

RETAIL PROPERTY FOR SALE

SALE PRICE: \$1,500,000.00



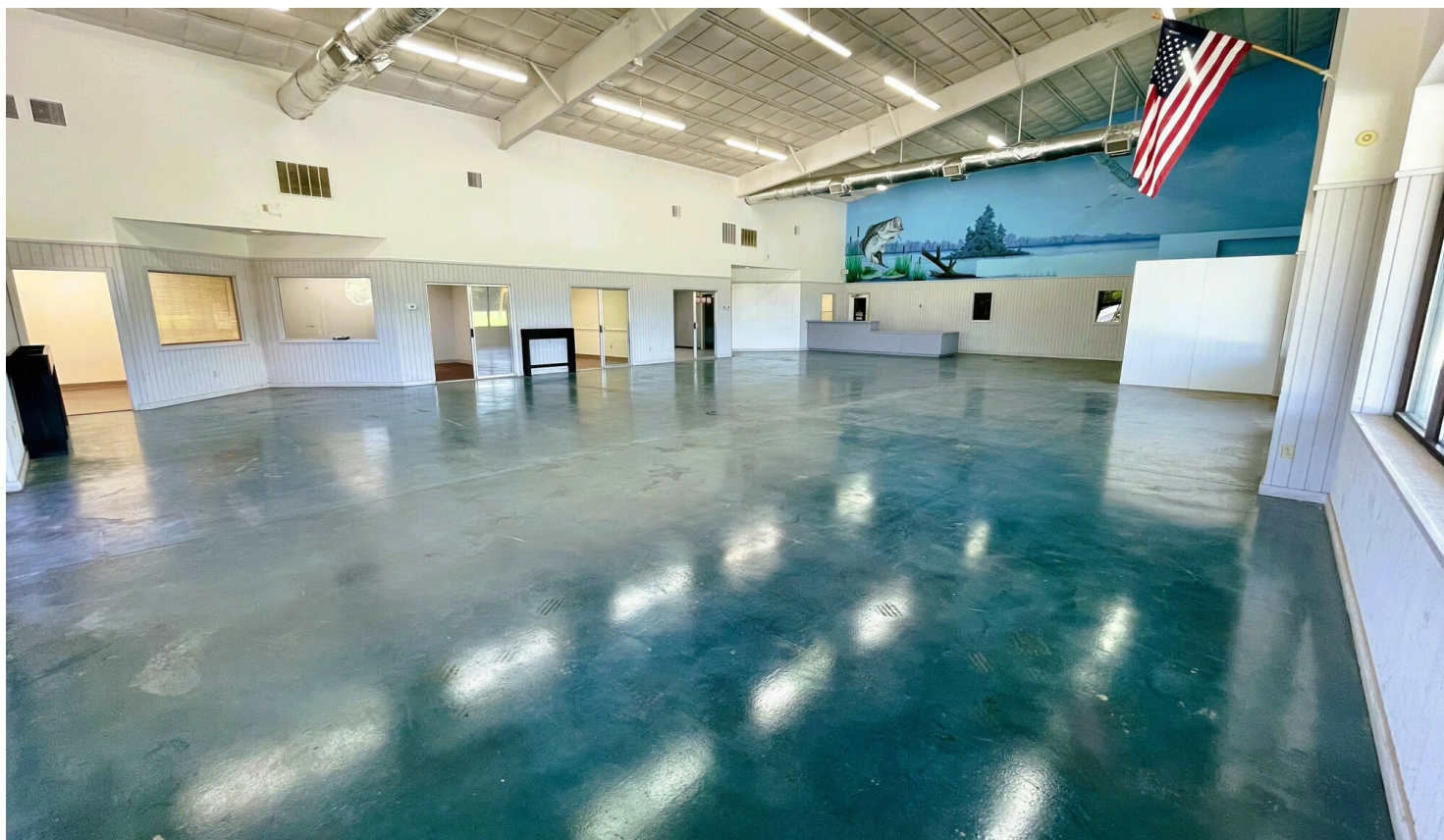
17601 Hwy 155 S

17601 State Highway 155, Flint, TX 75762

- Prime hard-corner location at Hwy 155 S & FM 2868 in Flint
- Proven site with 20+ years of successful retail operation
- Excellent visibility along rapidly growing Hwy 155 S corridor
- High traffic counts with approx. 20,588 vehicles per day
- Multiple points of ingress/egress for easy access
- ±4,148 SF of heated/cooled office and showroom space
- ±1,500 SF of heated warehouse plus ±5,000 SF covered outdoor storage
- 1.5 acres of fully fenced yard space, just 2 miles south of Loop 49

Luke Swanson

Agent
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PROPERTY DESCRIPTION

At the corner of Hwy 155 S and FM 2868 in Flint, this location operated as a successful boat retailer for over 20 years, and is now available for the next successful business. With excellent visibility on the growing Hwy 155 S corridor, this hard corner boasts ample visibility, high traffic counts, and multiple points of ingress/egress. 7.3 acres total, with approximately 3.5-acre cleared hard corner.

The existing building has 1.5-acres of fenced yard space, along with approximately 5,000sf of covered outdoor storage. The interior contains 4,148sf of heated/cooled offices and showroom. 1,500sf of heated warehouse space. This property sees approximately 20,588 VPD and is located just 2 miles south of Loop 49.

OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	7.3 Acres
Building Size:	5,648 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	17	62	232
Total Population	47	161	600
Average HH Income	\$153,338	\$140,470	\$134,950

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**BURNS
COMMERCIAL
PROPERTIES**



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:
 - 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.

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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

Information available at www.trec.texas.gov

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