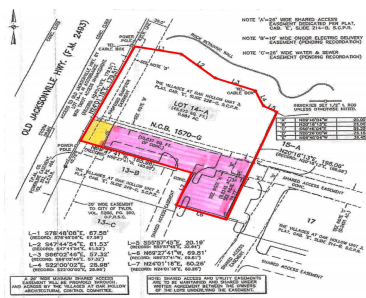
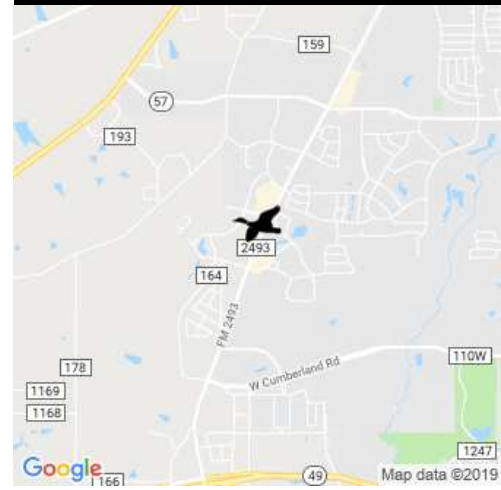


Waterfront Office/Retail Lot Available

7258 Old Jacksonville Hwy., Tyler, TX 75703



LOCATION



RETAIL (LAND) FOR SALE

Total Acres: .984
 Available: 0.984 Acre(s)
 Sales Price: \$757,405.00 Total Price

Features

Road Frontage: Approx. 200

Amenities: Waterfront

Additional: Some concrete parking completed

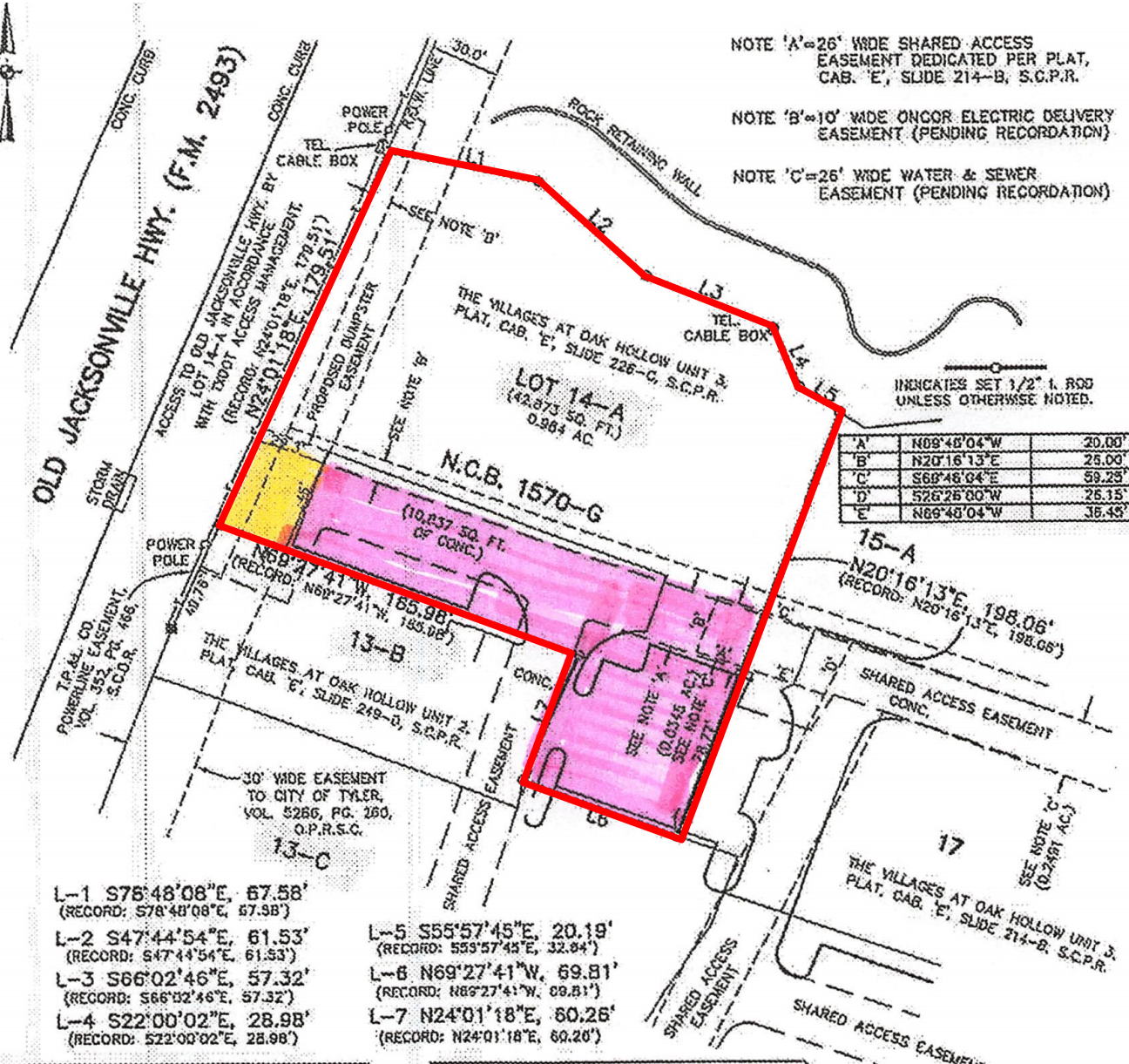
- Approx. 0.984 acres
- Ready for development
- Ideal for office or retail use
- newly developing retail growth corridor
- Easy access with high visibility and traffic
- Centrally located just south of Loop 323 and Grande Blvd.
- Neighboring business include Jul's Café, Swann Plaza, Fresh and The Market

Contact

Matthew Marshall
 Founding Partner
 matthew@draketexas.com

Casey Hymer
 Founding Partner
 casey@draketexas.com





NOTE 'A'=26' WIDE SHARED ACCESS
EASEMENT DEDICATED PER PLAT,
CAB. 'E', SLIDE 214-B, S.C.P.R.

NOTE 'B'=10' WIDE ONCOR ELECTRIC DELIVERY
EASEMENT (PENDING RECORDATION)

NOTE 'C'=26' WIDE WATER & SEWER
EASEMENT (PENDING RECORDATION)

INDICATES SET 1/2" I. ROD
UNLESS OTHERWISE NOTED.

A	N89°48'04"W	20.00'
B	N20°16'13"E	25.00'
C	S66°46'04"E	59.25'
D	S26°26'00"W	25.15'
E	N86°48'04"W	36.45'

L-1 S76°48'08"E, 67.58'
(RECORD: S76°48'08"E, 67.98')

L-2 S47°44'54"E, 61.53'
(RECORD: S47°44'54"E, 61.53')

L-3 S66°02'46"E, 57.32'
(RECORD: S66°02'46"E, 57.32')

L-4 S22°00'02"E, 28.9B'
(RECORD: S22°00'02"E, 28.9B')

L-5 S55°57'45"E, 20.19'
(RECORD: S55°57'45"E, 32.94')

L-6 N69°27'41"W, 69.81'
(RECORD: N69°27'41"W, 69.81')

L-7 N24°01'18"E, 60.26'
(RECORD: N24°01'18"E, 60.26')

A 26' WIDE MINIMUM SHARED ACCESS
EASEMENT WILL BE PROVIDED THROUGH,
AND ACROSS BY THE VILLAGES AT OAK HOLLOW
ARCHITECTURAL CONTROL COMMITTEE.

NOTE: SHARED ACCESS AND UTILITY EASEMENTS
ARE TO BE MAINTAINED AND SHARED UNDER
WRITTEN AGREEMENT BETWEEN THE OWNERS
OF THE LOTS UNDERLYING THE EASEMENT.