

# OFFICE/WAREHOUSE PROPERTY FOR LEASE

## LEASE RATE: \$950.00/MONTH (MG)



## ***12360 State Highway 155 S***

Tyler, TX 75703

- Brand New 1,250-2,500 SF office/warehouse bays
- \$950 per month per bay (MG – Modified Gross)
- 2 total bays | 10,000 SF building
- Each bay includes private bathroom
- 10' x 10' office per unit
- 14' clear height warehouse space
- Located 0.25 miles south of Hwy 155 & Loop 323
- Excellent access to Loop 323 and South Tyler

**Blair Swaim**

Agent

903.245.0238

bswaim@bcptx.com



### PROPERTY DESCRIPTION

Located just 0.25 miles south of the Hwy 155 / Loop 323 intersection, this well-positioned office/warehouse property offers flexible space in a highly accessible South Tyler corridor. The 10,000 SF building sits on 2 acres and is configured into 8 individual office/warehouse bays, ideal for small businesses and owner-users. Each 1,250 SF bay includes a private bathroom, 10' x 10' office, and an open warehouse area with 14' ceiling height. Spaces are offered at \$950 per month (Modified Gross), providing an efficient and cost-effective solution for tenants.

### OFFERING SUMMARY

Lease Rate:	\$1,900 per month (MG)
Number of Units:	2
Available SF:	1,250-2,500 SF
Lot Size:	2 Acres
Building Size:	10,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	62	602
Total Population	21	153	1,408
Average HH Income	\$115,449	\$96,331	\$85,154

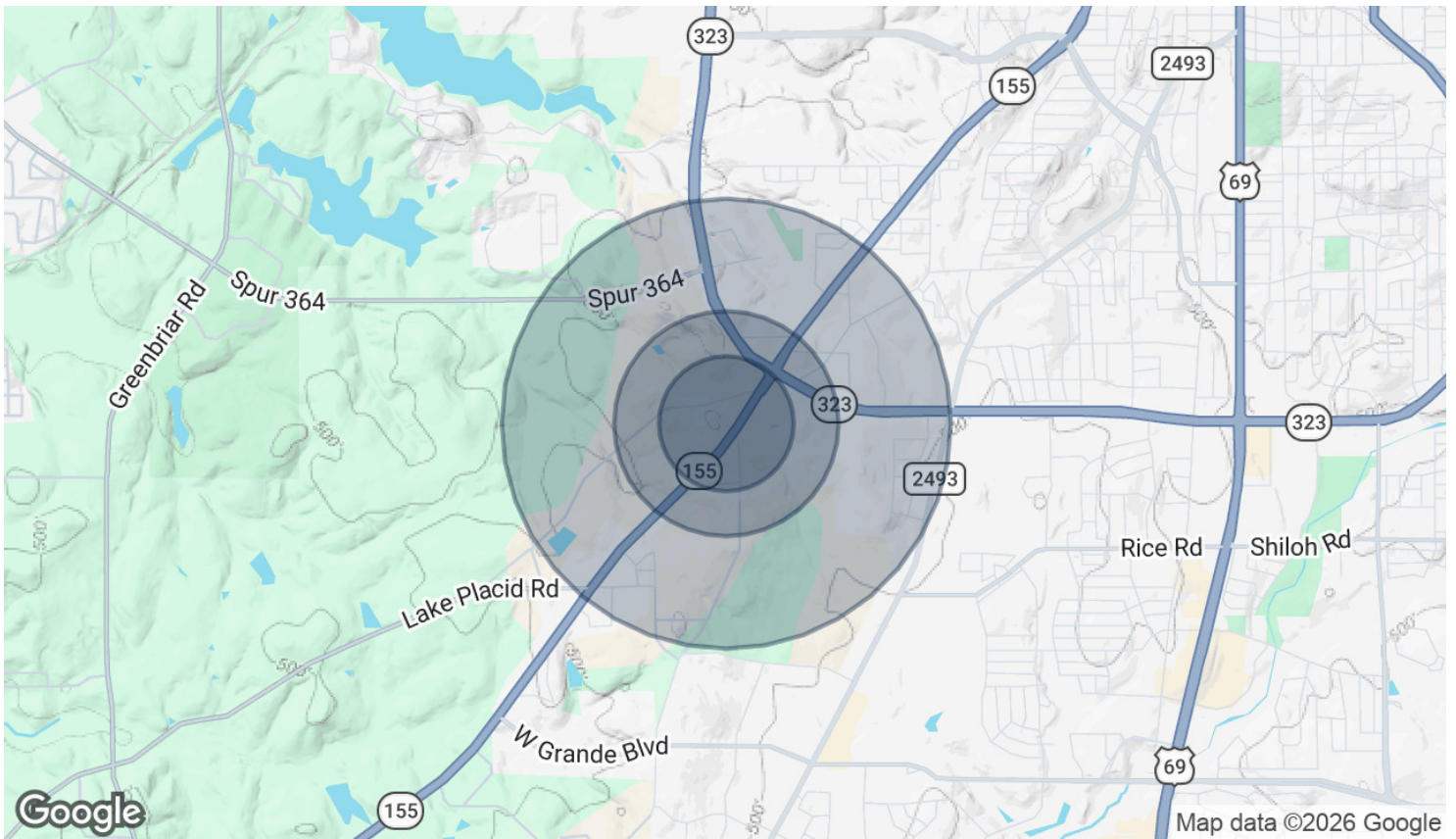
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21	153	1,408
Average Age	42	41	41
Average Age (Male)	41	37	37
Average Age (Female)	44	43	43

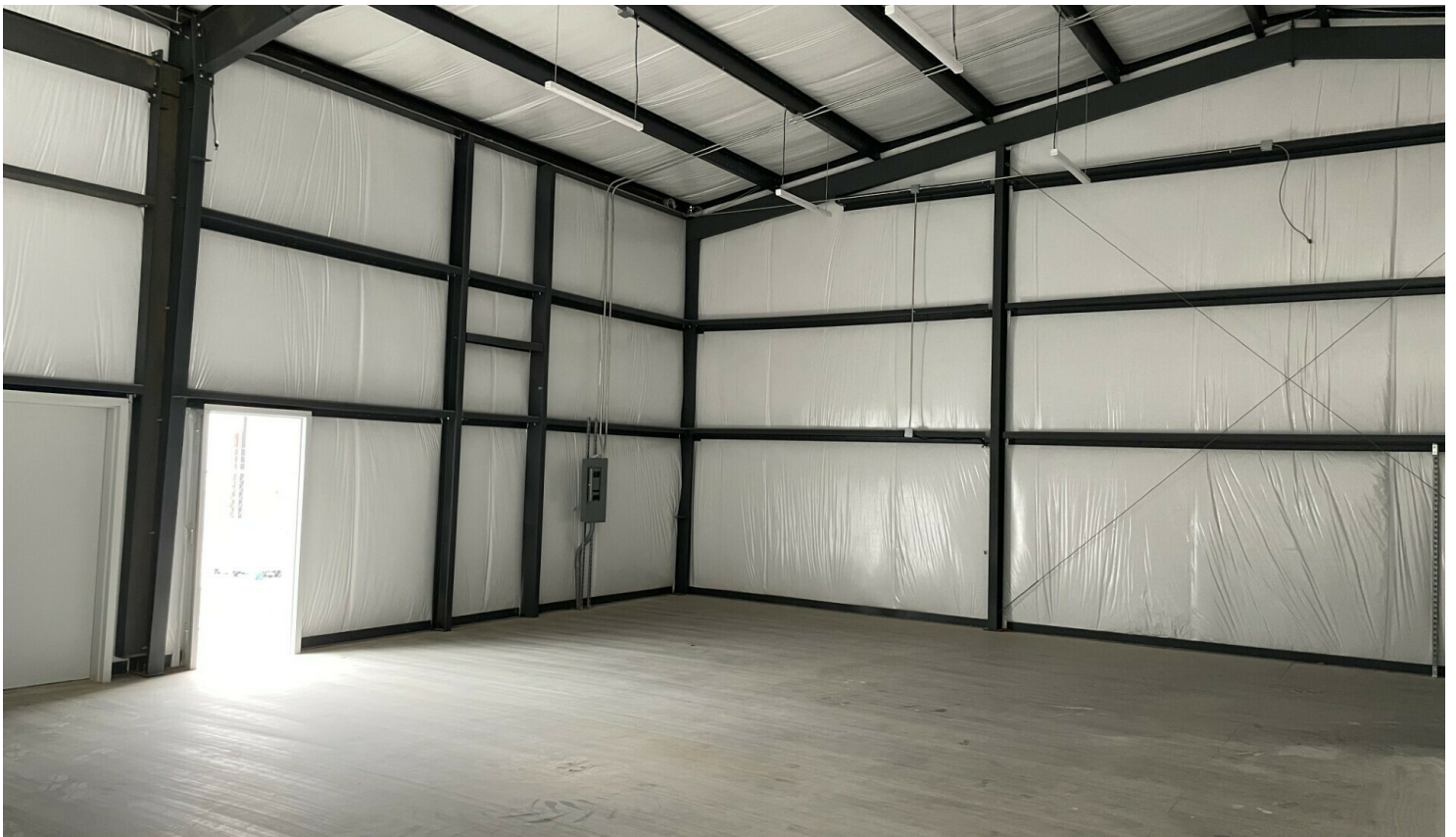
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	62	602
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$115,449	\$96,331	\$85,154
Average House Value	\$404,680	\$322,672	\$290,228

2020 American Community Survey (ACS)

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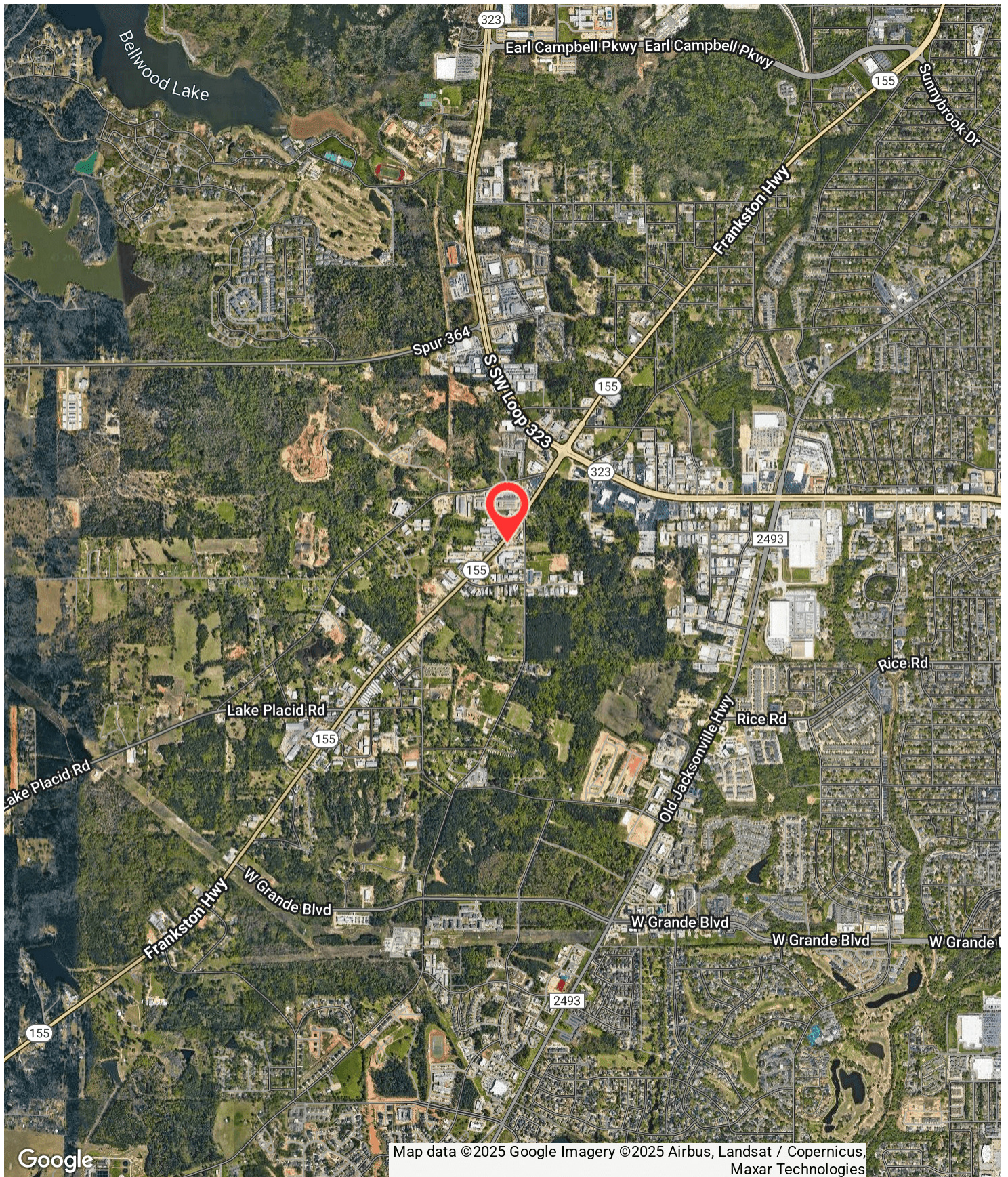
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## Information About Brokerage Services

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.

Burns Commercial Properties, LLC	<b>592818</b>		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mark Whatley</b>	<b>423898</b>	<b>mwhatley@bcptx.com</b>	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Thomas Blair Swaim</b>	<b>585458</b>	<b>bswaim@bcptx.com</b>	(903) 245-0238
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](http://www.trec.texas.gov)

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