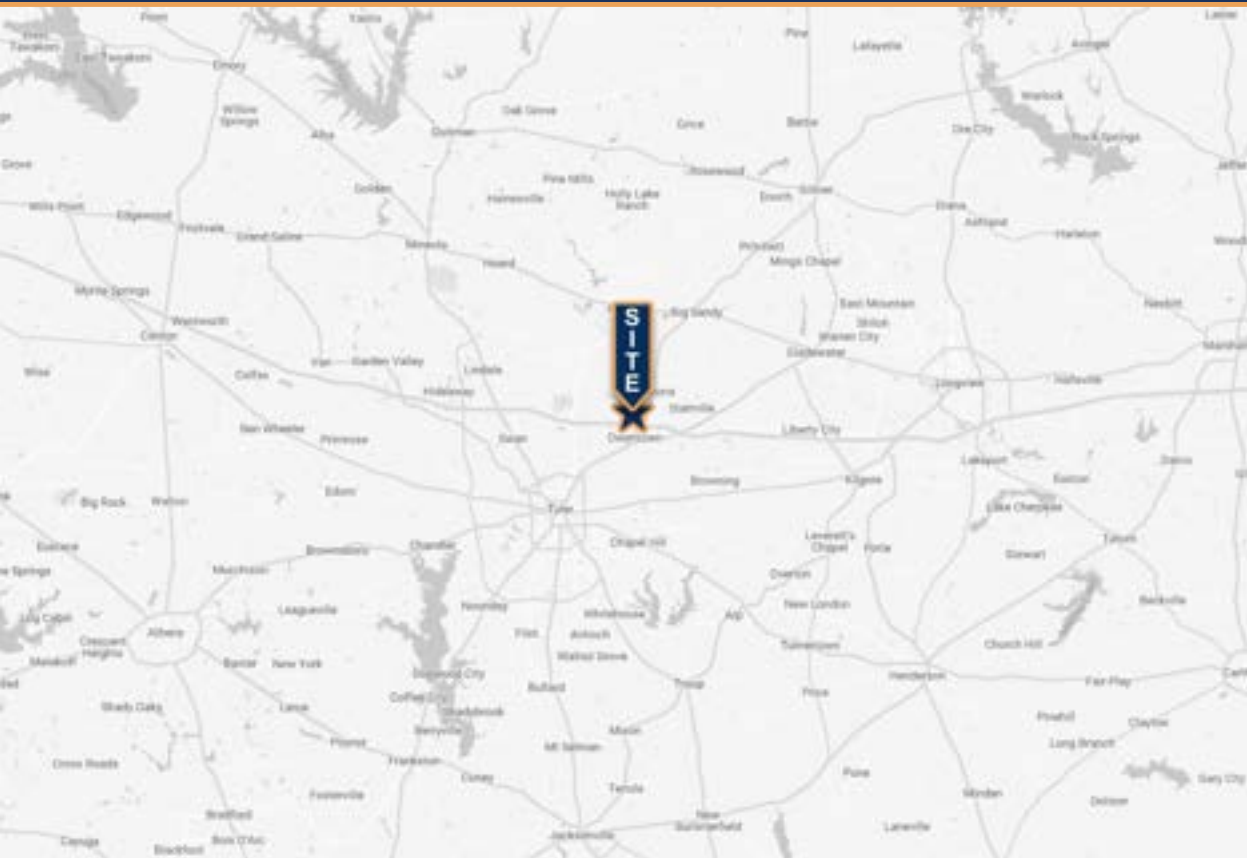


PROPERTY DESCRIPTION



LOCATION

12499-12963 Harris Creek Church Rd
Tyler, TX 75708

SIZE

408±AC

PRICING

\$15,000 / AC

TRAFFIC COUNTS

I-20: 39,297 VPD ('21)

Hwy-271: 11,034 VPD ('21)

NEARBY TENANTS



PROPERTY HIGHLIGHTS

- Zoning: AG-Vacant Winona ETJ Land | Qualified Opportunity Zone

Utilities are located at 155

-East Texas MUD for water/sewer along 155

-City of Winona for natural gas along 155

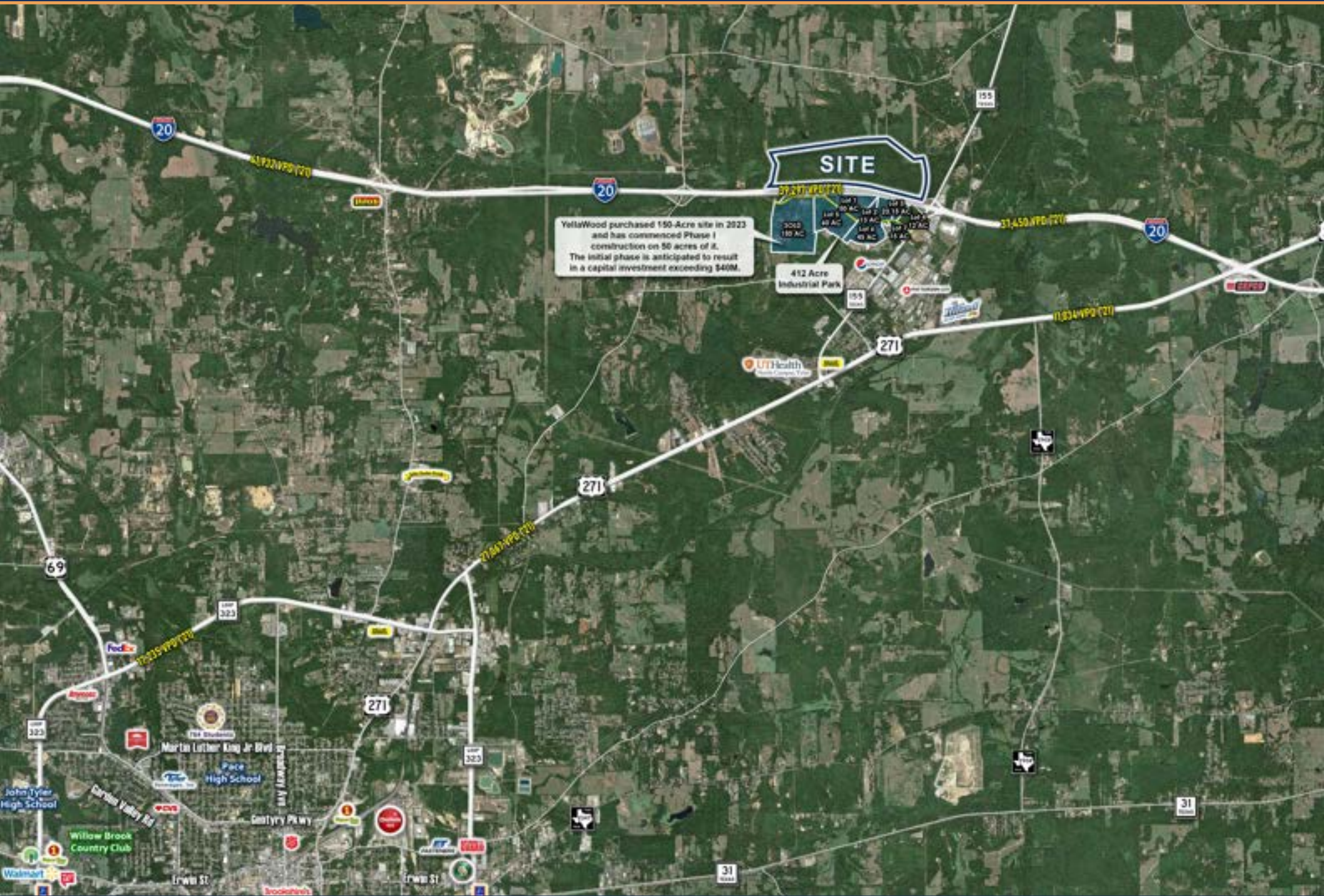
-Oncor for power along 155 & I-20.

- The economy of Tyler is diverse, with healthcare, education, manufacturing, and retail being major contributors. The city is also a regional center for healthcare, with multiple hospitals and medical facilities serving East Texas.

- YellaWood bought 150ac along the South frontage of I-20 & has developed 50ac of it (directly across HWY 20) [Article](#)

2022 DEMOGRAPHICS

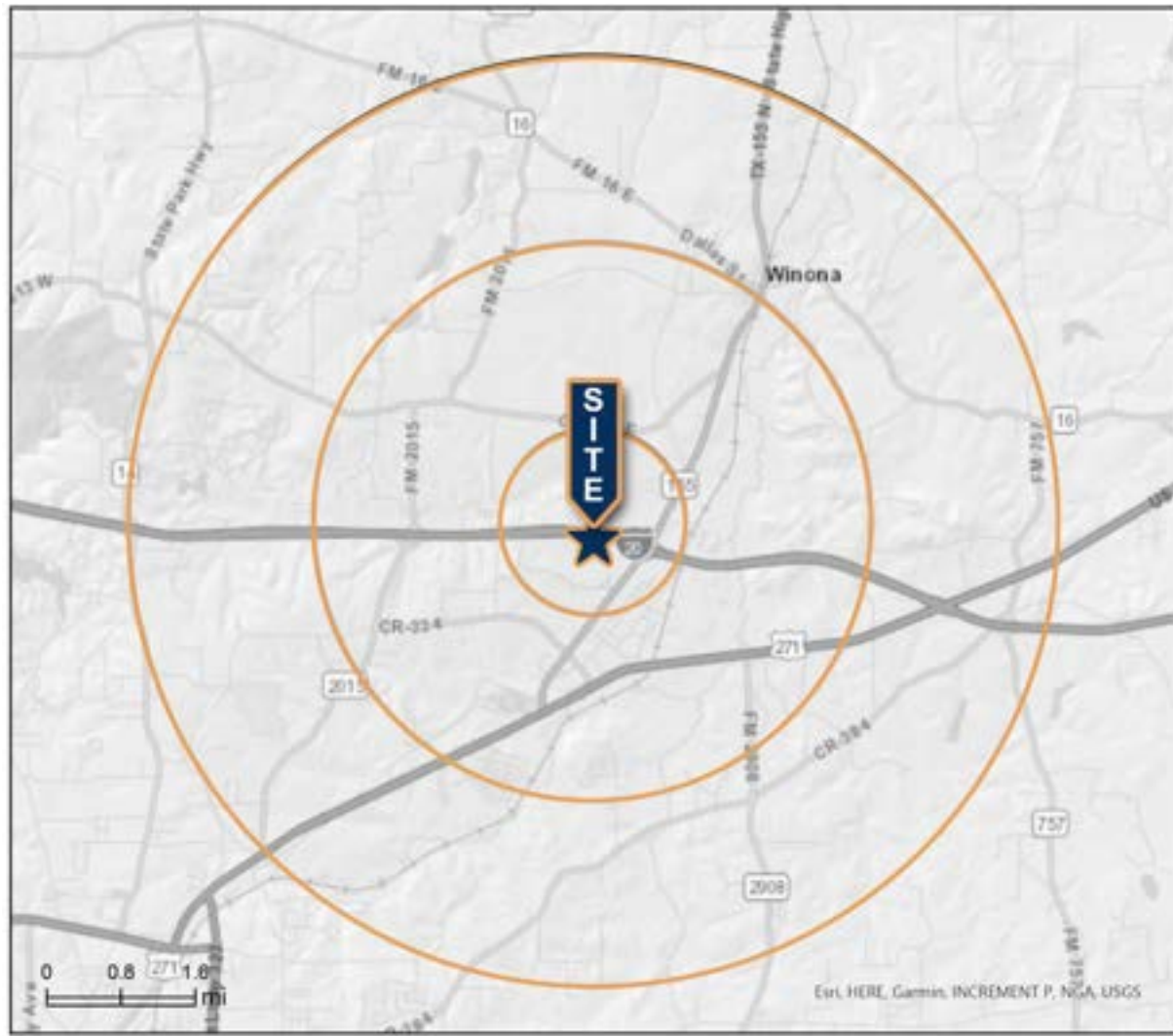
	1 MILE	3 MILE	5 MILE
TOTAL POP.	238	2,607	6,314
2027 POP.	252	2,747	6,689
AVG HH INCOME	\$59,569	\$60,048	\$66,225





DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	178	2,033	5,161
2020 Total Population	229	2,508	6,052
2020 Group Quarters	16	95	114
2022 Total Population	238	2,607	6,314
2022 Group Quarters	16	95	114
2027 Total Population	252	2,747	6,689
2022-2027 Annual Rate	1.15%	1.05%	1.16%
2022 Total Daytime Population	562	4,091	6,869
Workers	412	2,523	3,275
Residents	150	1,568	3,594
Household Summary			
2010 Households	78	698	1,874
2010 Average Household Size	2.23	2.87	2.74
2020 Total Households	89	803	2,128
2020 Average Household Size	2.39	3.00	2.79
2022 Households	93	833	2,219
2022 Average Household Size	2.39	3.02	2.79
2027 Households	98	882	2,362
2027 Average Household Size	2.41	3.01	2.78
2022-2027 Annual Rate	1.05%	1.15%	1.26%
2010 Families	56	517	1,394
2010 Average Family Size	2.66	3.36	3.20
2022 Families	65	599	1,600
2022 Average Family Size	2.91	3.61	3.34
2027 Families	68	633	1,701
2027 Average Family Size	2.94	3.60	3.32
2022-2027 Annual Rate	0.91%	1.11%	1.23%
Housing Unit Summary			
2000 Housing Units	66	611	1,711
Owner Occupied Housing Units	77.3%	70.9%	74.3%
Renter Occupied Housing Units	19.7%	18.3%	16.8%
Vacant Housing Units	3.0%	10.8%	8.8%
2010 Housing Units	80	788	2,096
Owner Occupied Housing Units	78.8%	68.1%	70.2%
Renter Occupied Housing Units	18.8%	20.4%	19.2%
Vacant Housing Units	2.5%	11.4%	10.6%
2020 Housing Units	92	905	2,385
Vacant Housing Units	3.3%	11.3%	10.8%
2022 Housing Units	95	931	2,460
Owner Occupied Housing Units	72.6%	66.9%	68.0%
Renter Occupied Housing Units	24.2%	22.7%	22.2%
Vacant Housing Units	2.1%	10.5%	9.8%
2027 Housing Units	100	973	2,586
Owner Occupied Housing Units	73.0%	66.9%	68.3%
Renter Occupied Housing Units	25.0%	23.6%	23.0%
Vacant Housing Units	2.0%	9.4%	8.7%
Median Household Income			
2022	\$50,324	\$51,161	\$52,771
2027	\$56,549	\$56,983	\$60,405
Median Home Value			
2022	\$187,500	\$189,706	\$185,038
2027	\$269,737	\$272,041	\$275,672





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.

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9013498

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Sales Agent / Associate's Name

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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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