

INDUSTRIAL PROPERTY FOR LEASE

LEASE RATE: \$3,200 PER MONTH (MG)



10291 Robinson Dr

Tyler, TX 75703

- ±1,700 SF office with ±1,500 SF warehouse
- ±1,500 SF covered outdoor storage area
- Fenced yard with 1 overhead door
- Warehouse is insulated and conditioned
- Recently updated office space with full kitchen
- Outside Tyler city limits - no zoning requirements
- Convenient access to Loop 49, Highway 155, and Loop 323
- Ideal for contractors, service companies, distribution, and light industrial users

Luke Swanson

Agent

903.574.5654

lswanson@bcptx.com



PROPERTY DESCRIPTION

Position your business for success in this versatile office/industrial facility located just off Old Noonday Road in the rapidly growing south Tyler market. Offering approximately 3,200 square feet with a functional blend of office and warehouse space, plus 1,500 square feet of covered storage, the property is well-suited for contractors, service companies, light industrial users, distribution, and equipment-based businesses. The building features approximately 1,700 SF of recently updated office space and 1,500 SF of conditioned warehouse, providing an efficient layout for administrative operations and industrial use under one roof. Situated outside Tyler city limits with convenient access to Loop 49, Highway 155, and Loop 323, the property offers excellent regional connectivity while maintaining flexibility for a variety of commercial operations.

OFFERING SUMMARY

Lease Rate:	\$3,200 per month (MG)
Available SF:	3,200 SF
Lot Size:	0.5 Acres
Building Size:	3,200 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	27	106	982
Total Population	55	221	2,350
Average HH Income	\$106,977	\$107,204	\$75,203

Luke Swanson

Agent
903.574.5654
lswanson@bcptx.com

BCP | BURNS
COMMERCIAL
PROPERTIES



Luke Swanson

Agent

903.574.5654

lswanson@bcptx.com



Luke Swanson

Agent

903.574.5654

lswanson@bcptx.com



**BURNS
COMMERCIAL
PROPERTIES**



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	592818		(903) 534-1200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Whatley	423898	mwhatley@bcptx.com	(903) 530-0955
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke Swanson	787346	lswanson@bcptx.com	(903) 574-5654
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

Luke Swanson

Agent

903.574.5654

lswanson@bcptx.com



**BURNS
COMMERCIAL
PROPERTIES**