

SHOWROOM | WAREHOUSE



**17601 State Hwy 155 S.
Tyler | TX**

**LEASE: \$7,950 MO/NNN
OPEX: \$0.25/SF/MO**

PROPERTY SPECIFICATION



Covered Outdoor
Storage: +/- 2,500 SF



+/- 2 Acres



Total Building Size:
+/- 8,000 SF



Prime Hard-Corner
Location



480/ 3 Phase



Building
Renovated 2026

Brian Burks, SIOR, CCIM

Principal Broker

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brian@landbridgecommercial.com

LANDBRIDGE

COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Geroge Smith, Associate Broker

830-385-8899 (C)

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PROPERTY FEATURES

- **Prime Hard-Corner Location:** Situated at the high-visibility intersection of Hwy 155 S & FM 2868, South Tyler. Less than 2 miles from Toll Loop 49.
- **Turnkey Infrastructure:** Newly renovation office/warehouse/showroom, New paint, New LED lighting, Climate controlled through-out.
- **Exceptional Exposure:** Excellent frontage along a growing commercial corridor seeing $\pm 20,588$ VPD. Highway 155 is a major Highway serving Tyler and East Texas.
- **Logistical Advantage:** Strategic access via multiple points of ingress/egress, positioned just 2 miles south of Loop 49.
- **Extensive Storage & Yard:** Includes $\pm 2,500$ SF of covered outdoor storage and 1.5 acres of fully fenced yard space.
 - Yard can be Expanded
- **2,500 Square Feet:** Additional Warehouse area with drive-thru capability or can be used for additional showroom area.
- **Proven Site History:** Long-standing, 20+ year track record of successful retail operations. Premier growth corridor. Booming residential and commercial developments in Flint, Bullard areas to Lake Palestine.

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PROPERTY FEATURES

Size:

- +/-8,000 SF
- 2,500 SF Canopy/Storage/Parking Area

Land size:

- +/- 2 Acres
- Additional Land Can Be Added

Location:

- Hard Corner Lot - Highway 155 & FM 2868
- Premium Frontage Highway 155
- 2 Side Road Access - FM 2868 & CR 196
- South Tyler / Flint / Bullard / Growth Corridor
- Less Than 2 Miles South of Toll Loop 49

Clear Height:

- 6-24'

Floors:

- 6" Reinforced Concrete

Lighting:

- New LED Lighting Throughout
- All New Exterior Wall Packs
- New Parking Lot LED Lighting

Power:

- 120/240 Currently
- 480/3 Phase Can Be Added

Zoning:

- C-2 General Commercial - Confirm Use With City of Noonday

Overhead Doors:

- 2: 10x12 OH/Grade Level Doors
- 2: 12x14 OH/Grade Can be Added
- Dock High Can be Added

Condition:

- Newly Renovated in 2026
- All New Front Aesthetic
- New Front Porch: Display, Parking, Etc.
- New Store Front Windows
- Fully Resurfaced Parking Lot and Freshly Graded Gravel Yard Area.
- Deep Cleaned and Polished Concrete Floors Throughout
- Move in Ready for Your Business

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PHOTOS



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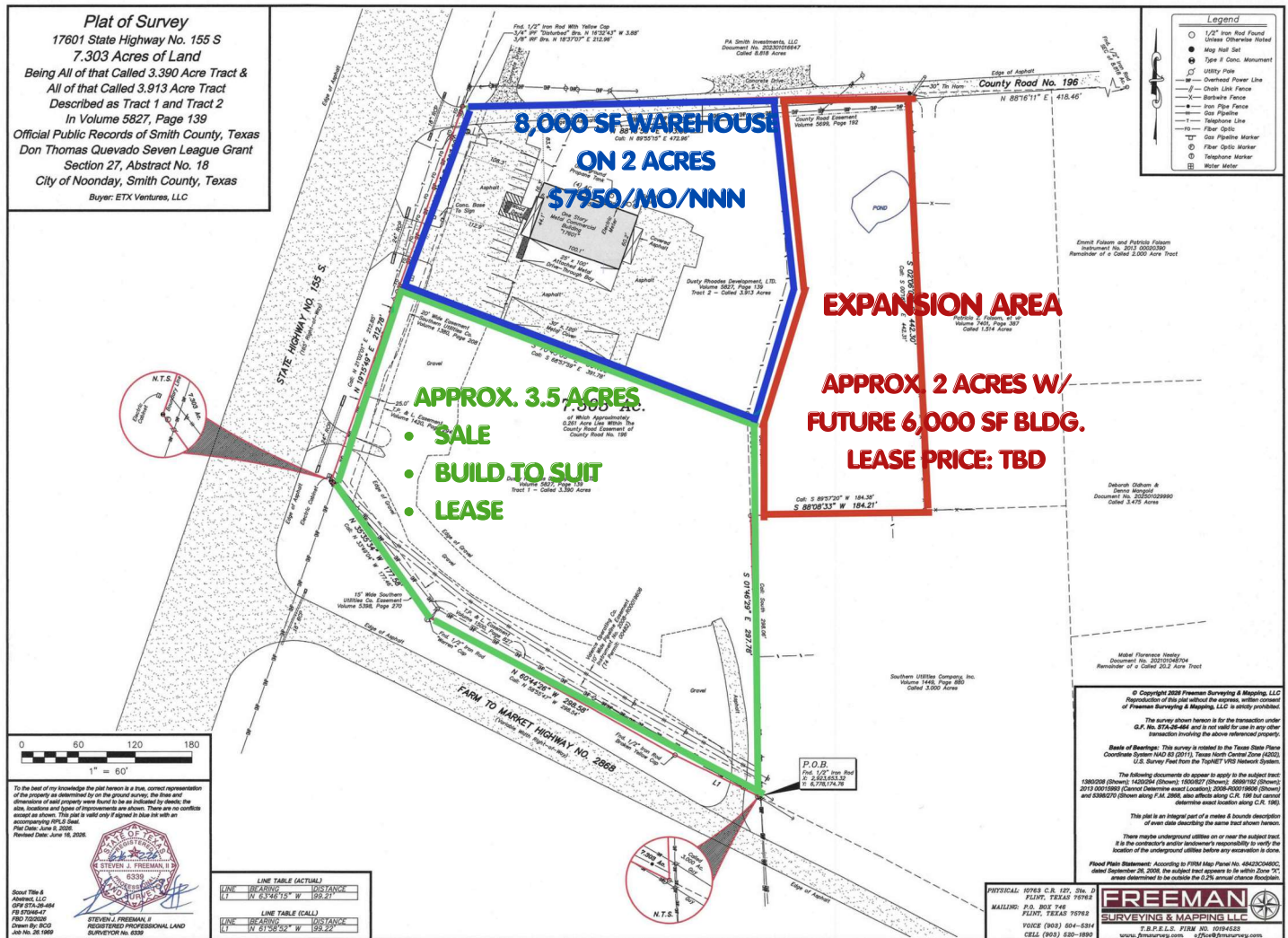
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SURVEY OF DEVELOPMENT



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A.I. ENHANCED COMPLETED PROJECT



LEASE: \$7,950 MO/NNN
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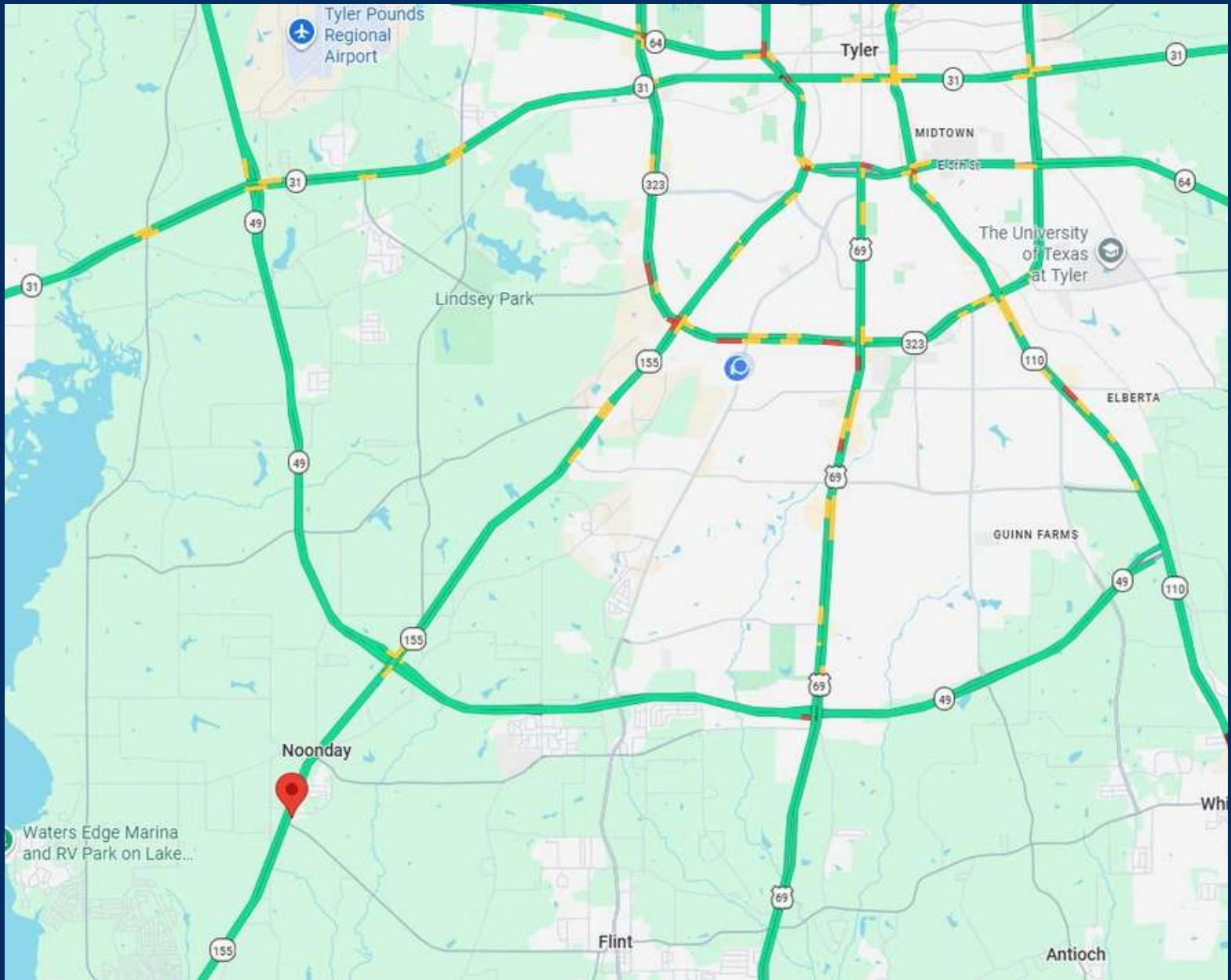
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AERIAL



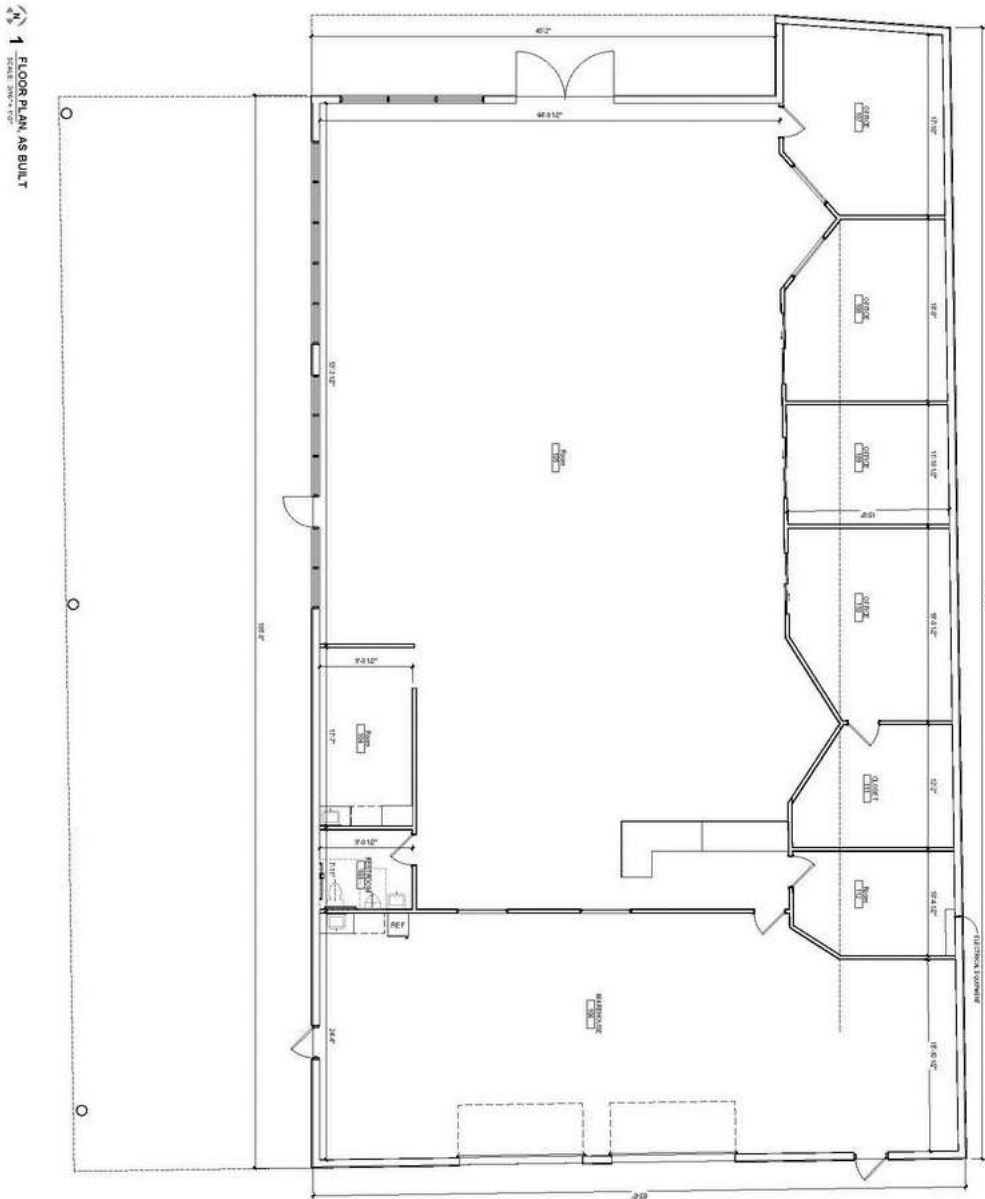
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FLOORPLAN



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PROJECT NAME
PROJECT ADDRESS
CITY, STATE

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Landbridge Commercial Properties</u>	<u>591713</u>	<u>info@landbridgecommercial.com</u>	<u>(903)561-9527</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Brian W. Burks</u>	<u>400070</u>	<u>brian@landbridgecommercial.com</u>	<u>(903)352-3000</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Landbridge Commercial Properties, 4614 DC Drive, Suite 2A Tyler TX 75701
Brian Burks

Information available at www.trec.texas.gov
IABS 1-0 Date

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2002 Title Factory

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