

FOR SALE

27.965 AC | 17795 S HIGHWAY 155

17795 S Highway 155 Flint , TX 75762



OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	27.965 Acres
# of Parcels	4
Price / Acre:	\$92,973
Year Built:	1986
Zoning:	No zoning, located inside Tyler ETJ
Market:	Tyler

PROPERTY OVERVIEW

Positioned prominently on a bustling corner lot, this sprawling 27.965-acre canvas is brimming with untapped commercial potential in Flint, TX! This un-zoned gem beckons visionary investors seeking lucrative opportunities. Whether envisioning a dynamic retail complex, a modern office development, a vibrant RV park, or a number of creative commercial development concepts, the possibilities are boundless. Currently enhanced by four homes, each with the potential to generate income, this property offers the opportunity for immediate revenue streams. Three of these homes are already occupied by tenants on flexible month-to-month leases, while the fourth is occupied by the owner. All homes are equipped with septic systems for convenience. While requiring renovation to align with your grand vision, these residences serve as the foundation for your development project. Nestled just moments away from Lake Palestine, with easy access to Loop 323, Loop 49, downtown Tyler, and Interstate 20, this parcel's strategic location is a coveted asset. Additionally, it features five storage buildings, an inviting in-ground swimming pool, and vast expanses of lush, wooded land, offering versatility and charm. There is currently a tenant occupying the cabin on a month to month lease, and the small out-building is leased for the sale of used vehicles. Currently under AG exemption, outside city limits, no zoning, but inside Tyler ETJ. Utilities on the property include water, electric and gas. Cabin is on a septic system. Seize the opportunity to shape the future of this burgeoning community! Your journey towards realizing a landmark commercial development begins here. Contact agent for additional details and to schedule a tour. Buyer to verify all information.

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



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- Approx. 27.965 acres situated at the SEC of Highway 155 and CR 2868 in Flint
- Frontage on Highway 155 (400 ft) and CR 2868 (870 ft)
- Opportunity for multiple commercial uses and income streams
- Less than 20 minutes to downtown Tyler, and 10 minutes to Lake Palestine
- Property website:
<https://buildout.com/website/17795Shwy155flin>
- Video: https://youtu.be/6jixcTG_ivE?si=6nDjocqIFOGRZTYC

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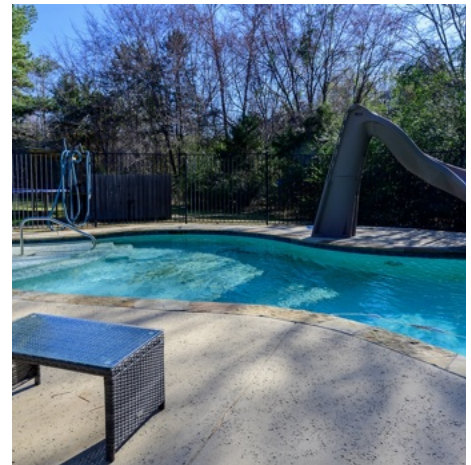


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**Parcel ID #'s and Information
Approx. 27.965 AC - Flint, TX**

Parcel ID#	Address	Legal Description	Acreage	Improvements	Notes
10000-0001-82-7006040	17805 SH-155	ABST A0018 T QUEVADO TRACT 6D (SEE TR 6D.5 FOR IMP ONLY) SEC 27	20.476	N/A	"Forest" Ag exemption
10000-0001-82-7006041	17805 State Highway 155 S	ABST A0018 T QUEVADO TRACT 6D.1 SE 27	1.0	1,188 SF SFR	Home built in 1998
10000-0001-82-7006043	17795 State Highway 155 S,	ABST A0018 T QUEVADO TRACT 6D.3	.322	1,512 SF SFR	Home built in 1986
10000-0001-82-7006044	17799 State Highway 155 S	ABST A0018 T QUEVADO TRACT 6D.4 SEC 27	1.0	1,622 SF SFR	Home built in 2013
10000-0001-82-7006045	17797 State Highway 155 S,	ABST A0018 T QUEVADO TRACT 6D.5 IMP ONLY (SEE TR 6D FOR L AND) SEC 27	N/A	1,100 SF MH	MH Year 2000 model
10000-0001-82-7014010	Fm 2868, Flint, TX 75762	ABST A0018 T QUEVADO TRACT 14A SEC 27	5.167	N/A	"Forest" Ag exemption
Total Approx. Acreage			27.965		



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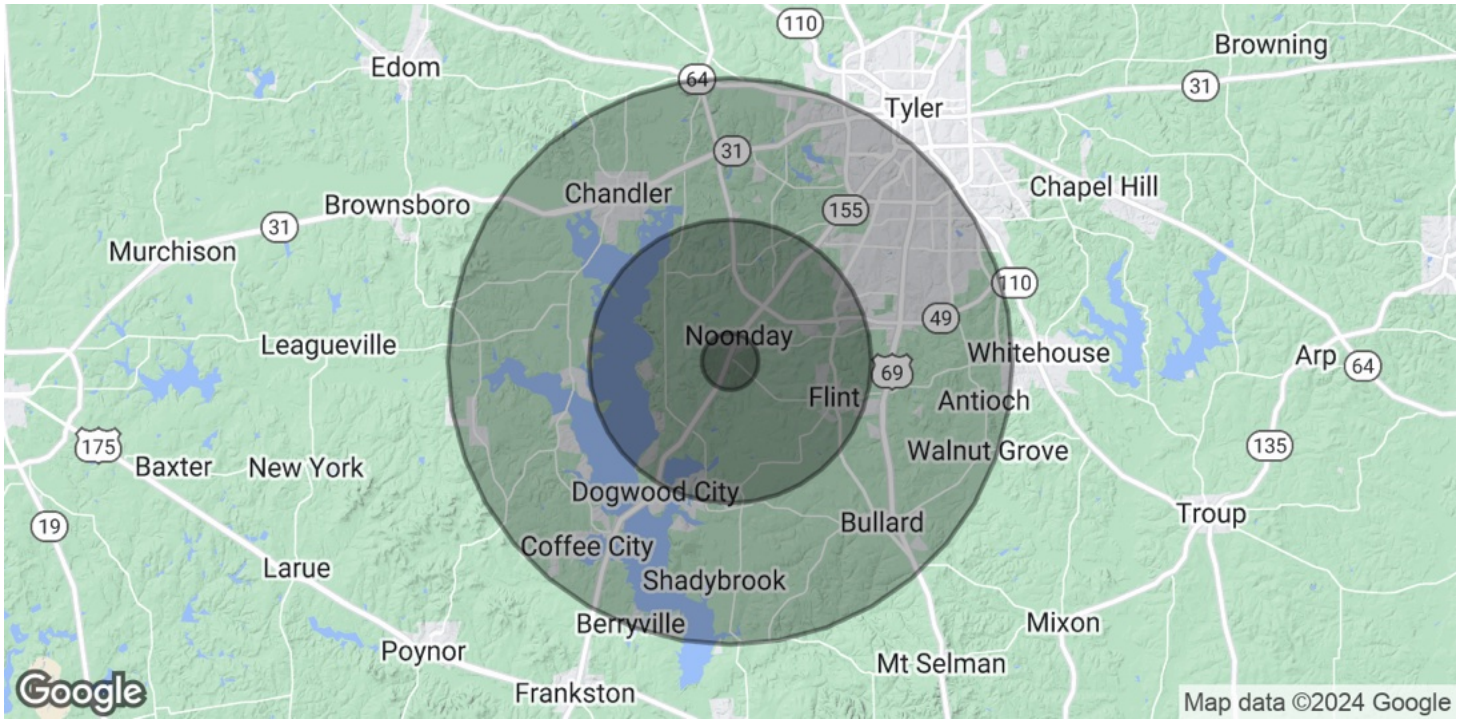


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	509	18,073	107,751
Average Age	37.3	37.8	40.5
Average Age (Male)	35.6	36.4	39.2
Average Age (Female)	42.4	39.8	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	239	7,511	46,308
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$79,738	\$86,174	\$74,655
Average House Value	\$231,568	\$235,536	\$198,900

* Demographic data derived from 2020 ACS - US Census

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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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
Designated Broker of Firm	License No.	Email	Phone
Grace Braswell	437683	grace@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
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 1-0 Date