

19785 State Highway 155, Flint, TX



2.50 Acres for Lease
Outside of City Limits
Utilities Available On-Site
Dual Access Points
Frontage on Highway 155

Main Contact

Jon Stafford

Vice President
jon.stafford@mdregroup.com
336.601.5680

Kevin Weable, CCIM

Associate Broker/Commercial Director
kevin@mdregroup.com
972.845.1663



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Property Overview

M&D Commercial Group is offering the option to lease a 2.50 acre tract located outside of city limits, just south of Tyler, TX.

Listed By:
Jon Stafford | 336.601.5680



Property Overview

M&D Commercial Group is pleased to present a prime lease opportunity on a 2.50-acre tract strategically located along Highway 155 in Flint, Texas—just 10 minutes from Loop 323 and 4.5 miles from Bypass 49. This prominent site offers 302 feet of frontage along a major thoroughfare, with two exits, linking Tyler to Lake Palestine, the property benefits from high traffic volumes and excellent regional accessibility.

Formerly operated as a garden center, the property includes an existing structure offering a flexible foundation for potential development. The site's versatile zoning, outside of city limits, and location make it ideal for a wide range of commercial uses, including retail, light industrial, outside storage, or service-based operations.

With its strategic location in a growing East Texas corridor, this site presents a compelling opportunity for business owners and users seeking high-exposure real estate in a rapidly developing market.

Size	2.50 Acres
Topography	Level
Zoning	None
Utilities	Water & Electric
Easements	None
Restrictions	No Known Restrictions
Grading	Raw Land
Flood Plain	No Flood Zone



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Highlights

2.50 Acres

Outside of City Limits

Highway Frontage

Utilities On-Site

Just South of Tyler, TX



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Location Overview

Tyler offers strategic access to major highways and the DFW Metroplex, providing a thriving business environment and top-tier amenities.

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Fastest Growing Metro Area in Texas

Tyler, TX Overview

Tyler offers a dynamic environment for businesses to flourish. With one of the lowest city property tax rates in Texas, strategic access via Interstate 20, and a regional airport with multiple daily flights to Dallas/Fort Worth International Airport, Tyler ensures seamless connectivity for businesses and their workforce.

The Tyler Economic Development Council (TEDC) has played a key role in the city's growth since 1989, supporting over \$1.3 billion in business investments and contributing to the creation of approximately 28,000 jobs. The TEDC actively partners with industry leaders and city officials to expand infrastructure and attract new development, including the recent acquisition of 281 acres to develop a new business park.

322,567

Total
Laborshed
(Tyler EDC)

24,000

Full Time
College Students
(Tyler EDC)

4.2%

Unemployment
Rate
(Tyler EDC)

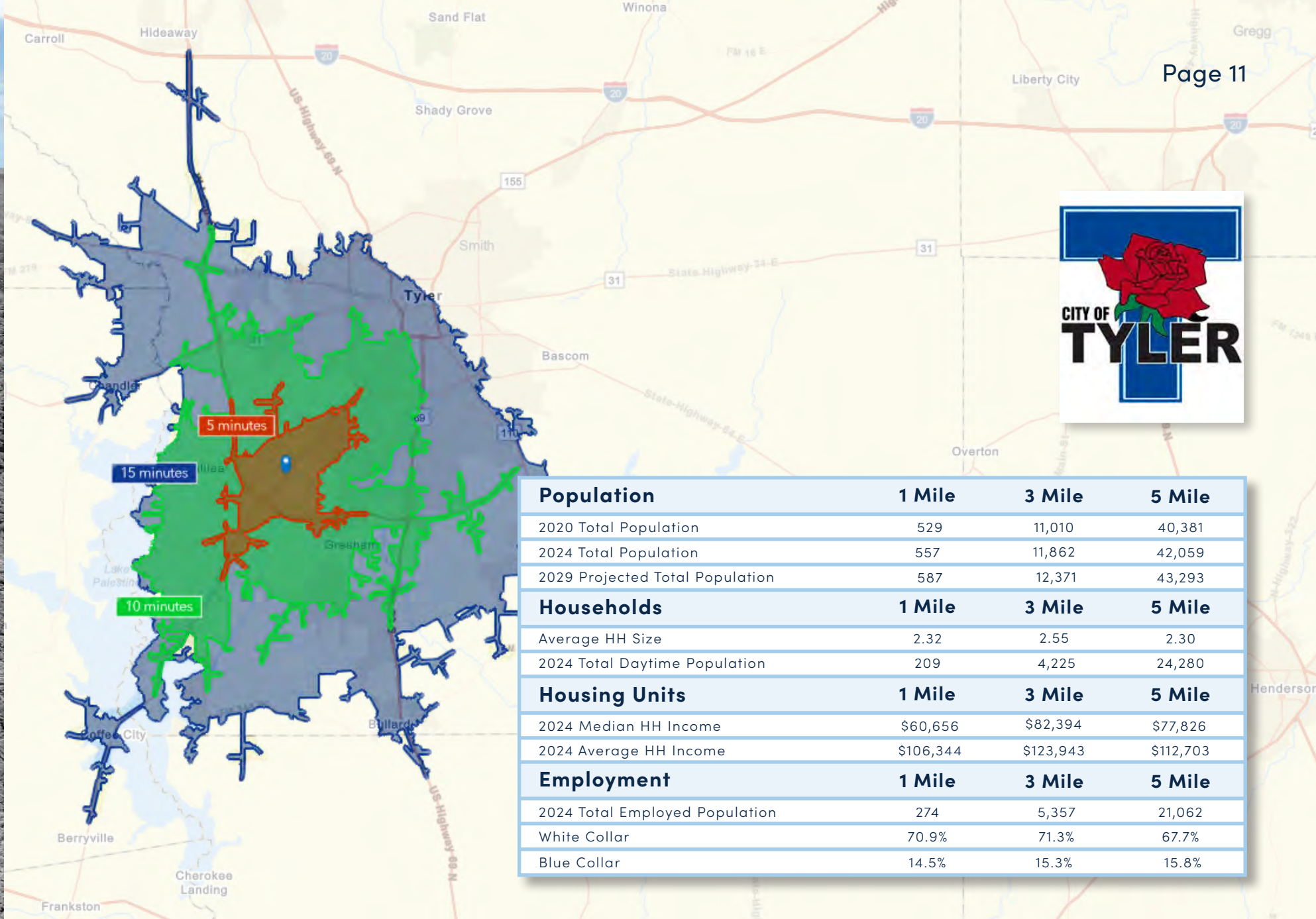
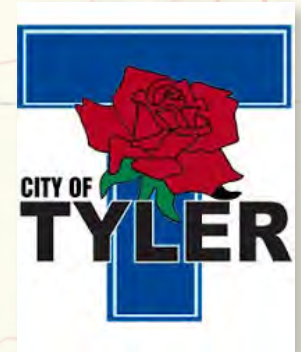
2.7%

Employment
Growth Rate
(Tyler EDC)



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Population	1 Mile	3 Mile	5 Mile
2020 Total Population	529	11,010	40,381
2024 Total Population	557	11,862	42,059
2029 Projected Total Population	587	12,371	43,293
Households	1 Mile	3 Mile	5 Mile
Average HH Size	2.32	2.55	2.30
2024 Total Daytime Population	209	4,225	24,280
Housing Units	1 Mile	3 Mile	5 Mile
2024 Median HH Income	\$60,656	\$82,394	\$77,826
2024 Average HH Income	\$106,344	\$123,943	\$112,703
Employment	1 Mile	3 Mile	5 Mile
2024 Total Employed Population	274	5,357	21,062
White Collar	70.9%	71.3%	67.7%
Blue Collar	14.5%	15.3%	15.8%

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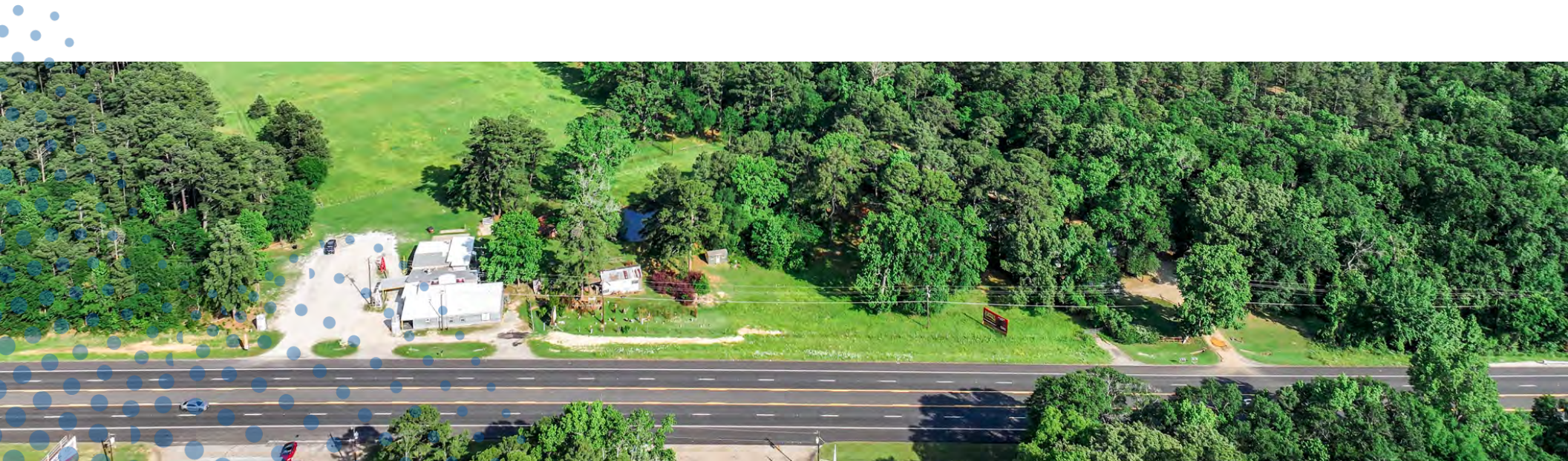
972.845.1663

Office Information:

2500 Discovery Blvd, Rockwall, TX | Suite 200 75032

info@mdregroup.com

972.772.6025





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.

M&D Real Estate LP	9009323	Danny@mdregroup.com	(972)772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972)772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	Danny@mdregroup.com	(972)772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jon Stafford	0821722	Jon.Stafford@mdregroup.com	(336)601-5680
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