

FOR LEASE

3010 State Highway 31 E, Tyler, TX 75702

DISTRIBUTION CENTER



BASE RENTAL RATE **\$4.50 SF/yr NNN**

OFFERING SUMMARY

Building Size:	57,763 SF
Available SF:	57,763 SF
Year Built:	1997
Zoning:	M-1 Light Industrial
Market:	North Texas
Submarket:	East Texas

PROPERTY OVERVIEW

57,763 SF Distribution Office/Warehouse located 100 miles east of Dallas, Texas.

PROPERTY HIGHLIGHTS

- 5,040 sf office space/ 52,723 sf warehouse
- Proposed rate includes 4 acres, up to 12 acres available
- M-1 Light Industrial Zoning
- Inside Tyler City Limits
- 3-phase power
- Natural Gas
- Fire Sprinkler System
- 10 dock-high doors, 20,000 sf concrete truck court
- 25' center height

Lease Brochure

PRESENTED BY:

BECKY MCCORD

903.262.4858

BECKY@DRAKETEXAS.COM

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ADDITIONAL PHOTOS

2

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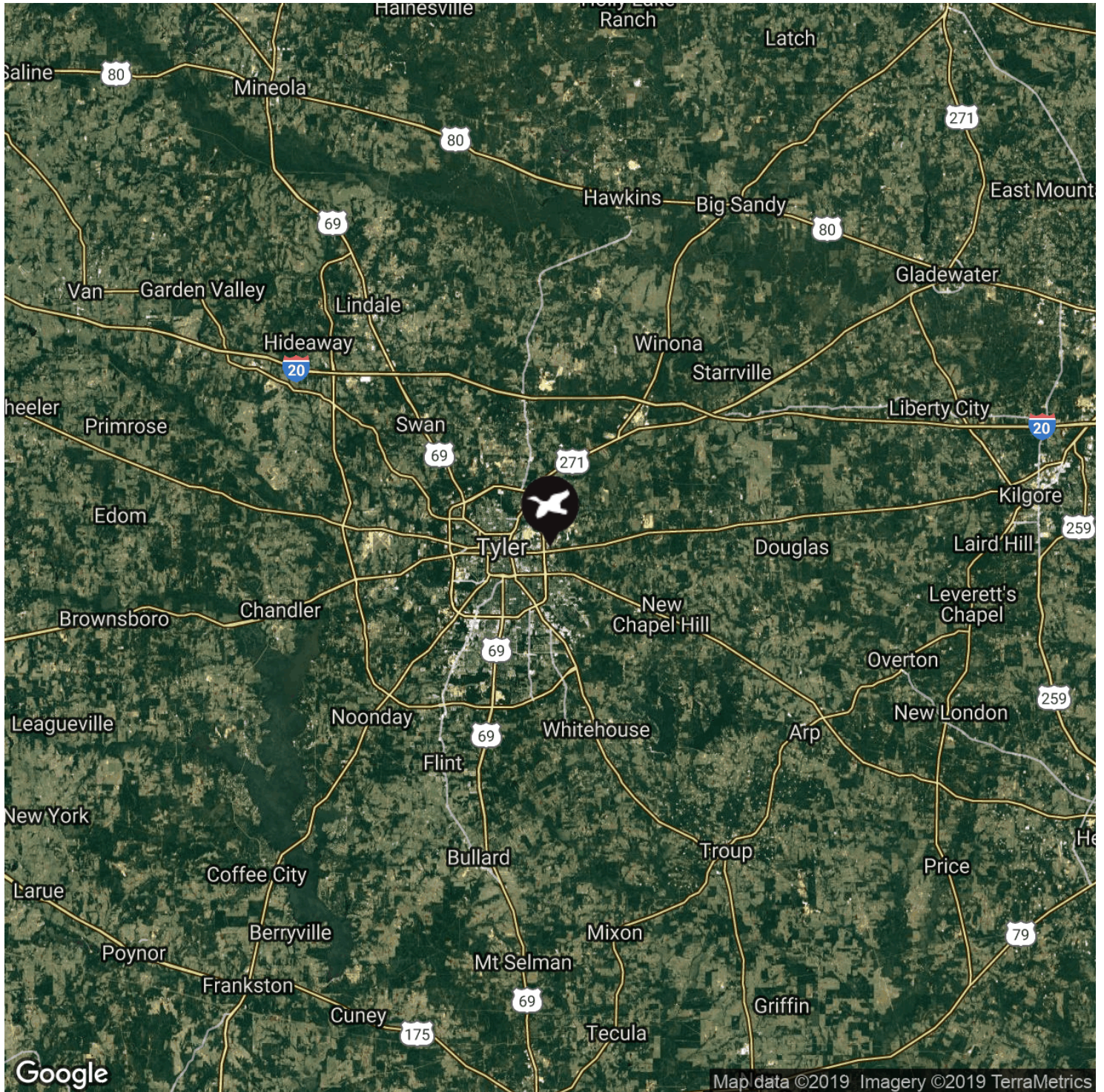
ADDITIONAL PHOTOS

3

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Lease Brochure

LOCATION MAPS

4

Title Company Landmark Title, Inc.
 G.P.#: 193729
 Date Received: July 23, 2019
 Buyer: Dixie Candy Park, LLC
 Seller: MKI Enterprises, L.L.P.
 Address: 9250 E. Frost Street, Tyler, Texas

- 1.) Bearing basis is the Texas State Plane Coordinate System, GCS North Central Zone NAD 83, (Feet) based on the 1983 adjustment of NAD 83 System. The control monument is JCI-1-TYLER, Leica Geosystems Station of North America.
- 2.) The Subject property lies within Zone X (area determined to be outside the 0.2% annual chance floodplain) per flood insurance Rate Map No. 48423C0380D, effective date: April 16, 2014.

Legal Description: N.C.B. 1402, City of Tyler, Smith County, Texas, as shown on Re-Subdivision Plat of Dixie Paper Addition recorded in Cabinet D, Slide 784 of the Plat Records of Smith County, Texas.

Schedule B: found in record in Volume 4997, Page 190, Official Public Records, Smith County, Texas, but containing any encumbrances, conditions or restrictions if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction is exempt under Title 42 of the United States Code.
 107. Easement / Right of Way to City of Tyler recorded in Volume 1543, Page 547, Plat Records, Smith County, Texas, does not affect the subject property.
 Easements and building set backs as shown on plat of subdivision recorded in **Cabinet D, Slide 58-A**, of the Plat Records of Smith County, Texas.

Easements and building set backs as shown on plat of subdivision recorded in **Cabinet D, Slide 784**, of the Plat Records of Smith County, Texas.
 Annual General assessment lien created by instrument recorded in Volume 4997, Page 190, Official Public Records of Smith County, Texas, and contains the lien of and their mortgage. (P.P. ONLY)

Easement / Right of Way to Texas Power & Light Company in Volume 1351, Page 553, Deed Records, Smith County, Texas, does not affect the subject property.
 Easements / Rights of Way to Texas Power & Light Company in Volume 1357, Page 593, and Volume 1383, Page 26, Deed Records, Smith County, Texas, are not locatable due to vague description.

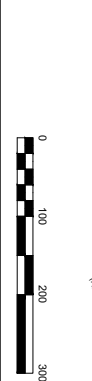
Boundary Line Agreement by and between MKI Enterprises, L.L.P. and Health Facility Credit Companies recorded in **Volume 3927, Page 284**, Official Public Records, Smith County, Texas, affects the subject property as shown.

Easement for Equipment Station to Southwestern Bell Telephone Company recorded in **Volume 5445, Page 215**, Official Public Records, Smith County, Texas, affects the subject property as shown.

- ATTN:SPS Survey Table Notes**
- 1.) In connection with Table A Item 5, there are 43 total parking spaces of which 3 are designated as handicap.
 - 2.) In connection with Table A Item 16, none observed.
 - 3.) In connection with Table A Item 17, none observed.
 - 4.) In connection with Table A Item 18, no delineation of wetlands markers were observed or provided.

Surveyor's Certificate
 THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF TEXAS CERTIFIES TO SOUTHERN CLASSIC HOLDINGS, LLC, BRYAN BAYTEMAN PROPERTIES, LLC, AND SUPERIOR TITLE SERVICES, INC. DBA LANDMARK TITLE, INC. AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 26, 2019.



Legend

These standard abbreviations will be found in the drawings:

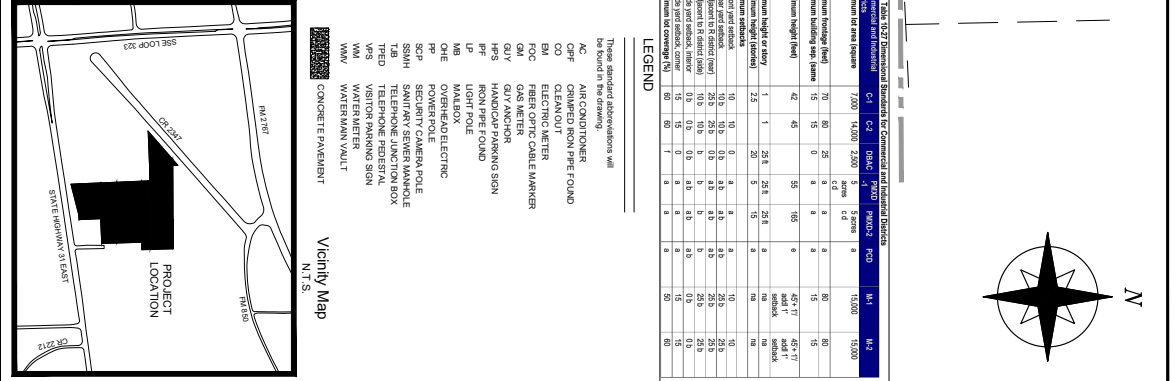
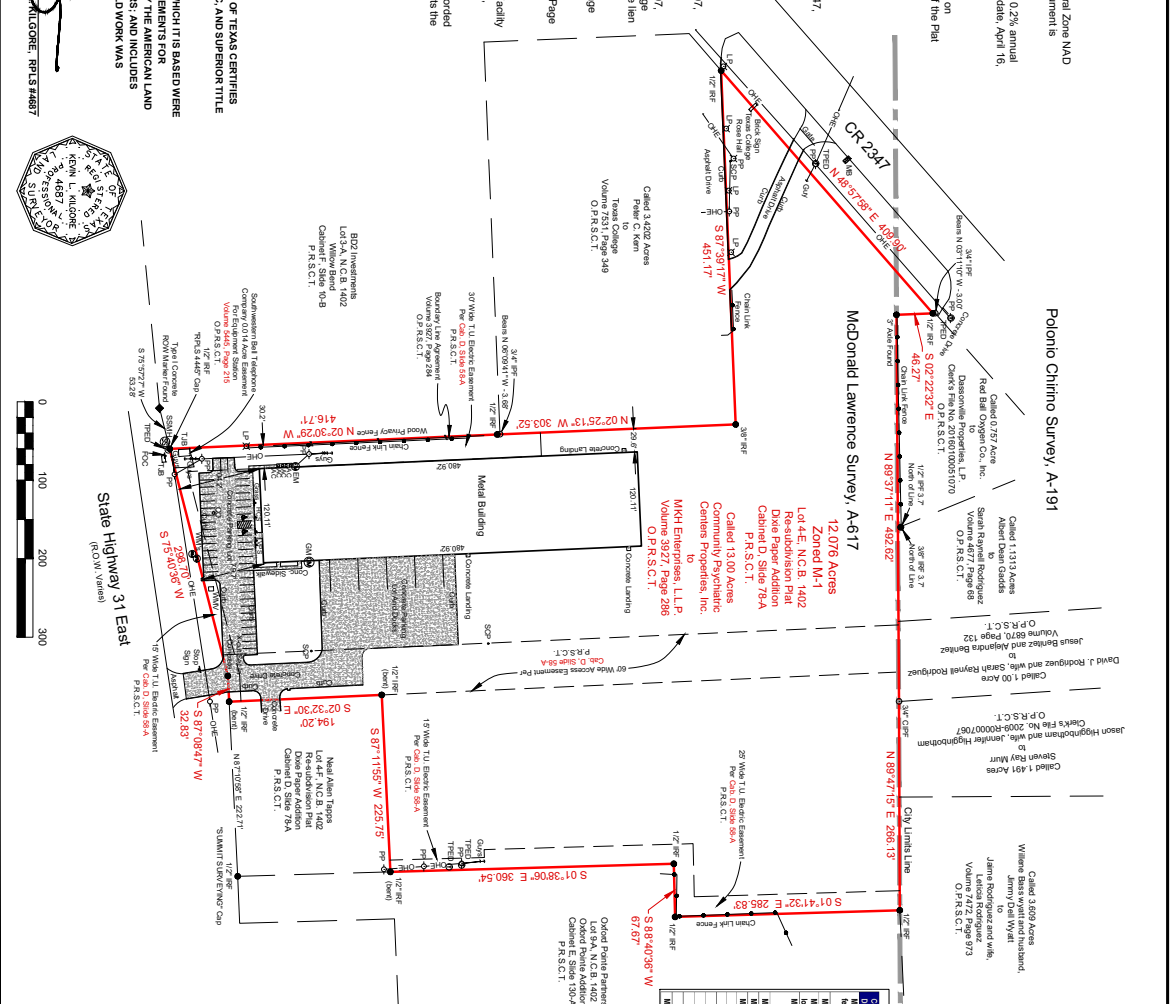
AC	AIR CONDITIONER
CP	CLEANED NON PIPE FOUND
CO	CLEAN/OUT
EM	ELECTRIC METER
GM	GAS METER
GLY	GLY ANCHOR
HPS	HANDICAP PARKING SIGN
LP	LIGHT POLE
MB	MAILBOX
OH	OVERHEAD ELECTRIC
PP	POWER/VEHICLE
SSM	SMOKING SIGN/SMOKE POLE
SSM	SMOKING SIGN/SMOKE POLE
TE	TELEPHONE JUNCTION BOX
TR	TRUCK PARKING SIGN
WV	WATER MAIN VALVE

Minimum height or area (ft)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
Minimum height (feet)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
Minimum area (sq. ft)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50

Legend

CONCRETE PAVEMENT

Vicinity Map N.T.S.



ALTA/NSPS Land Title Survey
 Showing
 Lot 4-E, N.C.B. 1402
 Dixie Paper Addition
 Tyler, Smith County, Texas

DESIGNED BY: _____
 DRAWN BY: R.T.W.
 CHECKED BY: K.L.K.
 DATE: July 30, 2019
 SCALE: 1" = 100'

NO.	DATE	REVISIONS
1		
1		

CONTRACT NO.	201973
SHEET NO.	1

K L Klugore & Company, Inc.
 6712 Parkway Drive
 Tyler, Texas 75703
 409.831.7308
 Fax: 409.831.3736
 WWW.KLKLUGORE.COM

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 PLANNING
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