

ANDERSON CORNER

RANGE

SMITH COUNTY

---

TYLER, TEXAS

# ANDERSON CORNER

OFFERING SUMMARY

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

214-416-8222 | [RANGEREALTYADVISORS.COM](https://rangerealtyadvisors.com)

# ANDERSON CORNER

Range Realty Advisors, LLC is pleased to present a total of 11.8 net acres located at the southeast corner of Loop 323 and Earl Campbell Parkway.

The property is approved for a wide range of uses and benefits from direct access to utilities along with ample visibility.

## LOCATION

---

SEC Loop 323 & Earl Campbell Parkway  
Tyler, Texas 75709

## SCHOOL DISTRICT

---

Tyler ISD

## TOPOGRAPHY

---

Nearly Flat

## UTILITIES

---

Water and Wastewater to site

## LAND AREA

---

Parcel A: ± 8.8 acres  
Parcel B: ± 1.0 acres  
Parcel C: ± 2.0 acres

## ZONING

---

Light Industrial (M-1)

## LAND USE

---

Industrial / Retail / Office / Automotive

## FRONTAGE

---

± 745 Feet along Earl Campbell Parkway  
± 932 Feet along Loop 323

## TRAFFIC COUNT

---

± 32,000 Vehicles Per Day on Loop 323

## LEGAL DESCRIPTION

---

BLOCK 852-T LOT 22, 23

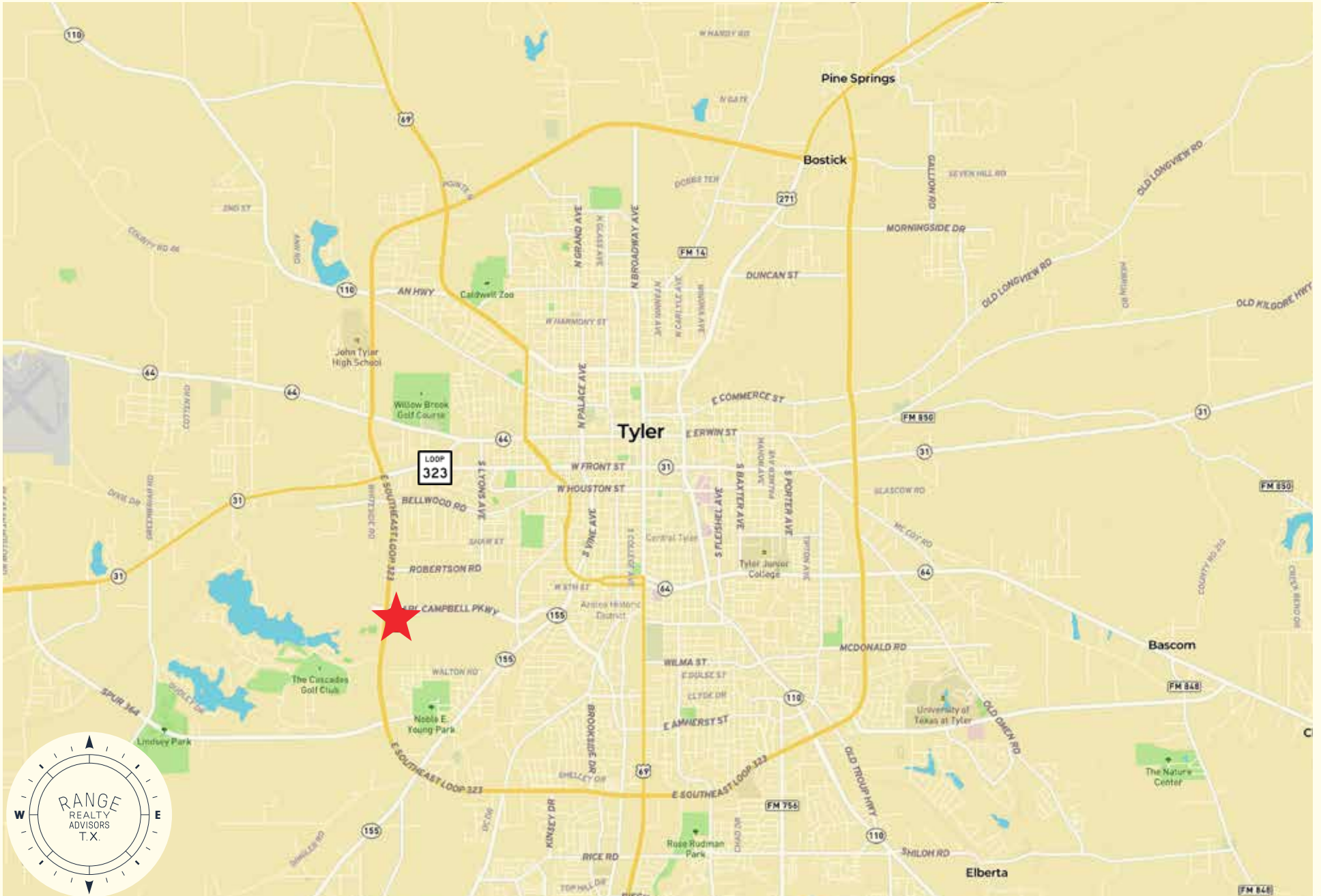




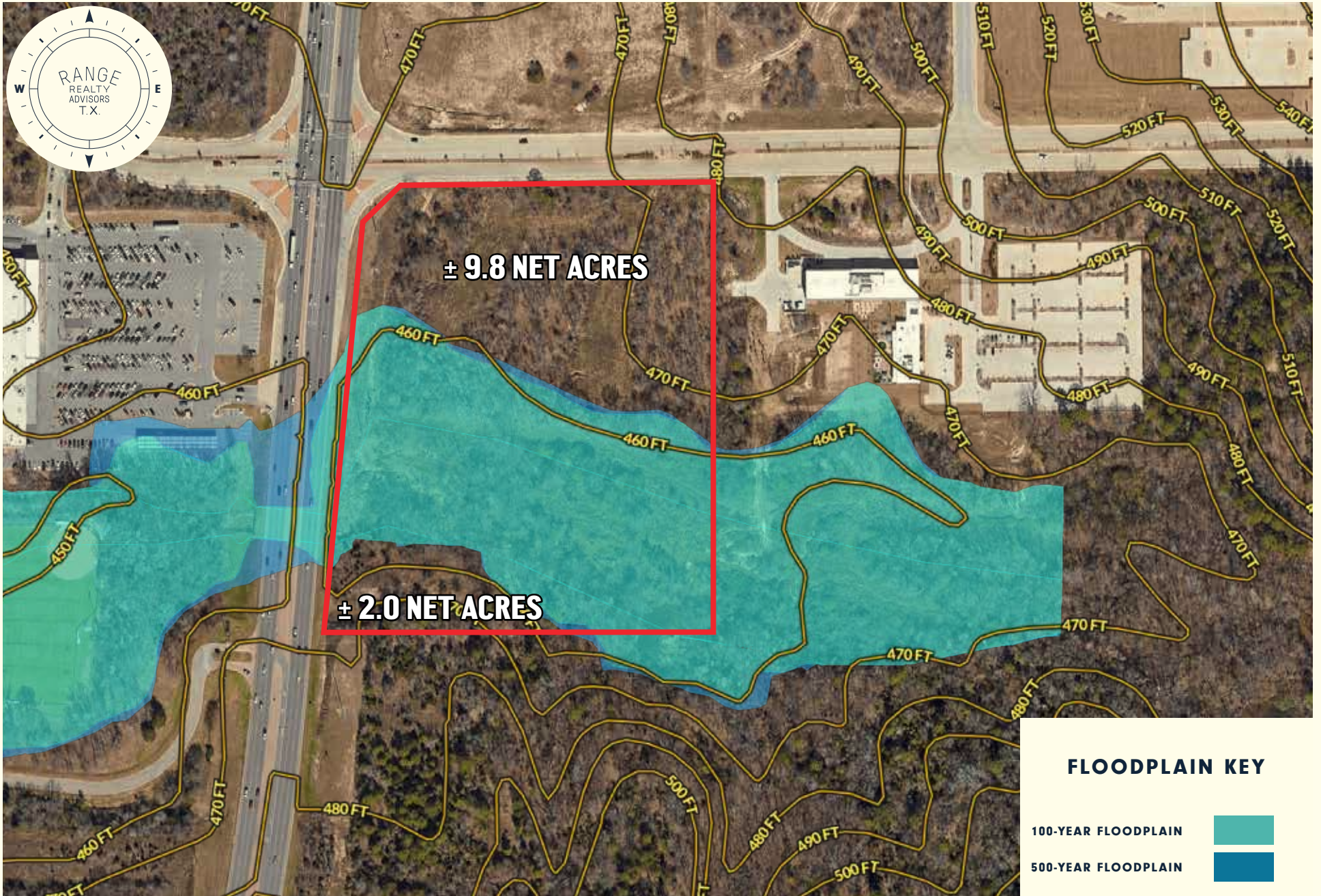






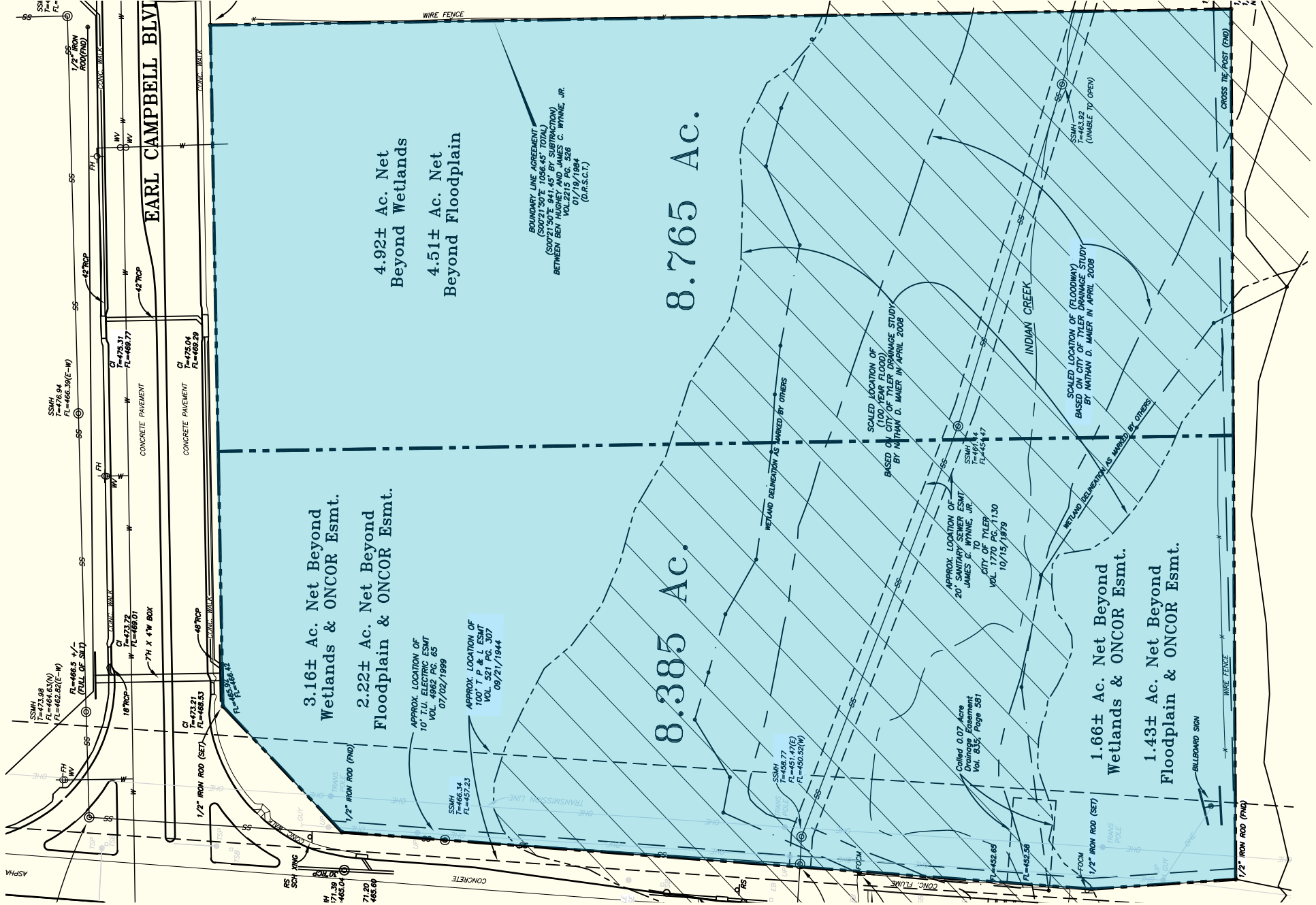












3.16± Ac. Net Beyond Wetlands & ONCOR Esmt.

2.22± Ac. Net Beyond Floodplain & ONCOR Esmt.

4.92± Ac. Net Beyond Wetlands

4.51± Ac. Net Beyond Floodplain

8.765 AC.

8.385 AC.

1.66± Ac. Net Beyond Wetlands & ONCOR Esmt.

1.43± Ac. Net Beyond Floodplain & ONCOR Esmt.

BOUNDARY LINE AGREEMENT  
(S0021.507E 1086.45' TOTAL)  
(S001.853.45' BY ABSTRACTION)  
BETWEEN BEN HULBERRY AND JAMES C. WYNN, JR.  
07/19/1984  
(D.R.S.C.T.)

SCALED LOCATION OF (100-YEAR FLOOD) BASED ON CITY OF TYLER DRAINAGE STUDY BY NATHAN D. MAIER IN APRIL 2008

SCALED LOCATION OF (FLOODWAY) BASED ON CITY OF TYLER DRAINAGE STUDY BY NATHAN D. MAIER IN APRIL 2008

APPROX. LOCATION OF 10' T.U. ELECTRIC ESMT VOL. 4062 PG. 65 07/02/1989

APPROX. LOCATION OF 100' T.P. & L. ESMT VOL. 521 PG. 307 09/21/1944

APPROX. LOCATION OF 20' SANITARY SEWER ESMT JAMES C. WYNN, JR. VOL. 1770 PG. 1130 10/15/1979

Called 0.07 Acre Drainage Easement Vol. 635, Page 561



<b>POPULATION</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
Population, 2010	36,499	97,691	152,664
Population, 2018	39,003	106,344	167,943
Change in Population	6.9%	8.9%	10.0%
Average Age	36.2	34.4	35.2
<b>HOUSEHOLDS</b>			
Households, 2010	14,593	37,932	57,953
Households, 2018	15,351	40,520	62,695
Average Household Size	2.47	2.53	5.60
<b>INCOME</b>			
Average Household Income	\$ 64,476	\$ 69,943	\$ 75,087
Median Household Income	\$ 45,006	\$ 46,620	\$ 51,164



# 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](mailto:cburrow@rangerealtyadvisors.com)



**DILLON COOK**  
Founding Partner, COO

---

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

[dcook@rangerealtyadvisors.com](mailto:dcook@rangerealtyadvisors.com)



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](https://www.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.

<b>Range Realty Advisors, LLC</b>	<b>9008180</b>	<b>info@rangerealtyadvisors.com</b>	<b>214-416-8222</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William Owen Lyon III</b>	<b>335796</b>	<b>owen@owenlyon.com</b>	<b>972-317-0529</b>
Designated Broker of Firm	License No.	Email	Phone
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Dillon Cook</b>	<b>650315</b>	<b>dcook@rangerealtyadvisors.com</b>	<b>214-416-8223</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_