

20741 State Highway 155 S, Flint, TX



Real Estate for Sale
9,457 SF Flex/Industrial w/ Office on 6.75 AC
PLUS, 2,123 SF Modular Building
Over 400 Ft of Highway Frontage
Visibility & Access from Highway 155

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Non-Endorsement & Disclaimer Notice

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M&D Commercial Group is a service mark of M&D Real Estate, LP.



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Property Overview

M&D CRE presents a ±9,457 SF flex/industrial property on 6.75 acres in Tyler, TX, with prime visibility and versatile business potential plus a 2,123 SF modular building.

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Property Overview

M&D Commercial Group is pleased to present the opportunity to acquire a flex/industrial property located in the growing market of Tyler, Texas. The real estate includes a 9,457 SF metal building with an additional 1,206 SF canopy storage area and a 2,123 SF modular building. Positioned on 6.75 acres with over 400 feet of frontage along Highway 155, the property offers exceptional visibility and accessibility, with traffic counts exceeding 20,000 VPD. This strategic location serves as a key connector between Tyler and Palestine, enhancing the property's long-term appeal for a range of commercial or light industrial uses.

The site is improved with multiple structures, including a well-equipped warehouse featuring six grade-level doors, built-in office space, and generous storage capacity. The property is very secure with a 3" steel pipe fence with a large oversized gate along the frontage, Dollar General to the north and a wrought iron fence to the south. The modular building currently is a home, but a buyer could convert it to additional office or operational space, catering to a variety of end-user needs.

With ample gravel parking throughout the site, the property is well-suited to accommodate large vehicles, heavy equipment, and outdoor storage. Its layout and infrastructure provide flexibility for distribution, manufacturing, service operations, or investment repositioning.

This offering represents a rare opportunity to secure a location for a business in a strong East TX submarket with significant growth potential.

Buildings	2 Buildings
Total Acres	6.75 Acres
Zoning	Outside City Limits
Utilities	Septic, Water, & Electric
Easements	None
Frontage	+400 Feet
Traffic	+20,000 VPD
Flood Plain	No Flood Zone



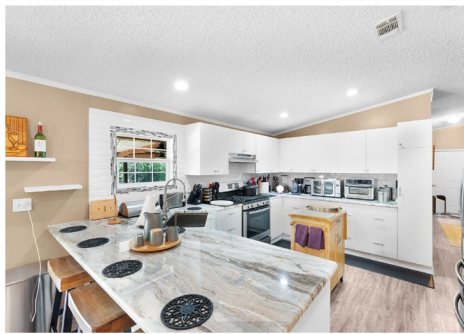
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Highlights

9,457 SF Warehouse

6.75 Acres

2,123 SF Modular Building

Well Drained Gravel On-Site

Direct Highway Access

Outside of City Limits



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Lake Palestine



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MD
& CRE

Location Overview

Tyler offers strategic access to major highways such as 155 to Texarkana, I-20 to DFW and Shreveport, Hwy 79 to Austin, and Hwy 69 Beaumont,, providing a thriving business environment with 61 retailers and services within 4 miles of the property.

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Fastest Growing Metro Area in Texas

Tyler, TX Overview

Tyler offers a dynamic environment for businesses to flourish. With one of the lowest city property tax rates in Texas, strategic access via Interstate 20, and a regional airport with multiple daily flights to Dallas/Fort Worth International Airport, Tyler ensures seamless connectivity for businesses and their workforce.

The Tyler Economic Development Council (TEDC) has played a key role in the city's growth since 1989, supporting over \$1.3 billion in business investments and contributing to the creation of approximately 28,000 jobs. The TEDC actively partners with industry leaders and city officials to expand infrastructure and attract new development, including the recent acquisition of 281 acres to develop a new business park.

322,567

Total
Laborshed
(Tyler EDC)

24,000

Full Time
College Students
(Tyler EDC)

4.2%

Unemployment
Rate
(Tyler EDC)

2.7%

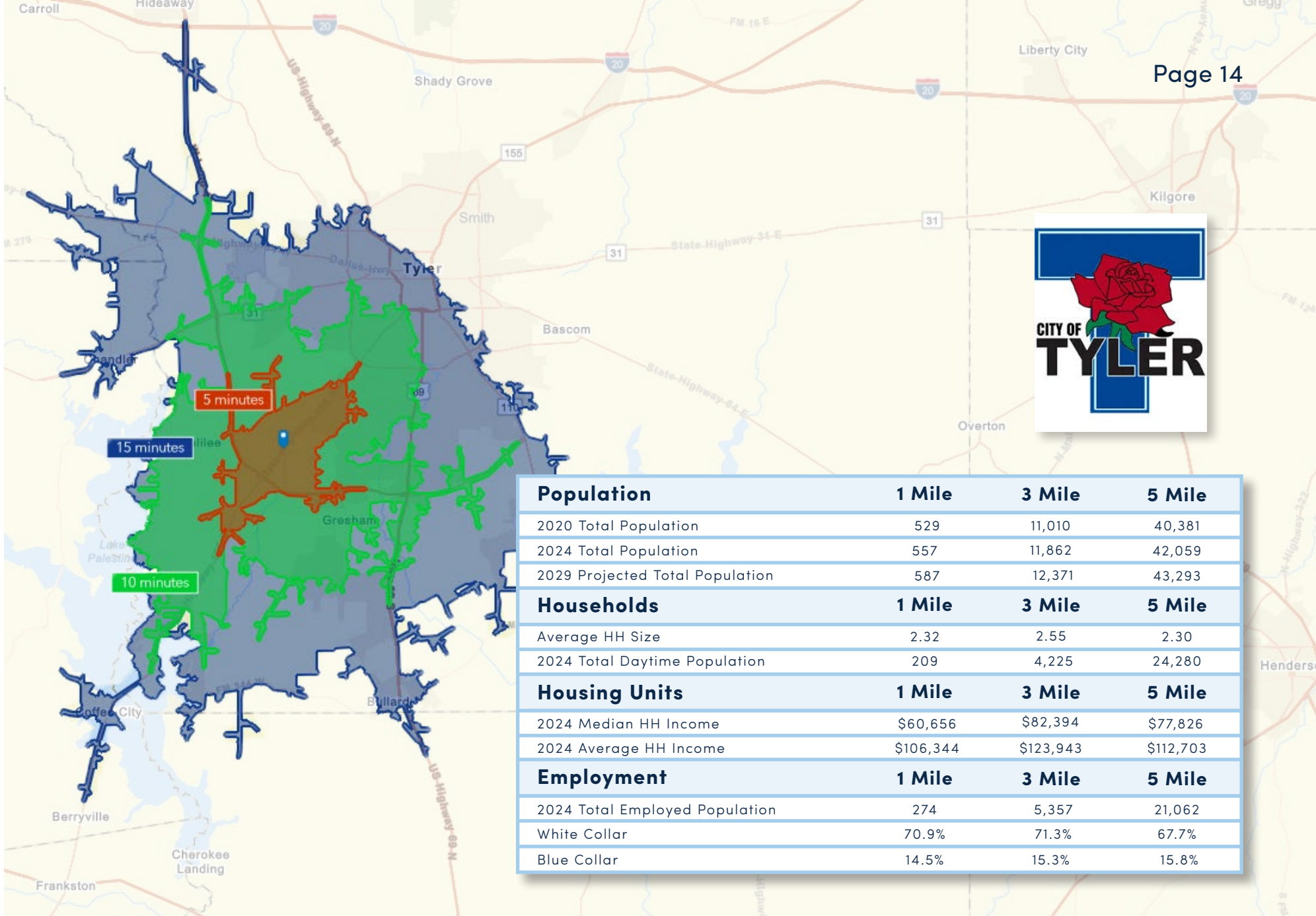
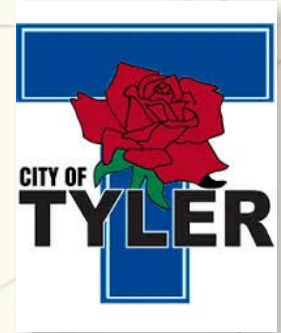
Employment
Growth Rate
(Tyler EDC)



**DOLLAR
GENERAL**

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Population	1 Mile	3 Mile	5 Mile
2020 Total Population	529	11,010	40,381
2024 Total Population	557	11,862	42,059
2029 Projected Total Population	587	12,371	43,293
Households	1 Mile	3 Mile	5 Mile
Average HH Size	2.32	2.55	2.30
2024 Total Daytime Population	209	4,225	24,280
Housing Units	1 Mile	3 Mile	5 Mile
2024 Median HH Income	\$60,656	\$82,394	\$77,826
2024 Average HH Income	\$106,344	\$123,943	\$112,703
Employment	1 Mile	3 Mile	5 Mile
2024 Total Employed Population	274	5,357	21,062
White Collar	70.9%	71.3%	67.7%
Blue Collar	14.5%	15.3%	15.8%

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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jon Stafford	0821722	jon.stafford@mdcregroup.com	336-601-5680
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date		