

LANDMARK BUSINESS PARK

17581 Hwy 155 S | Flint, TX

\$2,500 / MONTH, GROSS LEASE

Samuel Scarborough, CCIM
Scarborough Commercial Real Estate
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THE SPACE

Location	17581 Hwy 155 S Flint, TX 75762
County	Smith
Square Feet	3631
Rent Per SF (Annual)	\$8.27
Lease Type	Gross
Floor	1

HIGHLIGHTS

- Located off Hwy 155 and just .5 miles from Loop 49 making it one of the fastest-growing corridors in East Texas.
- The property is also gated and surrounded by tenants for synergy for the future growth of any company.
- Landmark Business Park boasts long-term growth potential and buildings that can suit the needs of any owner.
- Great exposure with a Traffic Count of 17,489 vehicles per day.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
503	4,984	22,664



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$113,549	\$124,145	\$118,784

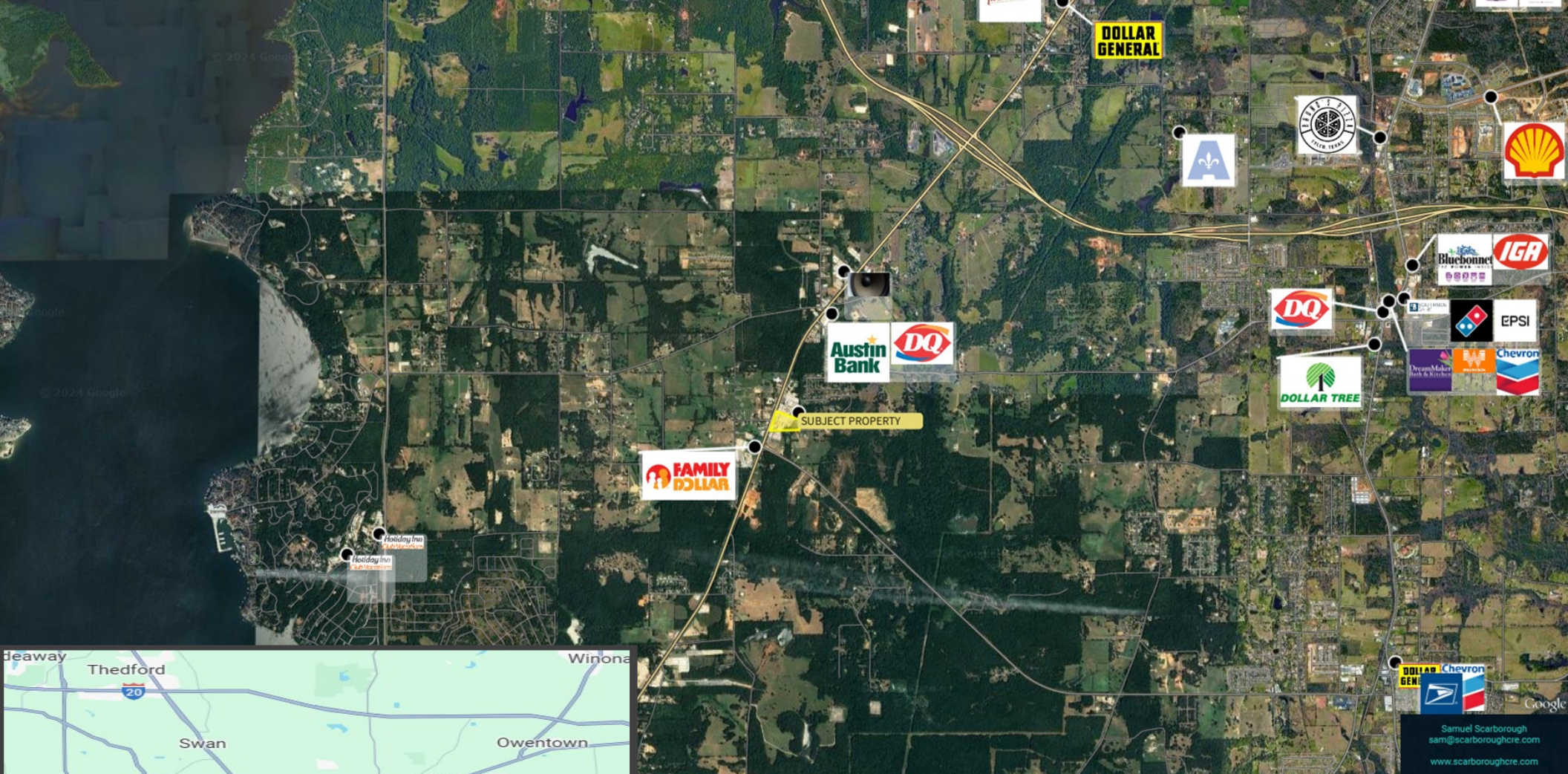


NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
206	1,889	8,830



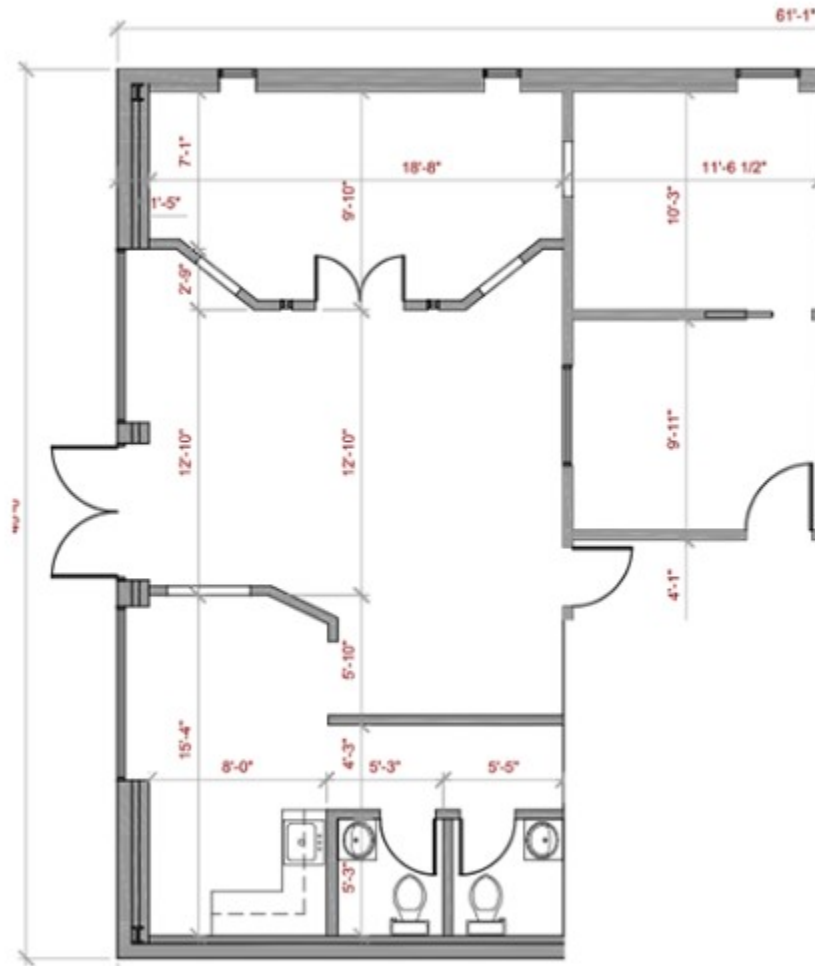
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Samuel Scarborough, CCIM, is a highly experienced and accomplished commercial real estate broker based in Tyler, TX. Since 2016, Samuel has earned a reputation as a trusted advisor and expert in the local market.

Throughout his career, Samuel has built a strong track record of success representing clients in a wide range of commercial real estate transactions, including office, retail, industrial, and multifamily properties. He has a deep understanding of the local market, and is known for his ability to identify opportunities that others may overlook.

Samuel is passionate about helping his clients achieve their goals, and takes a hands-on approach to every transaction. He believes that communication is key, and works closely with his clients throughout the entire process to ensure that their needs are met and their expectations are exceeded.