

LANDMARK BUSINESS PARK

17521 HIGHWAY 155 S, FLINT, TEXAS 75762

\$3,600,000



SAM SCARBOROUGH
sam@scarboroughcre.com
M: 903.570.7366 O: 903.707.8560



OVERVIEW



Landmark Business Park consists of five warehouse buildings with a combination of warehouse, shop, and functional interior space suited for a variety of industrial, storage, service, distribution, and contractor uses. The site layout provides ample maneuverability, parking, and room for operational flexibility across the property.

Positioned just south of Tyler in a rapidly developing commercial corridor, Landmark Business Park benefits from strong regional connectivity and continued growth throughout the Flint and South Tyler markets. With 24 total units and 21 currently occupied, the property offers immediate in-place cash flow as well as lease-up upside through three vacant units. Highway 155 frontage, strong visibility, ample parking, room for equipment storage, and additional land available for future development, make the asset attractive to investors, owner-users, and service-oriented industrial users.

PROPERTY SNAPSHOT

Site Size	8.81 Acres
Total Square Footage	45,870 SF
Occupancy	87.5% (21 of 24 Units)
Total Units	24
Occupied / Vacant	21/3
Occupied SF	39,445 SF
Vacant SF	6,425 SF
Asking Price	\$3,600,000
Price / SF	\$78.48
Price / Acre	\$408,627
Construction	Metal / Steel-Frame Industrial
Year Built / Updated	1980/2015
Traffic Count	25,216

FINANCIAL METRICS

Current Scheduled Monthly Rent	\$24,516.67
Current Scheduled Annual Rent	\$294,200
Avg. In-Place Rent / Occupied SF	\$7.43/SF/Yr
2025 NOI	\$207,951
2026 Annualized NOI	\$199,046
2026 Recast NOI	\$204,327
2026 Annualized Income	\$294,200

CAP RATE ANALYSIS (Based on 2026 Annualized NOI)

2026 Annualized Cap Rate	5.53%
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OPERATING STATEMENT

INCOME

	2024	2025	2026 YTD*	2026 Annualized**	2026 Recast
Total Income	\$400,987	\$325,007	\$85,360	\$294,200	\$294,200
Total Operating Expenses	\$119,625	\$116,595	\$17,325	\$95,154	\$89,873
Net Operating Income	\$280,399	\$207,951	\$68,035	\$199,046	\$204,327

OPERATING EXPENSES

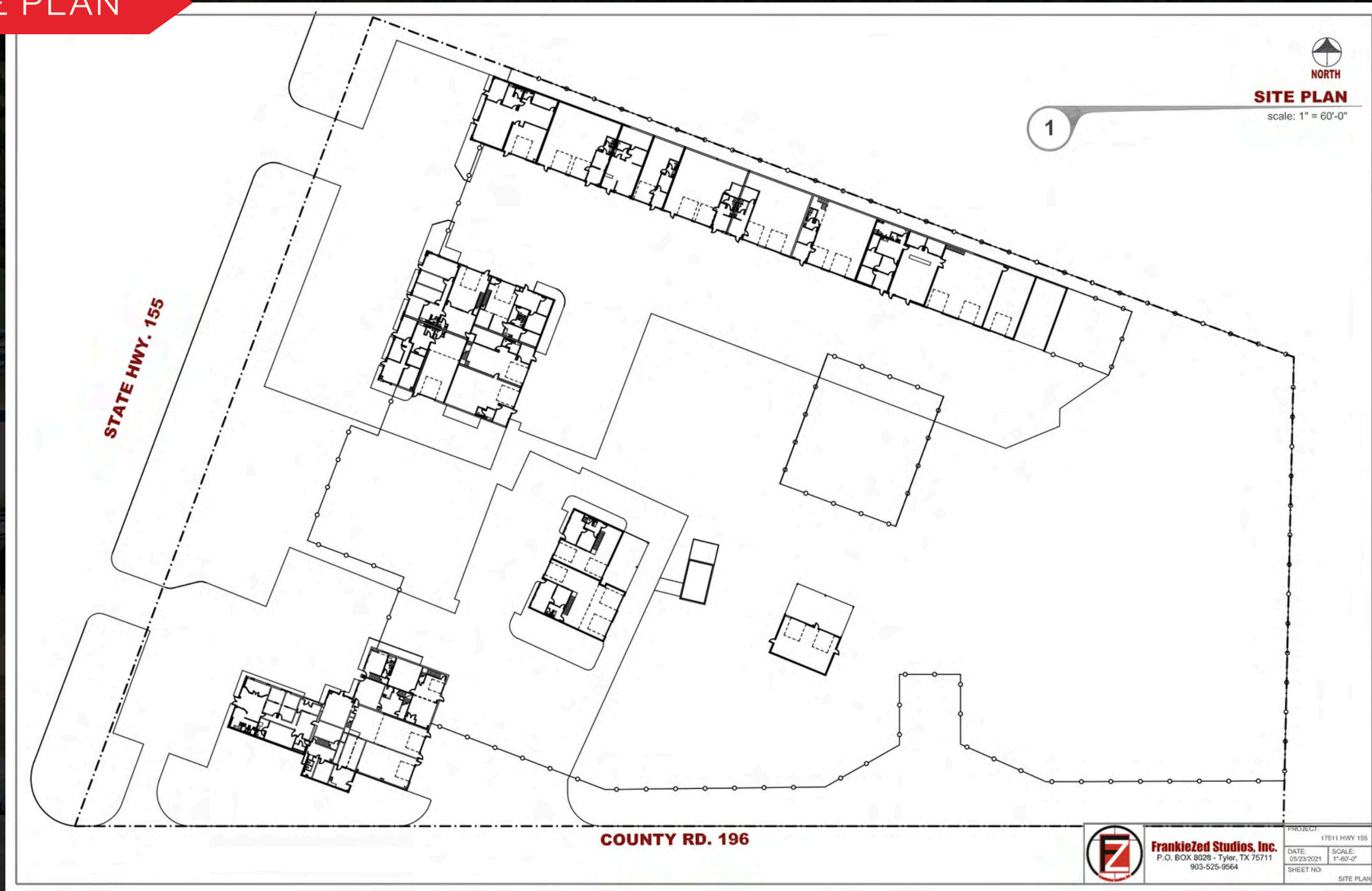
	2024	2025	2026 YTD*	2026 Annualized**	2026 Recast
Advertising and Promotion	\$144	\$607	\$37	\$115	
Bank Service Charges	\$25	\$3,498	\$35	\$109	
Dues and Subscriptions	\$137	\$373	\$90	\$281	
Insurance Expense	\$35,048	\$35,128	\$8,966	\$27,971	\$27,971
Professional Fees	\$10,751	\$11,689	\$1,294	\$4,037	\$0
Dumpster Rental	\$3,236	\$3,040	\$1,016	\$3,169	\$3,169
Repairs and Maintenance	\$18,463	\$5,779	\$545	\$1,700	\$1,700
Taxes - Property	\$37,721	\$38,668	\$13,177	\$41,108	\$41,108
Telephone Expense			\$237	\$739	
Utilities					
Cellgate (Gate Opener)	\$588	\$624	\$318	\$993	\$993
Southern Utilities Company	\$1,973	\$3,957	\$804	\$2,509	\$2,509
Utilities - Other	\$4,039	\$5,731	\$2,482	\$7,743	\$7,743
Yard Maintenance	\$7,500	\$7,500	\$1,500	\$4,679	\$4,679
Total Operating Expenses	\$119,625	\$116,595	\$17,325	\$95,154	\$89,873

*YTD: January 1, 2026 - April 27, 2026
 **Based on rent roll as of August 1, 2026

RENT ROLL

Suite #	Building	Type	SQ FT	Tenant	Status	Lease Start	Lease End	M2M	Base Mo Rent	Annual Rent	\$/SF/Yr
A11	A	Warehouse	2,600	Big Mikes Billiards	Occupied	2/15/2024	2/14/2027		\$1,700	\$20,400	\$7.85
A12	A	Warehouse	1,250	Big Mikes Billiards	Occupied	5/7/2025	2/14/2027		\$1,700	\$20,400	\$16.32
A13	A	Warehouse	1,250	Big Mikes Billiards	Occupied	5/7/2025	2/14/2027			-	-
A14	A	Warehouse	1,250	Pooch Perfect	Occupied	3/1/2021	2/28/2022		\$750	\$9,000	\$7.20
A15	A	Warehouse	1,250	Mobile Tech RV	Occupied	1/1/2021	12/31/2021	M2M	\$675	\$8,100	\$6.48
A18	A	Warehouse	2,508	thebetterbuy	Occupied	11/1/2025	10/31/2027		\$1,600	\$19,200	\$7.66
A19	A	Warehouse		thebetterbuy	Occupied	11/1/2025	10/31/2027			-	-
A20	A	Warehouse	2,508	Precisely Clean	Occupied	8/1/2023	7/31/2026		\$1,700	\$20,400	\$8.13
A21	A	Warehouse		Precisely Clean	Occupied	8/1/2023	7/31/2026			-	-
A22	A	Warehouse	2,500	thebetterbuy	Occupied	1/3/2024	10/31/2027		\$1,600	\$19,200	\$7.68
A23	A	Warehouse	7,500	JF Acquisition	Occupied	9/1/2021	8/30/2031		\$3,500	\$42,000	\$5.60
A23e	A	Yard	2,446	GTG Operating	Occupied	11/19/2021	12/1/2022	M2M	\$800	\$9,600	\$3.92
B11	B	Warehouse	2,500	Marmic Fire	Occupied	8/1/2023	7/31/2026		\$2,700	\$32,400	\$12.96
B12	B	Warehouse	2,500	Eagle Steel	Occupied	1/1/2021	12/31/2021	M2M	\$1,600	\$19,200	\$7.68
B13	B	Warehouse	1,898	Hanzel Paint Co.	Occupied	6/1/2026	5/31/2028		\$1,600	\$19,200	\$10.11
B14	B	Warehouse	1,550	Marmic Fire	Occupied	8/1/2023	7/31/2026			-	-
B15	B	Warehouse	2,508	thebetterbuy	Occupied	6/1/2026	10/31/2027		\$975	\$11,700	\$4.67
SIGN	-	Sign		Lindmark Outdoor	Occupied	6/1/2018	5/31/2028		\$217	\$2,600	
17563	-	Warehouse	600	Schmidt Concrete	Occupied	1/1/2021	12/31/2021	M2M	\$1,800	\$21,600	\$36.00
17563-	-	Storage/Ba	1,425	Schmidt Concrete	Occupied	1/1/2021	12/31/2021	M2M		-	-
17555A	-	Warehouse	1,400	Estate Sales of ETX	Occupied	8/1/2026	7/31/2028		\$1,600	\$19,200	\$13.71
17565	-	Warehouse	2,025		Vacant				-	-	-
17569	-	Warehouse	2,000		Vacant				-	-	-
17581	-	Warehouse	2,400		Vacant				-	-	-

SITE PLAN




NORTH
SITE PLAN
scale: 1" = 60'-0"

1

STATE HWY. 155

COUNTY RD. 196



FrankieZed Studios, Inc.
P.O. BOX 8028 - Tyler, TX 75711
903-525-9564

PROJECT:	17511 HWY 155
DATE:	05/23/2021
SCALE:	1"=60'-0"
SHEET NO:	SITE PLAN

AERIALS



8.81 ACRES

BUILDING 1

EXTERIOR



INTERIOR



WAREHOUSE



BUILDING 2

EXTERIOR



INTERIOR



WAREHOUSE



BUILDING 3

EXTERIOR



INTERIOR



WAREHOUSE



BUILDING 4

EXTERIOR



INTERIOR



BUILDING 4

WAREHOUSE



BUILDING 5

EXTERIOR



INTERIOR



DEMOGRAPHICS

22,812

5-MILE POPULATION

\$130,827

AVG. HH INCOME

807

TOTAL BUSINESSES

4,887

TOTAL EMPLOYEES

MARKET SHARE AND GROWTH

	1 mile	3 mile	5 mile
2026 Estimated Population	719	4,788	22,812
2031 Projected Population	799	5,303	25,204
Projected Annual Growth	2.23%	2.15%	2.10%
2026 Estimated Households	270	1,881	9,089
Projected Annual Growth 2026	2.36%	2.29%	2.24%

INCOME AND CONSUMER BASE

	1 mile	3 mile	5 mile
Average Household Income	\$153,004	\$134,320	\$130,827
Median Household Income	\$109,338	\$94,864	\$93,321
Per Capita Income	\$57,456	\$52,763	\$52,184
Median Age	40.5	41.19	40.66
Owner Occupied	76.9%	77.9%	72.3%

EMPLOYMENT AND BUSINESS BASE

	1 mile	3 mile	5 mile
Total Establishments	32	192	807
Total Employees	179	1,514	4,887
Average Employees Per Business	5.6	7.88	6.06
Civilian Employed	65.4%	65.2%	59.8%
White Collar Occupations	64.2%	63.6%	62.3%

HOUSING AND COMMUTE INDICATORS

	1 mile	3 mile	5 mile
Housing Units	288	1996	9673
Built after 2010	25.49	22.94	26.59
Median Housing Age	15.26	16.93	16.1
Work at Home	6.81	12	11.9
Median Commute to Work	21.65	21.73	21.92

INFORMATION ABOUT BROKERAGE SERVICES



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.

Scarborough Commercial Real Estate LLC	9010976	sam@scarboroughcre.com	(903)707-8560
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sam Scarborough	687976	sam@scarboroughcre.com	(903)570-7366
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rebekah Wilson	761538	becky@scarboroughcre.com	(469)713-9044
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
IABS 1-1

Scarborough Commercial Real Estate LLC, 410 W Erwin Tyler TX 75702
Samuel Scarborough

Phone: 9035707366 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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