

TYLER, TX

PINE HILLS AT THE CASCADES

OFFERING SUMMARY

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

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

PINE HILLS AT THE CASCADES

Pine Hills consists of 82 fully developed single-family lots located in The Cascades, a prestigious master planned community in Southwest Tyler. The community lies near Bellwood and Greenbriar Lakes, and offers members an array of recreational amenities, including a club house, 8 tennis courts, a newly renovated lake marina, and an 18-hole golf course.

Future residents of the Pine Hills subdivision will have the opportunity to choose from 4 gated golf course lots, 15 gated superior lots, and 63 diverse lots, all featuring above-standard infrastructure.

LOCATION

Hogan Dr
Tyler, TX 75709

COUNTY

Smith

SUBMARKET

Tyler

LAND AREA

± 33 AC

PRICING

Call for details

ZONING

PUR - “Planned Unit Residential w/ a Final Site Plan”

LAND USE

Fully developed single-family residential lots

SCHOOL DISTRICT

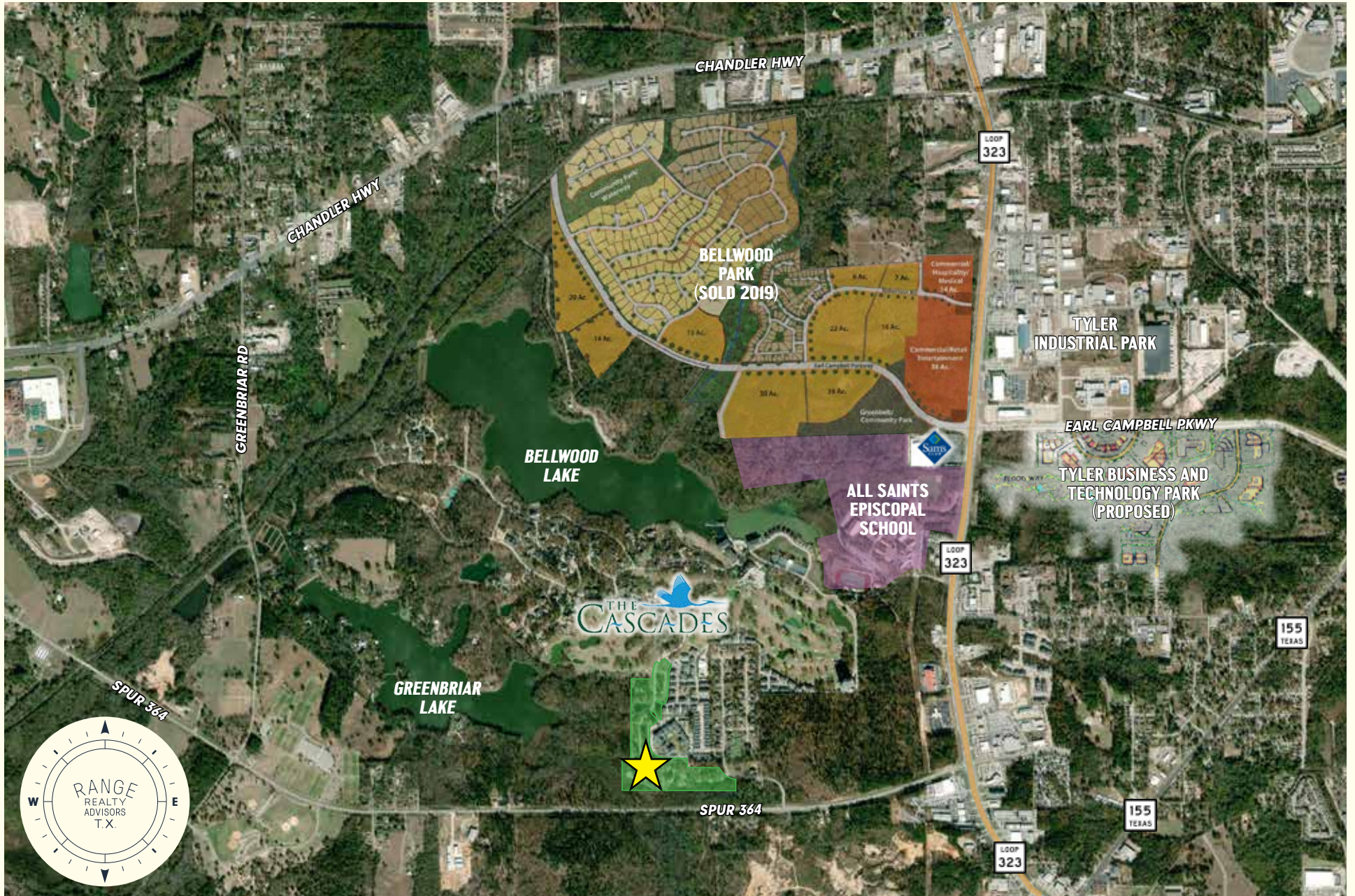
Tyler ISD

UTILITIES

Water: On site
Wastewater: On site







INVESTMENT MERITS

SMITH COUNTY MARKET

- Tyler's average home sale price in 2018 was \$233,350, an approximate 25% increase in 5 years
- Tyler saw 2,623 homes sold in 2018, an approximate 21% increase in 5 years
- Smith County's population in 2018 was estimated to be 230,221, a 9.8% increase from the 2010 estimate.

GROWTH AND QUALITY OF LIFE

- As of 2018, Tyler had a population of 105,729, a 9.1% increase from 2010.
- Tyler's cost of living is 9% lower than the national average, making it an economically attractive alternative to nearby Dallas, which has a slightly higher cost than the national average
- Notable Southwest Tyler developments include The Cascades, the proposed Tyler Industrial Park, and Bellwood Park, a 500-acre proposed master planned community that recently sold to Provident Realty Advisors.

DEVELOPMENT SUPPORT AND INCENTIVES

- No personal income tax in Texas
- No corporate income tax in Texas
- Low corporate franchise tax

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

OUR SERVICES

- 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.



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Information About Brokerage Services

11-2-2015



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:
 - 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.

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|--|----------------|--------------------------------------|---------------------|
| Range Realty Advisors, LLC | 9008180 | info@rangerealtyadvisors.com | 214-416-8222 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| N/A | N/A | N/A | N/A |
| 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 _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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