

CR 196

HWY 155 SOUTH

FM 2868



PROPERTY FEATURES

- **Prime Hard-Corner Location:** Situated at the high-visibility intersection of Hwy 155 S & FM 2868.
- **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.
- **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.
- **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.

LANDBRIDGE
COMMERCIAL PROPERTIES

Brian Burks, SIOR, CCIM

Principal Broker

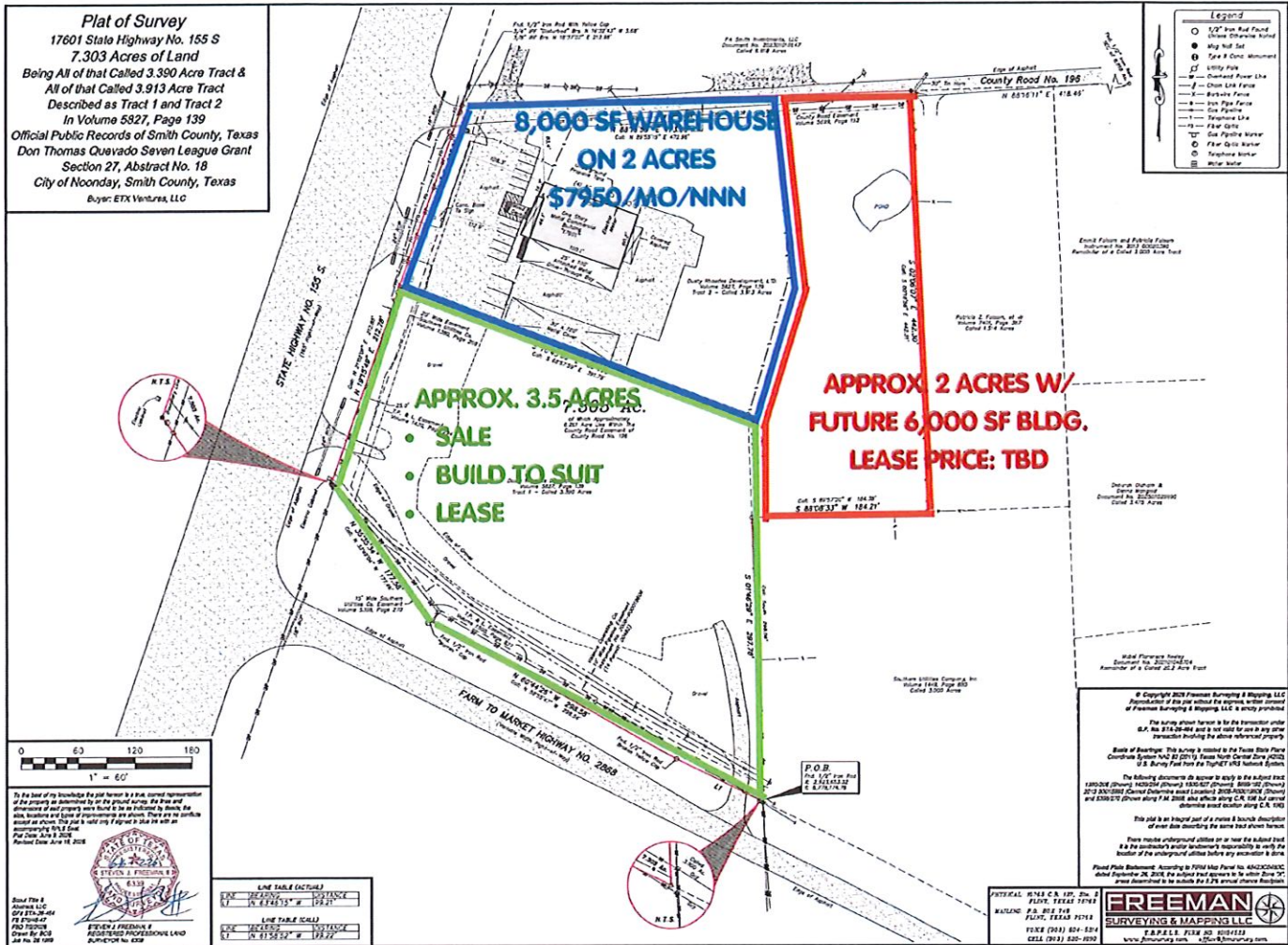
903.352.3000 (C)

brian@landbridgecommercial.com

www.landbridgecommercial.com

Brokerage | Leasing | Management | Development

SURVEY OF DEVELOPMENT



LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM

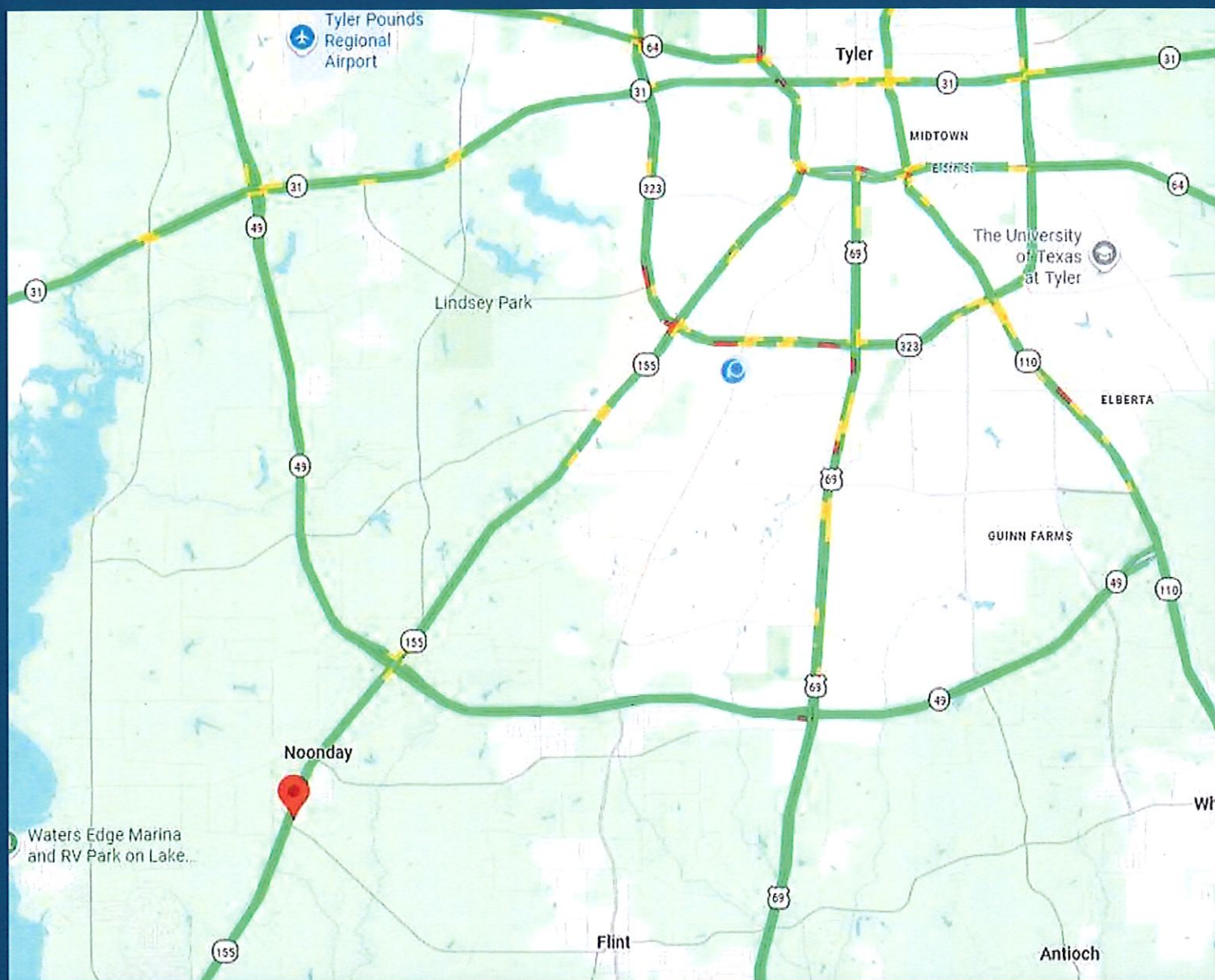
Principal Broker

903.352.3000 (C)

brian@landbridgecommercial.com

www.landbridgecommercial.com

AERIAL



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

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

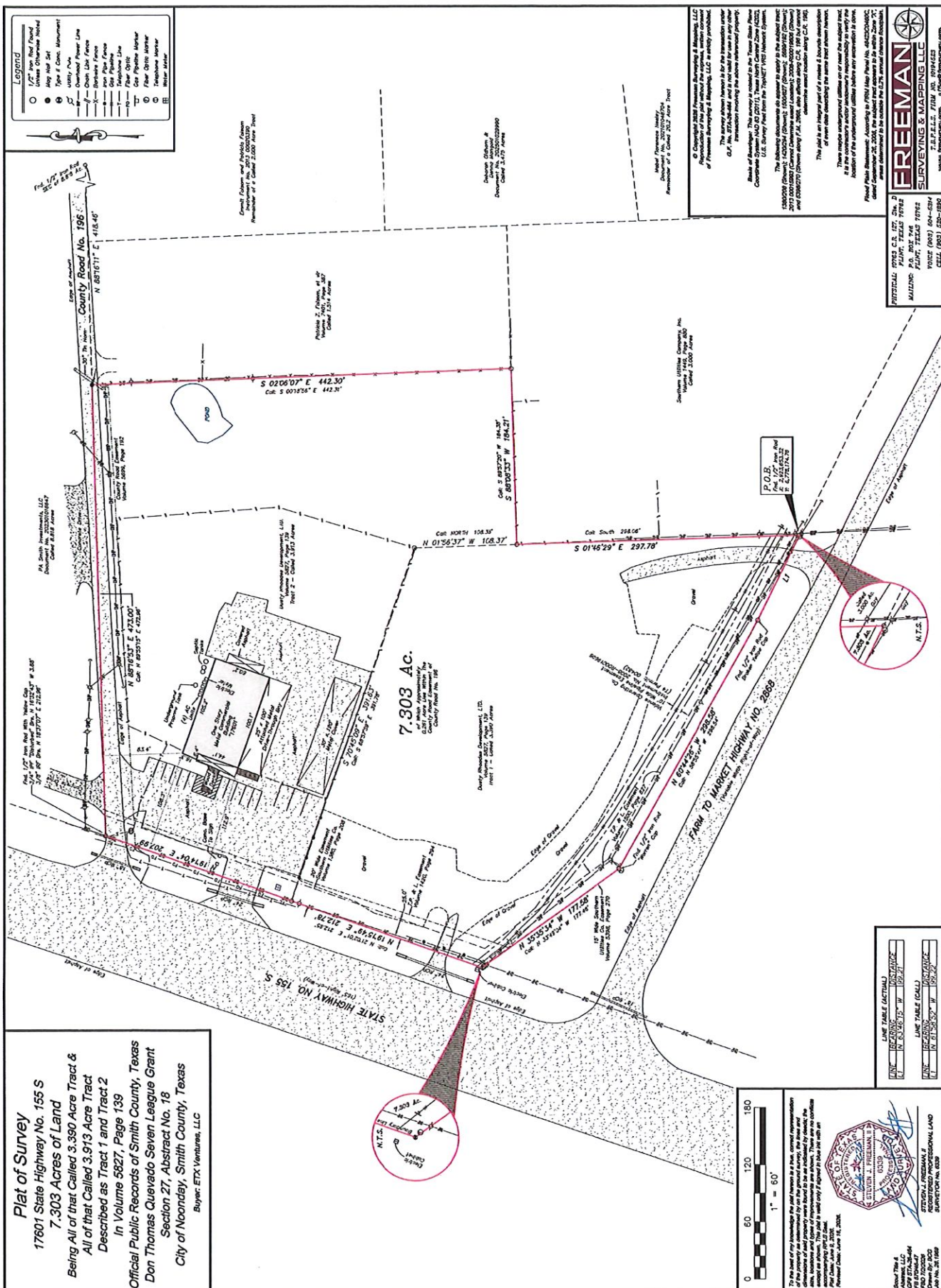
Brian Burks, SIOR, CCIM
Principal Broker

903.352.3000 (C)

brian@landbridgecommercial.com

www.landbridgecommercial.com

*Plat of Survey
17601 State Highway No. 155 S
7.303 Acres of Land
Being All of that Called 3.390 Acre Tract &
All of that Called 3.913 Acre Tract
Described as Tract 1 and Tract 2
In Volume 5827, Page 139
Official Public Records of Smith County, Texas
Don Thomas Quevedo Seven League Grant
Section 27, Abstract No. 18
City of Noorland, Smith County, Texas
Buyer: ETX Ventures, LLC*



FREEMAN
SURVEYING & MAPPING LLC
T.B.P.E.L.S. FIRM NO. 19194553
18100 N. 10TH AVE., SUITE 100, DALLAS, TX 75243
TEL: 972.382.1100 FAX: 972.382.1101
WWW.FREEMANMAPPING.COM

PHYSICAL: 10763 C.R. 127, Sta. D
FLINT, TEXAS 75762
MAILING: P.O. BOX 748
FLINT, TEXAS 75762
VOICE (803) 604-6314
CELL (803) 620-1890

of Asphalt

39

LINE TABLE (ACTUAL)	
RING	DISTANCE
1546.15 W	99.21

LINE TABLE (CALL)	
RING	DISTANCE
1546.52 W	99.22

LINE HEAD
L N Q

STEVEN J. FREEMAN, II
REGISTERED PROFESSIONAL LAND SURVEYOR
SURVEYOR NO. 6039

Scout Title &
Abstract, LLC
CPS STA-26-464
FB 87046-47
FBO 7/2/2026
Drawn By: DCG
Job No. 26.1869



11/2/2015

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
<u>Licensed Supervisor of Sales Agent/</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Associate</u>			
<u>Brian W. Burks</u>	<u>400070</u>	<u>brian@landbridgecommercial.com</u>	<u>(903)352-3000</u>
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

Phone: 903.352.3000 Fax: 903.561.8325
Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Dr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

2002 Title Factory

The information contained herein was obtained from sources believed to be reliable; however, Landbridge Commercial Properties makes no guarantees, warranties or representations as to completeness or accuracy thereof. The presentations of this property for sale, rent, or exchange is subject to errors, omissions, change of price or conditions of prior sale or lease, or withdrawal without notice.