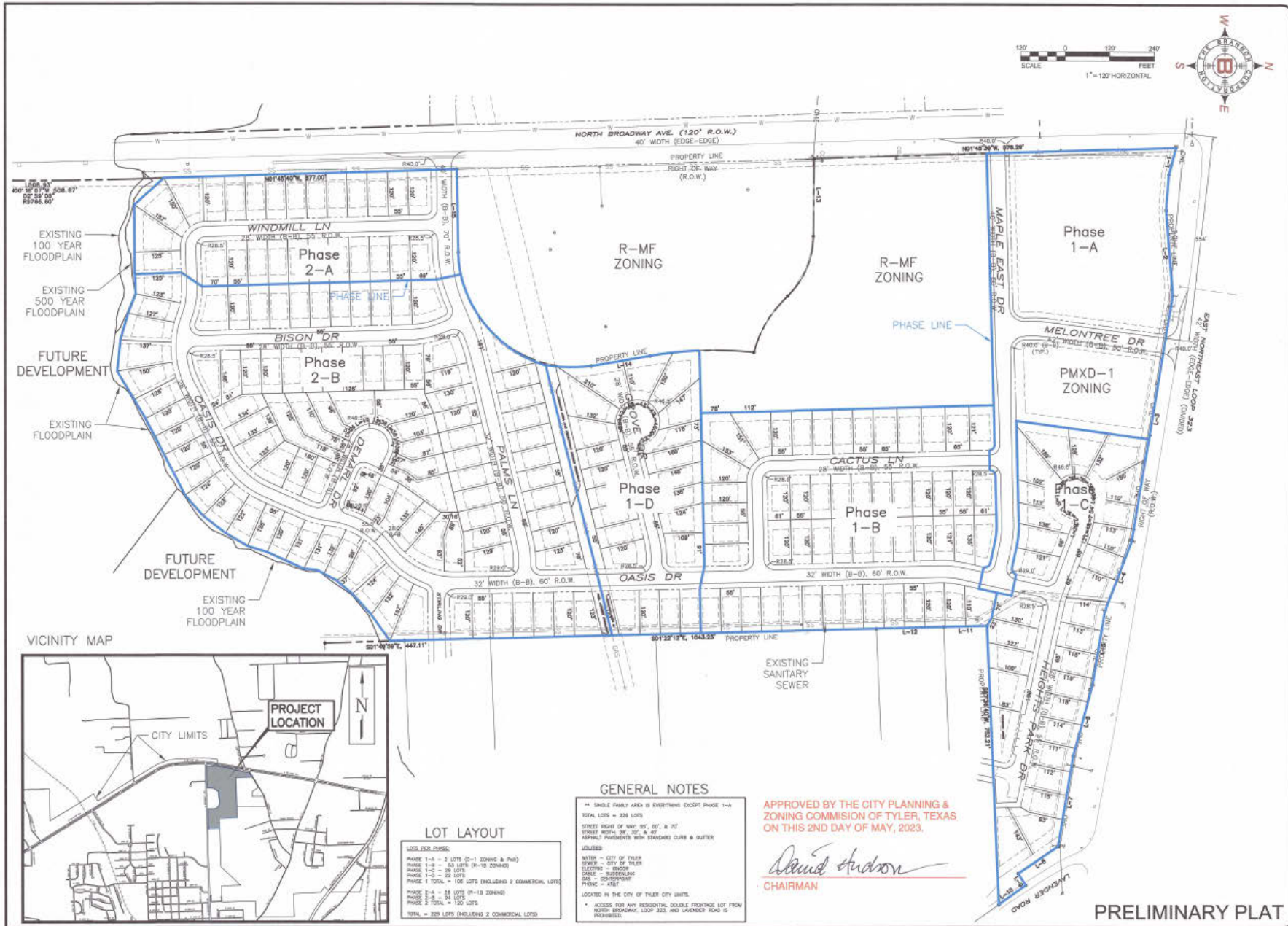


1-MILE | \$150,000
3-MILE | \$99,899
5-MILE | \$131,220

EAST MAPLE ESTATE – PRELIMINARY PLAT

Purchasers and their consultants are instructed to do their own due diligence as it relates to verifying the existing zoning. The Preliminary Plat below was provided by Ownership. This offering does not include the commercial or multifamily components.

224 SINGLE-FAMILY PAPER LOTS | TYLER, TX



LOT LAYOUT

4228, 2332 PHASE:

PHASE 1-A = 8 LOTS (R-1 ZONING & Phd)

PHASE 1-B = 33 LOTS (R-18 ZONING)

PHASE 1-C = 22 LOTS

PHASE 1 TOTAL = 63 LOTS (INCLUDING 2 COMMERCIAL LOTS)

PHASE 2-A = 38 LOTS (R-18 ZONING)

PHASE 2-B = 24 LOTS

PHASE 2 TOTAL = 62 LOTS

TOTAL = 125 LOTS (INCLUDING 2 COMMERCIAL LOTS)

GENERAL NOTES

** SINGLE FAMILY AREA IS EVERYTHING EXCEPT PHASE 1-A

TOTAL LOTS = 228 LOTS

STREET RIGHT OF WAY: 55', 60', & 70'

STREET RIGHT OF WAY: 55', 60', & 65'

ASPHALT PAVEMENTS WITH STANDBY CURB & GUTTER

UTILITIES:

WATER = CITY OF TYLER

SEWER = CITY OF TYLER

ELECTRIC = ENCON

DATA = BUDDELINE

DES = SCHROEDER

PHONE = AT&T

LOCATED IN THE CITY OF TYLER CITY LIMITS.

* ACCESS FOR ANY RESIDENTIAL DOUBLE FRONTAGE LOT FROM NORTH BROADWAY, LOOP 322, AND LAURENCE ROAD IS PROVIDED.

APPROVED BY THE CITY PLANNING & ZONING COMMISSION OF TYLER, TEXAS ON THIS 22ND DAY OF MAY, 2023.

David Hudson

CHAIRMAN

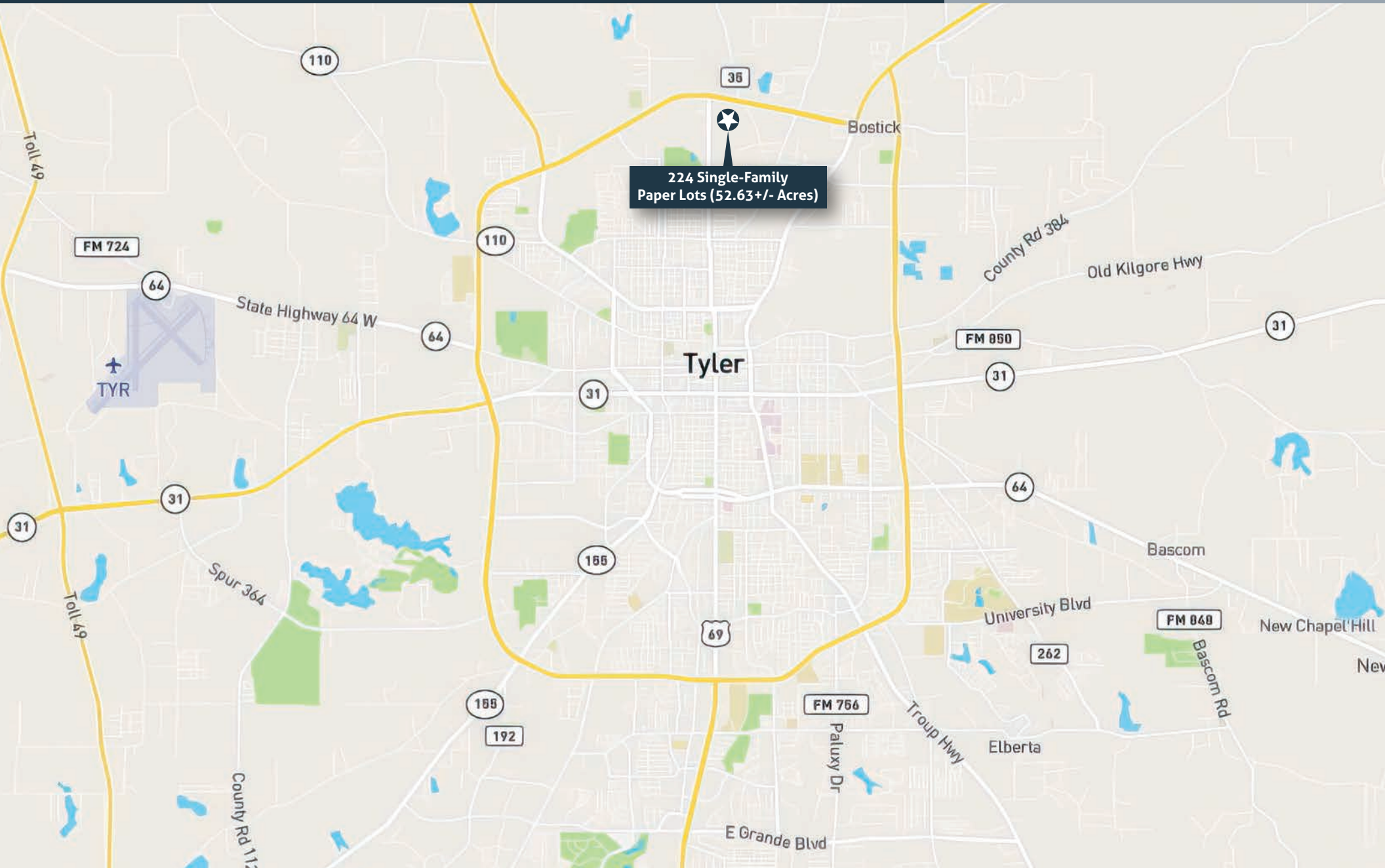


PRELIMINARY PLAT FOR EAST MAPLE ESTATES ED THOMPSON TYLER, SMITH COUNTY, TEXAS

NO.	DATE	REVISIONS	REMARKS

ISSUED FOR: APPROVAL

PROJECT NO. 22117
SHEET NO. 1.0



224 SINGLE-FAMILY PAPER LOTS | TYLER, TX



224 SINGLE-FAMILY
PAPER LOTS | TYLER, TX



224
Single-Family
Lots

Pinnacle at
North Chase
120 units

Lakeview
Apartments
140 units

Forest Meadows
North
up to \$428K

INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is located along NE Loop 323, a 19.7-mile state highway circling the City of Tyler and North Broadway Avenue, the main thoroughfare which bisects the city.
- Located less than 3 miles north of Downtown Tyler, the Site provides a short commute to numerous retail and employment resources.
- The Site is 2 miles north of Griffin Elementary School, 6 miles northwest of Moore Middle School, and 4 miles northeast of Tyler High School.



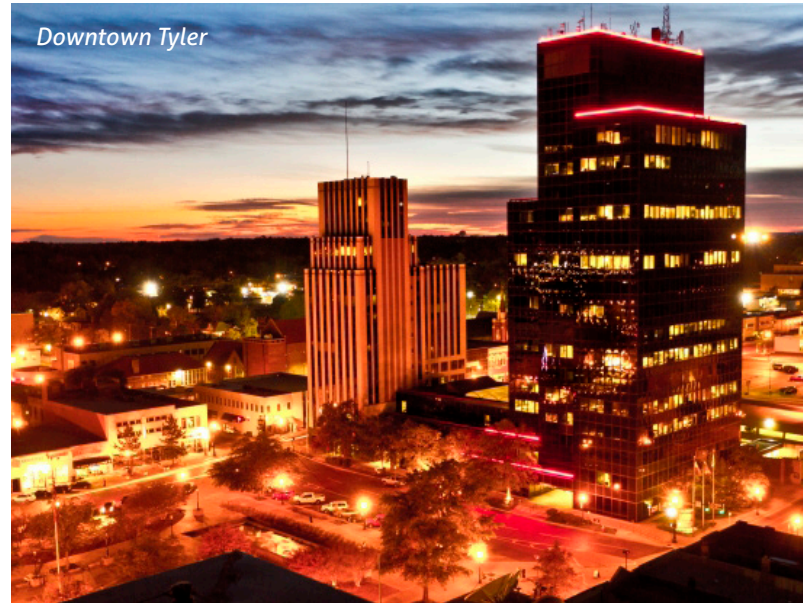
Zoning

- The Site is zoned as R-1B Residential Single-Family District through the City of Tyler, allowing for single-family detached dwellings with a minimum lot size of 6,000 square feet.
- Seller intends to have construction plans for Phase 1-C ready to convey to a Purchaser at Closing.
- *Purchaser to do their own due diligence related to Seller's existing entitlements, third-party report, and engineering plans.*
- According to the approved Preliminary Plat, the Site consists primarily of 55' x 120' lots.



Population and Demographics

- According to the 2022 U.S. Census Bureau, Tyler has a population of approximately 109,286, which is a 3.1 percent increase from 2020.
- As of June 2023, the median home price in Tyler rose 3.5 percent year-over-year to \$295,000.
- According to Texas Realtors, median price per square foot of single-family home sales in June 2023 is \$162.33, which is a 0.8 percent increase from June 2022.



Downtown Tyler



Smith County Courthouse

TYLER MSA HIGHLIGHTS

- The Tyler MSA ranked first in Texas for job growth from December 2020 to December 2021 adding 8,800 more jobs, and 8.3 percent increase according to the Texas Workforce Commission.
- The unemployment rate in the Tyler MSA is currently 3.8 percent, a 2.0 percent decrease from two years ago according to the Federal Reserve Economic Data.
- The Tyler MSA is the 16th largest MSA in Texas with an approximate population of over 242,000 residents per the Federal Reserve.
- Gross Domestic Product (GDP) for the Tyler MSA was nearly \$13B in 2021 and has increased nearly 35 percent since its 2011 GDP of \$9.5B.

The Site is located within the City of Tyler which is part of the Tyler Metropolitan Statistical Area ("MSA"). The Tyler MSA encompasses nine cities in East Texas and is located within Smith County. The Tyler MSA has an approximate population of 242,000, making it one of the largest population centers in East Texas.



**GROSS DOMESTIC
PRODUCT**
\$13 Billion



**TYLER MSA
UNEMPLOYMENT RATE**
3.8%



**TYLER MSA ESTIMATED
POPULATION**
242,000

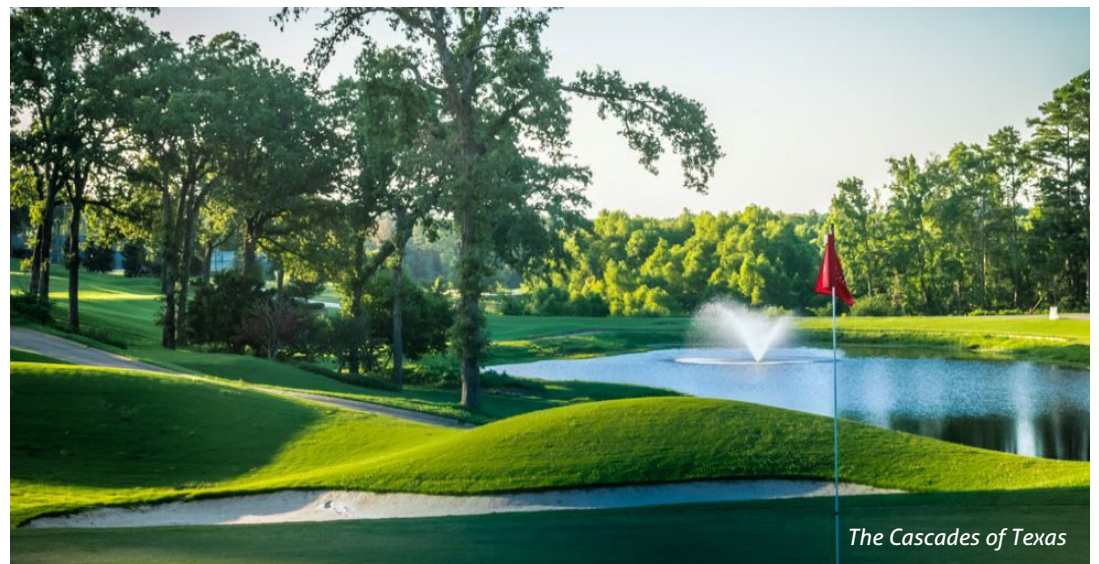


AREA OVERVIEW AND HOUSING OVERVIEW

The Site is ideally located at the southeast quadrant of North Broadway Avenue and Loop 323 in the city of Tyler, Smith County, Texas. Smith County is also known as the Tyler Metropolitan Statistical Area ("Metro") and is the second largest county in the region known as East Texas. The metro is home to about 242,000 residents, with about 45 percent of the residents living in the principal city of Tyler. Tyler, situated about halfway between Dallas and Shreveport, is the largest retail, medical, and business center in East Texas.

The city center of Tyler is located approximately 7 miles south of Interstate 20, which connects west Texas to the eastern coast of the United States. According to the 2022 U.S. Census, the current approximate population of Tyler is 109,286, a 3.1% increase from 2020 in which the city's population was roughly 106,000. The population of Smith County is approximately 242,000 made up by the cities of Tyler, Arp, Hideaway, Lindale, New Chapel Hill, Noonday, Overton, Troup, and Whitehouse. Tyler is known as the Rose Capital of America and the Tyler Rose Garden is the nation's largest municipal rose garden. The gardens are a popular destination for both local residents and visitors. Education in the City of Tyler is facilitated by Tyler ISD which accommodates more than 18,000 students over 36 campuses and auxiliary facilities.

Tyler residents benefit from the convenient access to major employers such as UT Health East Texas and CHRISTUS Mother Frances Hospital as well as higher education institutions, Tyler Junior College and University of Texas – Tyler. As of July 2023, the median home price in the Tyler MSA was \$325,000.



ECONOMIC OVERVIEW

Tyler is strategically positioned for business just 90 miles east of the Dallas-Fort Worth Metroplex and well located for both local and long-distance businesses due to its proximity to Interstate 20 granting easy access to a regional airport with daily connections to DFW International Airport. The Tyler MSA economy centers around well-established industries such as manufacturing, energy, and healthcare. According to the Texas Workforce Commission, the Tyler metro ranked first in the state of Texas for job growth in 2021. Brookshire's Grocery Company is headquartered in Tyler and has played a significant role in facilitating the growth of the city's logistics section through their development of distribution centers. Other major employers in the area include CHRISTUS Mother Frances Hospital, UT Health, Tyler ISD, Sanderson Farms, Trane, and Walmart. Sanderson Farms, the third largest producer of poultry in the United States, plans to add 1,500 jobs to their Tyler operations over the next decade by opening three new processing facilities in the area. Additionally, Tyler has been named home to UT Tyler's new medical school set to be built this year. Over the next 10 years, the new medical school is projected to create 15,000 new jobs for the City of Tyler. The city is also completing construction on a 23,000 square foot convention center next to Tyler's Rose Garden Center which is currently slated to be finished by the end of 2023.



TYLER MAJOR EMPLOYERS

EMPLOYER	EMPLOYEES
CHRISTUS Mother Frances Hospital	5,000
UT Health East Texas	3,550
Tyler Independent School District	2,550
Trane Technologies	2,300
Sanderson Farms	1,850
Walmart	1,500
Brookshire Grocery Company	1,450
UT Health Science Center	1,450
The University of Texas at Tyler	1,200
Optimum	1,150
John Soules Foods	1,000
Target Distribution Center	1,000
Tyler Junior College	1,000

Source: Tyler Economic Development Council 2023



TRANSPORTATION



Air: Located approximately 5.5 miles from the Site, Tyler Pounds Regional Airport (TYR) is served exclusively by American Airlines. American facilitates daily flights between TYR and Dallas-Fort Worth International Airport. These flights help connect residents of Tyler to an international airport with flights to destinations around the world. TYR also offers a variety of services to both corporate and private flights, as well as engaged in a runway extension project to accommodate larger passenger planes and freight delivery back in 2016.



Highway: The Site is ideally located with approximately 2,000 feet along Loop 323 and 1,500 feet of frontage along N Broadway Avenue, two of the major thoroughfares in Tyler. Loop 323 allows for accessible travel across the entire Tyler area with North Broadway creating direct access to the city's core. The Site is also less than 5 miles south of Interstate 20, a major east-west thoroughfare connecting Dallas and Shreveport. The city is also connected through State Highways 31 and 64 as well as newly opened Loop 49.

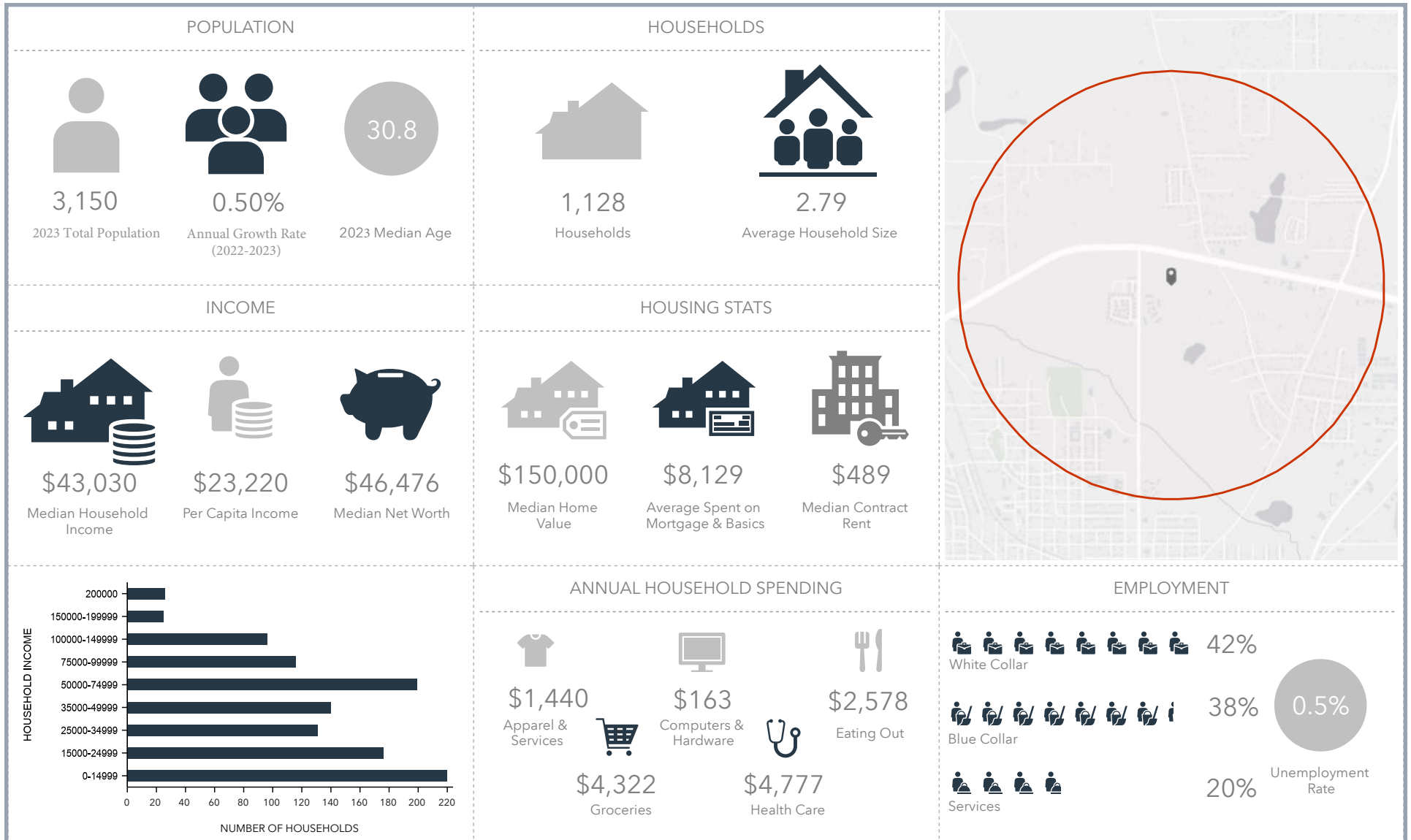


Public Transport: Public transportation is provided within the Tyler area by the Tyler Transit System (TTS), a bus service with six fixed routes daily. TTS supports an area bounded by Loop 323 to help facilitate local travel within the city.

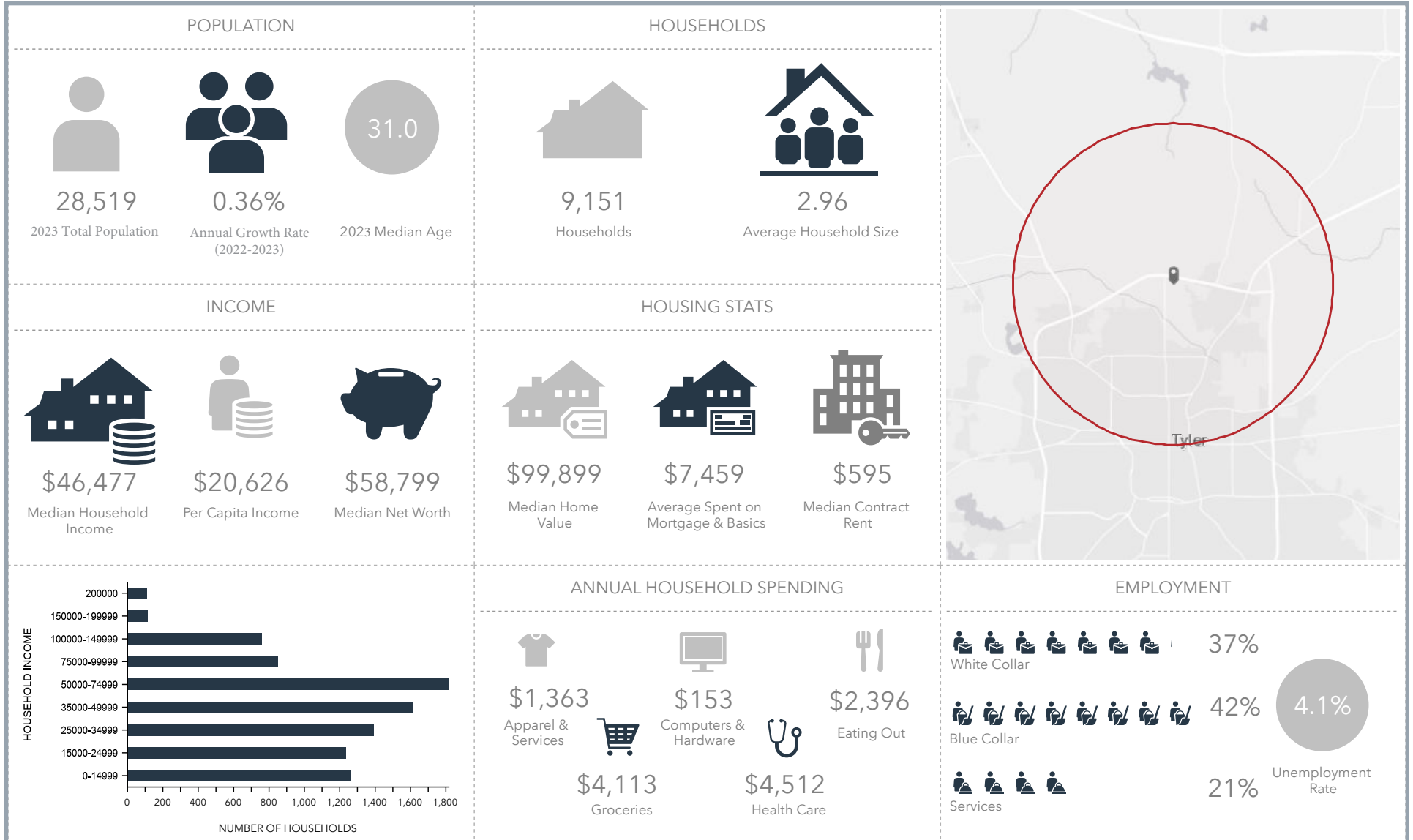


Tyler Pounds Regional Airport

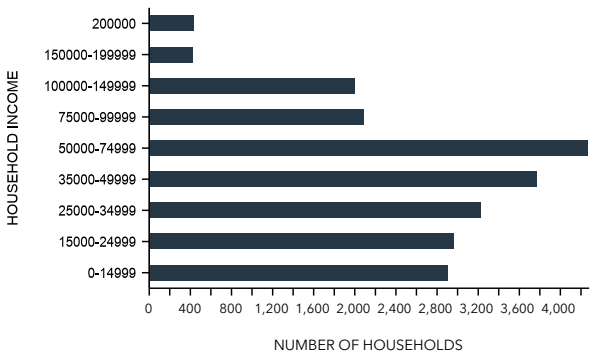
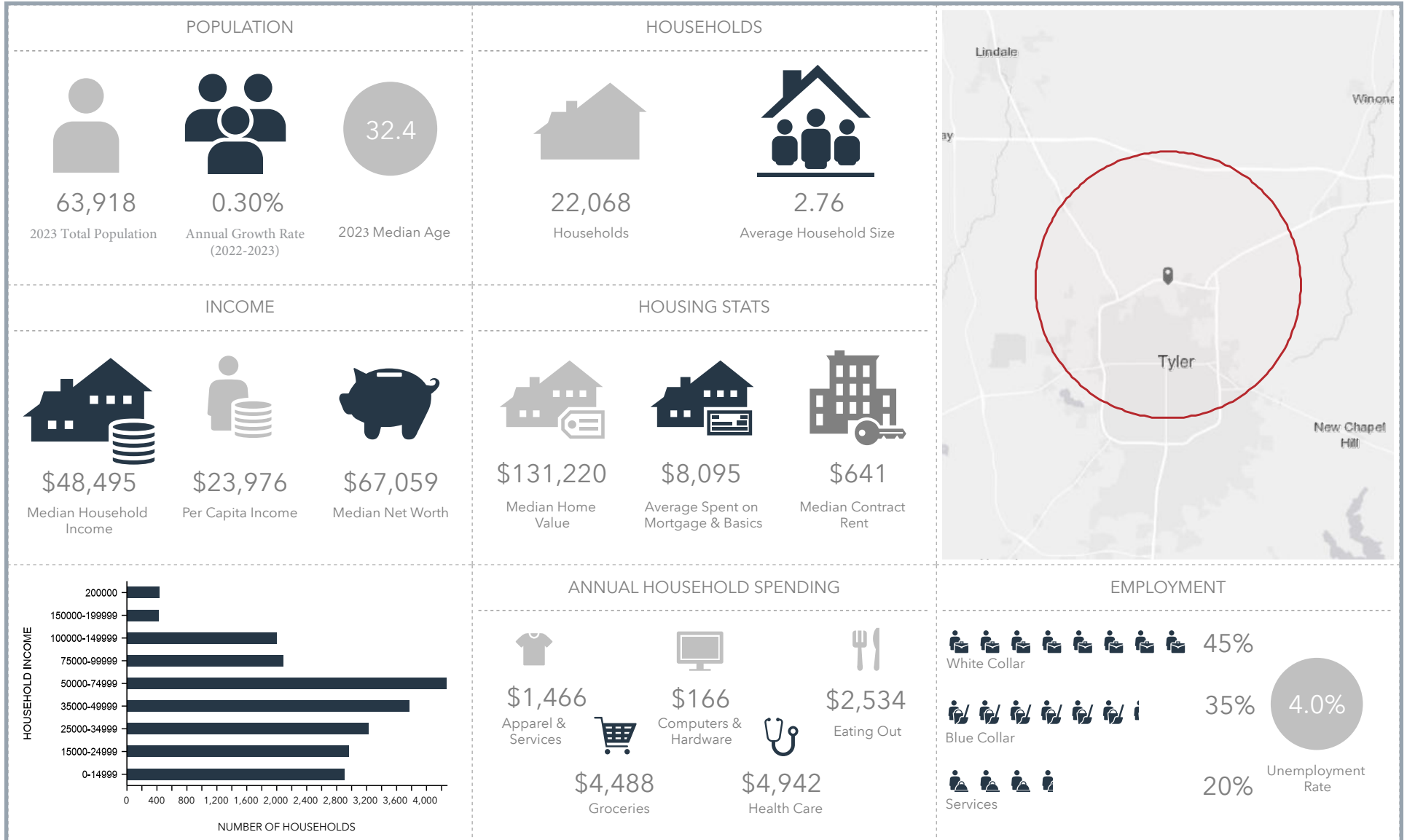
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



JULY 2023 SINGLE-FAMILY HOME MARKET STATISTICS | TYLER, TEXAS

Market Selector

Local Association
Greater Tyler Association of REA..

Market Type
City/Local Market Area

Market Name
Tyler

Frequency
Monthly

Date
July 2023

Property Type
Single Family

Construction Type
New Construction

July 2023 Market Statistics - Tyler

Median Price
\$356,600
▼ -9.7% YoY

Closed Sales
8
▼ -11.1% YoY

Active Listings
59
▲ 391.7% YoY

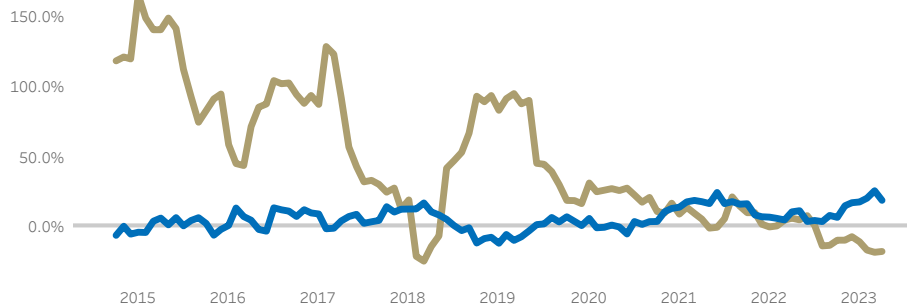
Months Inventory
5.8
▲ 4.9 YoY

PRICE DISTRIBUTION

< \$100k	0.0%
\$100-199k	0.0%
\$200-299k	42.9%
\$300-399k	28.6%
\$400-499k	28.6%
\$500-749k	0.0%
\$750-999k	0.0%
\$1M +	0.0%



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



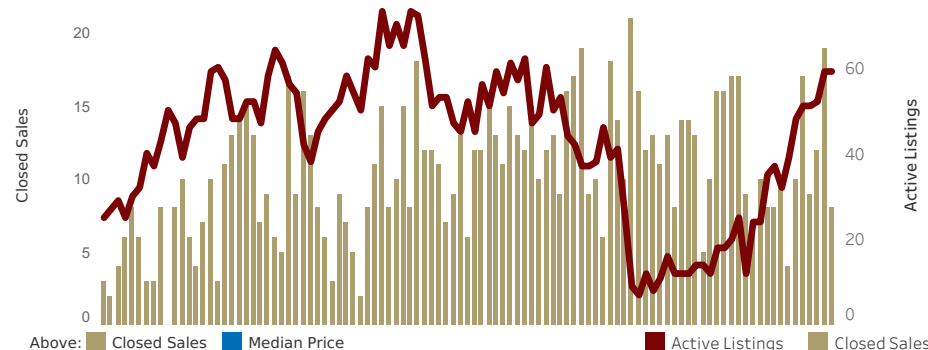
TRANSACTION TIME STATS

Days on Market
40
14 days less than July 2022

Days to Close
58
47 days less than July 2022

Total Days
98
61 days less than July 2022

CLOSED SALES AND ACTIVE LISTINGS



HOME VALUATION STATS

Median Price/Sq Ft
\$191.86
▼ -3.6% YoY

Median Home Size
1,919 sq ft

Median Year Built
2023

Close/Original List
96.2%



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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.



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

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Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

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