



COPELAND POINT PROFESSIONAL PARK

*Once in a great while, land that time has forgotten is renewed into something breathtaking, lasting and certainly worthy of our attention...**welcome to Copeland Point Professional Park.***

You'll be captivated by the mature hardwood trees grouped together in the natural centerpiece of this professional office setting. This preserved area, with its unique water feature, quaint seating areas and abundant landscaping, will assure that the freedom of nature, coexists with commerce on a personal level. Looking outside ones window at this serene tempo, will relax and inspire you to do great things. All the while maintaining a professional setting, that will be second to none.

With merely twenty-four individual suites available, there is no worry of an overcrowded and bustling environment. Unnecessary foot traffic will be reduced to the occasional knock, limiting interruptions that steal away the solitude of workflow. Sitting aloft some twenty feet above the New Copeland Rd corridor, often distracting road noise will be a distant memory.

Architecturally, these buildings boast superior exterior and interior design elements. At first glance there will be no mistaking the beauty of the high-arch stone openings and Old World charm, encompassing interior features such as high ceilings, hardwood floors and wonderfully placed windows that capture the best of each day's sunlight. Every time you enter the space, you'll be assured you made the right choice.

This newly offered Ownership opportunity is available to professionals who desire something more out of their personal office setting. Perhaps it's a sense of accomplishment, or just a way to indulge oneself for all the years of hard work. Whether you're intending to gear up for success, or just ready to enjoy some,

Copeland Point Professional Park will be one of the best business decisions you will ever make.



NOTICE: SETTING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

OWNER'S STATEMENT:

WE, HAMPTON HILL COURT LLC, ACTING HEREIN BY AND THROUGH ITS SOLE AUTHORIZED OFFICERS, ARE THE OWNERS OF THE TRACTS SHOWN HEREON AND DO ACCEPT THIS AS ITS PLAN FOR THE SUBDIVISION INTO LOTS AND BLOCKS IS THE PROPERTY OWNER'S RESPONSIBILITY TO VERIFY EXISTENTS PRIOR TO CONSTRUCTING ANY IMPROVEMENTS.

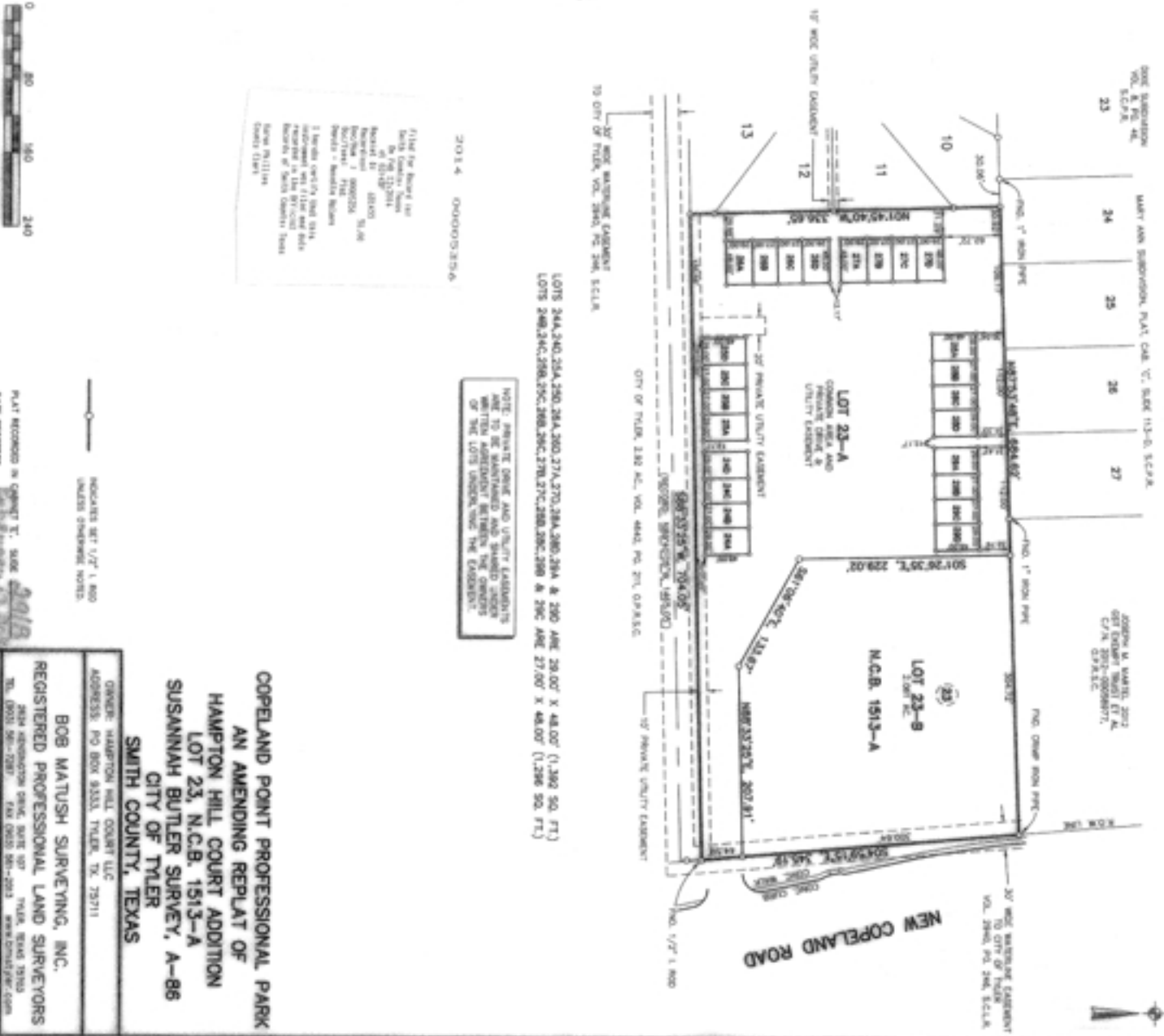
WITNESSED BY SIGNATURE THE 21 DAY OF March, 2014
 BY: [Signature]
 SOLE OFFICER, HAMPTON HILL COURT LLC
 OF TYLER, TEXAS

SUPERVISOR'S STATEMENT:

I, ROBERT MATUSH, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3682, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION DURING THE MONTH OF DECEMBER, 2013, GIVEN UNDER MY HAND AND SEAL THIS DAY, 21 JANUARY, 2014.

APPROVAL:
 THIS PLAN APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF TYLER, THIS THE 21 DAY OF March, 2014.

[Signature] CHAIRMAN
[Signature] SECRETARY



PLAT RECORDS IN COUNTY T. 30S R. 12W S. 30E
 DATE RECORDED: 02/18/2014

BOB MATUSH SURVEYING, INC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 2504 W. WILSON ST., TYLER, TEXAS 75703
 TEL: (903) 961-7287 FAX: (903) 961-2833
 WWW.MATUSHSURVEY.COM

COPELAND POINT PROFESSIONAL PARK
 AN AMENDING REPLAT OF
 HAMPTON HILL COURT ADDITION
 LOT 23, N.C.B. 1513-A
 SUSANNAH BUTLER SURVEY, A-88
 CITY OF TYLER
 SMITH COUNTY, TEXAS

2014 00000329-A
 (This plat is subject to the Survey Act, Chapter 131, Subchapter A, of the Texas Property Code, Sections 131.001 through 131.017, and the rules and regulations promulgated thereunder, including the rules and regulations promulgated by the Board of Professional Land Surveyors of the State of Texas.)

NOTE: PRIVATE DRIVE AND UTILITY EASEMENTS ARE TO BE SHOWN AND SHARED UNDER THE PROVISIONS OF THE CITY ORDINANCE OF THE CITY OF TYLER, TEXAS.

LOTS 24A, 24D, 25A, 25D, 26A, 26D, 27A, 27D, 28A, 28D, 29A & 29D ARE 29.00' X 48.00' (1,392 SQ. FT.)
 LOTS 24B, 24C, 25B, 25C, 26B, 26C, 27B, 27C, 28B, 28C, 29B & 29C ARE 27.00' X 48.00' (1,296 SQ. FT.)





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Property Highlights

- Ownership within a community of office suites, alongside other professionals with like-minded, long-term goals: ***investing*** in the future of their business.
- Professionally managed Owner's Association for continual compliance and care of the common areas and building exteriors.
- Secluded and private setting with an abundance of on-site parking spaces, well lit, with durable paved concrete surfaces.
- Accessible and easy to find South Tyler location, with prominent signage along the New Copeland Rd corridor.
- A unique natural park setting is the centerpiece of this property, unlike any other professional office setting in the Tyler area. Complete with a wonderful water feature and multiple seating areas for enjoying this preserved open space.
- Old World architecture encompassing well planned suites, maximizing use of space, with enhanced interior design elements.
- Sustained property values established by current market conditions for owned properties, in lieu of leased spaces.



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Below is a list of pre-defined acreage and suite sizes available at Copeland Point, along with pricing that reflects our high standard of finish out. If you have a need for more space than shown, we can easily combine multiple suites to accommodate and work with you to achieve your desired office layout. Please contact us at your earliest convenience to discuss all options and availability.

Frontage Tract	Acreage/SQFT	Price	Availability
23B	2.061 ac	CALL FOR DETAILS	
Building 1	4560		
SUITE 110	1163	SOLD	-
SUITE 120	1117	\$214,000	Yes
SUITE 130	1117	\$214,000	Yes
SUITE 140	1163	SOLD	Yes
Building 2	4560		
SUITE 210	1163	SOLD	-
SUITE 220	1117	SOLD	Yes
SUITE 230	1117	\$214,000	Yes
SUITE 240	1163	SOLD	Yes
Building 3	4560	SUMMER 2017	
SUITE 310	1163	\$239,000	Yes
SUITE 320	1117	\$219,000	Yes
SUITE 330	1117	\$219,000	Yes
SUITE 340	1163	\$239,000	Yes
Building 4	4560	SUMMER 2017	
SUITE 410	1163	\$239,000	Yes
SUITE 420	1117	\$219,000	Yes
SUITE 430	1117	\$219,000	Yes
SUITE 440	1163	\$239,000	Yes
Building 5	4560	BUILD TO SUIT	
SUITE 510	1163	\$249,000	Yes



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SUITE 520	1117	\$229,000	Yes
SUITE 530	1117	\$229,000	Yes
SUITE 540	1163	\$249,000	Yes
Building 6	4560	BUILD TO SUIT	
SUITE 610	1163	\$249,000	Yes
SUITE 620	1117	\$229,000	Yes
SUITE 630	1117	\$229,000	Yes
SUITE 640	1163	\$249,000	Yes

The information contained herein is believed to be reliable, however Copeland Point, LLC (CP) makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property for sale or exchange are subject to errors, omissions, change of price, or conditions, prior to sale, or withdraw without notice.