

543 ACRES
TYLER, TEXAS

BELLWOOD PARK

OFFERING SUMMARY

AUCTION DATE: NOVEMBER 30, 2018

RANGE REALTY ADVISORS
3625 N. HALL STREET, SUITE 630
DALLAS, TX 75219

214-416-8222 | RANGEREALTYADVISORS.COM

BELLWOOD PARK

Bellwood Park is a 543-acre mixed-use, master planned community development site in Tyler, Texas.

The property is approved for the following uses: commercial, retail, mixed-use including office, hospitality, entertainment, and multifamily, single family and active adult living.

The property features spectacular natural amenities including extensive pines and hardwoods, parks and waterways fronting the city-owned Bellwood Lake and Bellwood Park.

Bellwood Park allows for the development of a dynamic mixed-use community in a growing regional center in Northeast Texas that benefits from the support of local government incentives.

The property is immediately accessible by cart path to the prestigious Cascades Club, which includes a PGA golf course, spa, pool, tennis facilities, and fine dining.

LOCATION

NWC Loop 323 & Earl Campbell Parkway
Tyler, Texas 75709

SCHOOL DISTRICT

Tyler ISD

LAND AREA

± 543 acres

UTILITIES

Water and Wastewater to site

AUCTION DETAILS

Visit www.BellwoodParkTX.com for details and full Offering Memorandum.

AUCTION OPENING:
AUCTION CLOSING:

ZONING

PCD (Planned Commercial Development)

LAND USE

Master Planned Development / Investment

FRONTAGE

± 2,500 Feet along Loop 323

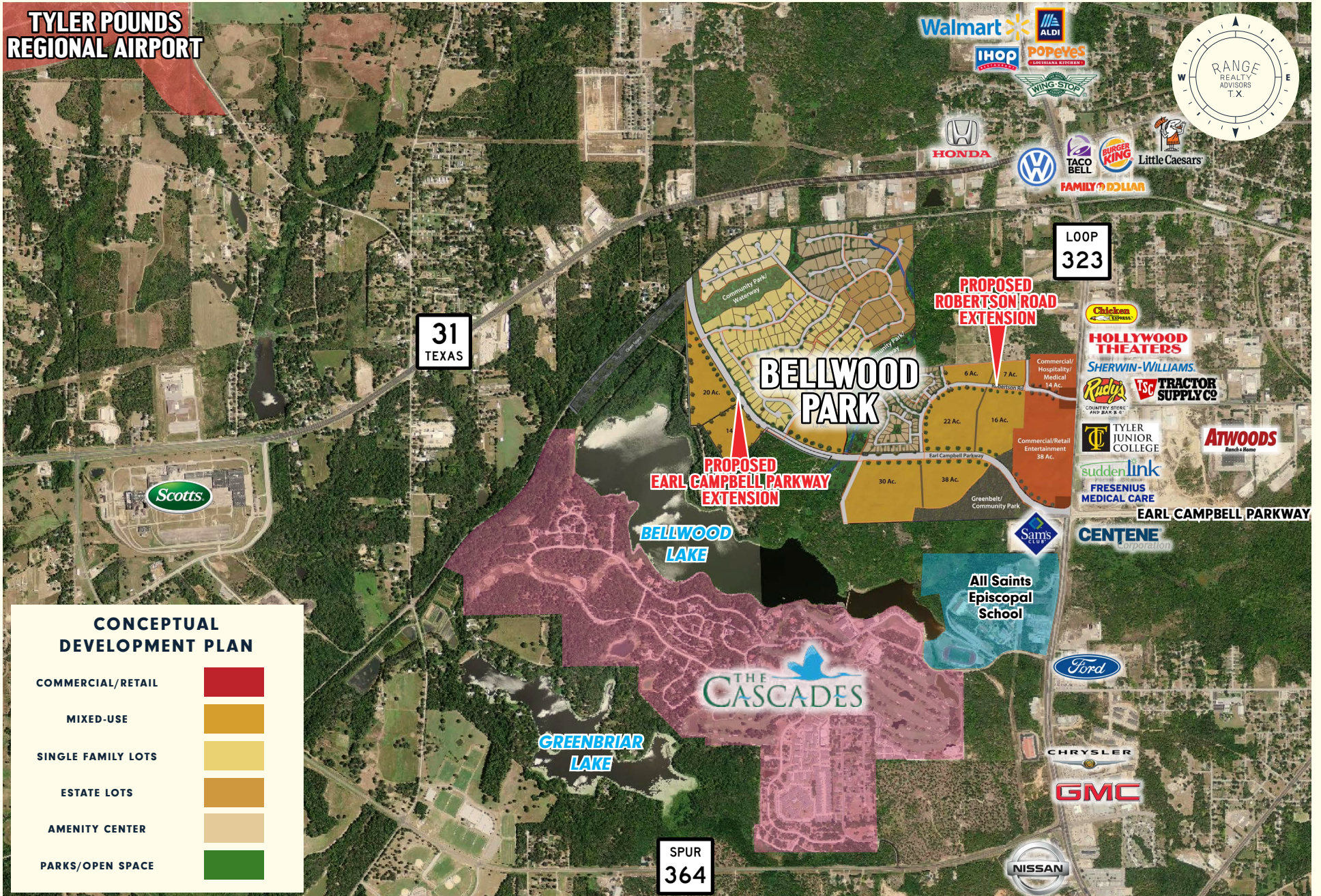
TRAFFIC COUNT

± 32,000 Vehicles Per Day on Loop 323

ASKING PRICE

\$10,500 per acre

WEDNESDAY, NOVEMBER 28, 2018, 7AM CST
FRIDAY, NOVEMBER 30, 2018, 10AM CST



TYLER POUNDS REGIONAL AIRPORT

31 TEXAS

LOOP 323

BELLWOOD PARK

PROPOSED EARL CAMPBELL PARKWAY EXTENSION

PROPOSED ROBERTSON ROAD EXTENSION

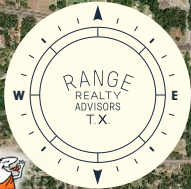
BELLWOOD LAKE

GREENBRIAR LAKE

THE CASCADES

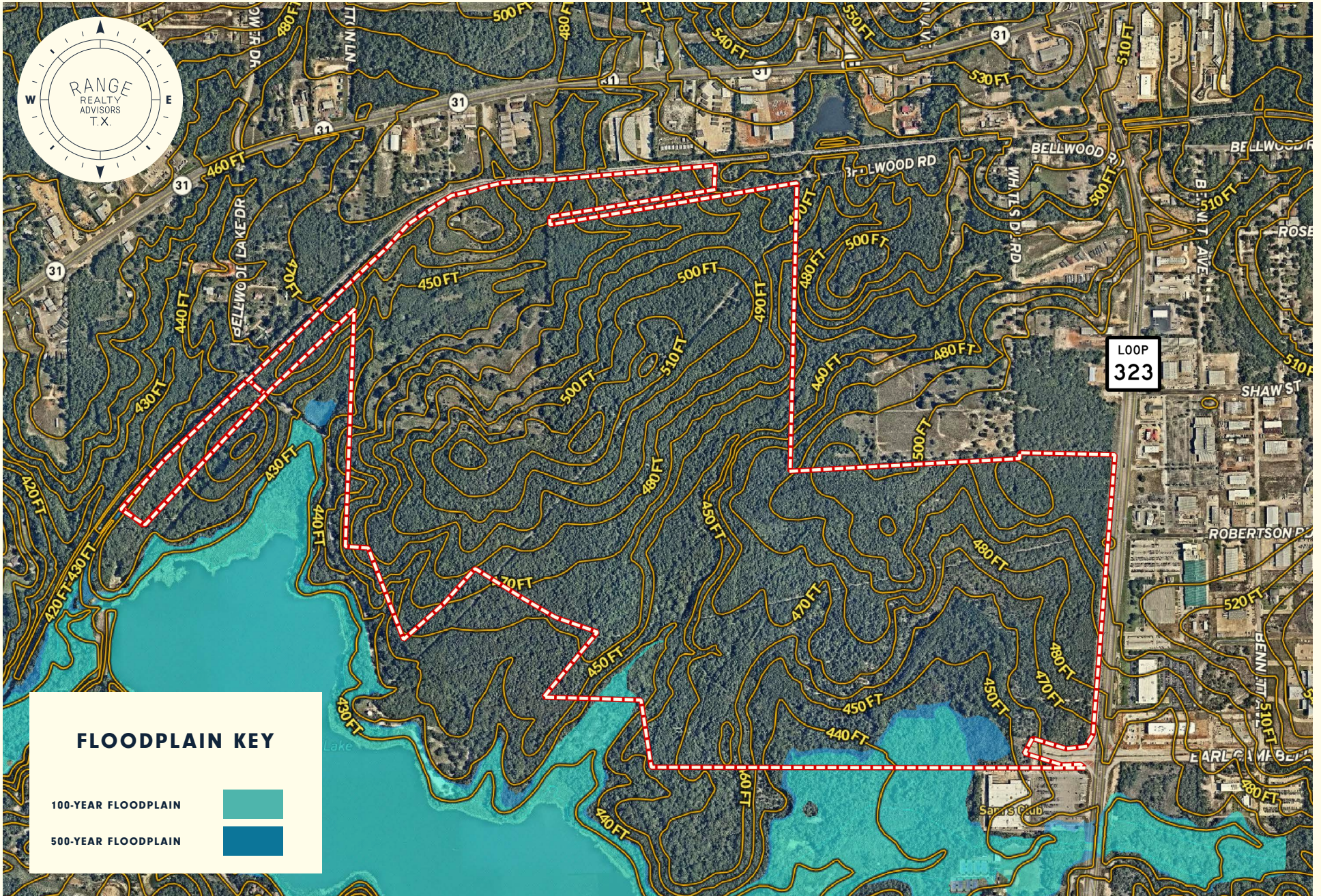
All Saints Episcopal School

SPUR 364



CONCEPTUAL DEVELOPMENT PLAN

- COMMERCIAL/RETAIL
- MIXED-USE
- SINGLE FAMILY LOTS
- ESTATE LOTS
- AMENITY CENTER
- PARKS/OPEN SPACE



POPULATION

Population Estimates, 2017	227,727
Population Growth, 2010-17	8.6%

GEOGRAPHY

Population Per Square Mile, 2017	247.13
Land Area in Square Miles	921.50

HOUSEHOLDS & HOUSING

Households, 2017	78,040
Housing Units, 2017	90,327
Avg. Household Size, 2017	2.7
Owner-occupied Housing Rate, 2017	65.2%
Building Permits, 2017	678

INCOME

Median Household Income, 2017	\$48,683
-------------------------------	----------

BUSINESSES

Total Businesses, 2017	5,775
Total Employment, 2017	91,444
Total Annual Payroll, 2017 (\$1,000)	\$3,780,019

EDUCATION

High School Graduate or Higher	84.7%
Bachelor’s Degree or Higher	24.7%



ABOUT US

WHAT WE DO

Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets.

To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

AREAS OF PRACTICE

- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

WHERE WE WORK

- Valuations
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement
- Property and Asset Management

CONTACT INFORMATION

Our Industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



CHRIS BURROW
Founding Partner, CEO

Office: 214-416-8222
Desk: 214-416-8224
Cell: 214-244-5047

cburrow@rangerealtyadvisors.com



DILLON COOK
Founding Partner, COO

Office: 214-416-8222
Desk: 214-416-8223
Cell: 214-738-3857

dcook@rangerealtyadvisors.com



JORDAN HARRIS
Associate

Office: 214-416-8222
Desk: 214-416-8226
Cell: 972-922-0642

jharris@rangerealtyadvisors.com



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

William Owen Lyon III	335796	owen@owenlyon.com	972-317-0529
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William Owen Lyon III	335796	owen@owenlyon.com	972-317-0529
Designated Broker of Firm	License No.	Email	Phone
Chris Burrow	326076	cburrow@rangerealtyadvisors.com	214-416-8224
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dillon Cook	650315	dcook@rangerealtyadvisors.com	214-416-8223
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

THIS INFORMATION IS FROM SOURCES BELIEVED TO BE RELIABLE, BUT RANGE REALTY ADVISORS, LLC HAS NOT VERIFIED THE ACCURACY OF THE INFORMATION. RANGE REALTY ADVISORS, LLC MAKES NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE INFORMATION, AND ASSUMES NO RESPONSIBILITY FOR ANY ERROR, OMISSION OR INACCURACY. THE INFORMATION IS SUBJECT TO POSSIBILITY OF ERRORS, OMISSIONS, CHANGES OF CONDITION, INCLUDING PRICE, OR WITHDRAWAL WITHOUT NOTICE. ANY PROJECTIONS, ASSUMPTIONS OR ESTIMATES ARE FOR ILLUSTRATIVE PURPOSES ONLY. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION.

**RANGE REALTY ADVISORS
3625 N. HALL STREET, SUITE 630,
DALLAS, TX 75219**

214-416-8222 | RANGEREALTYADVISORS.COM