

# THE FACTORY

16735 Gresham Circle | Flint, TX



**RATES FROM \$350 - \$650 PER MONTH**

**Samuel Scarborough, CCIM**  
Scarborough Commercial Real Estate  
President/Broker  
(903) 707-8560  
sam@scarboroughcre.com  
Lic: 9010976

**Stephanie Taylor**  
Scarborough Commercial Real Estate  
Sales Associate  
(903) 707-8560  
stephanie@scarboroughcre.com  
Lic: 715762



# THE SPACE

Location **16735 Gresham Circle  
Flint, TX, 75762**

---

County **Smith**

---

## HIGHLIGHTS

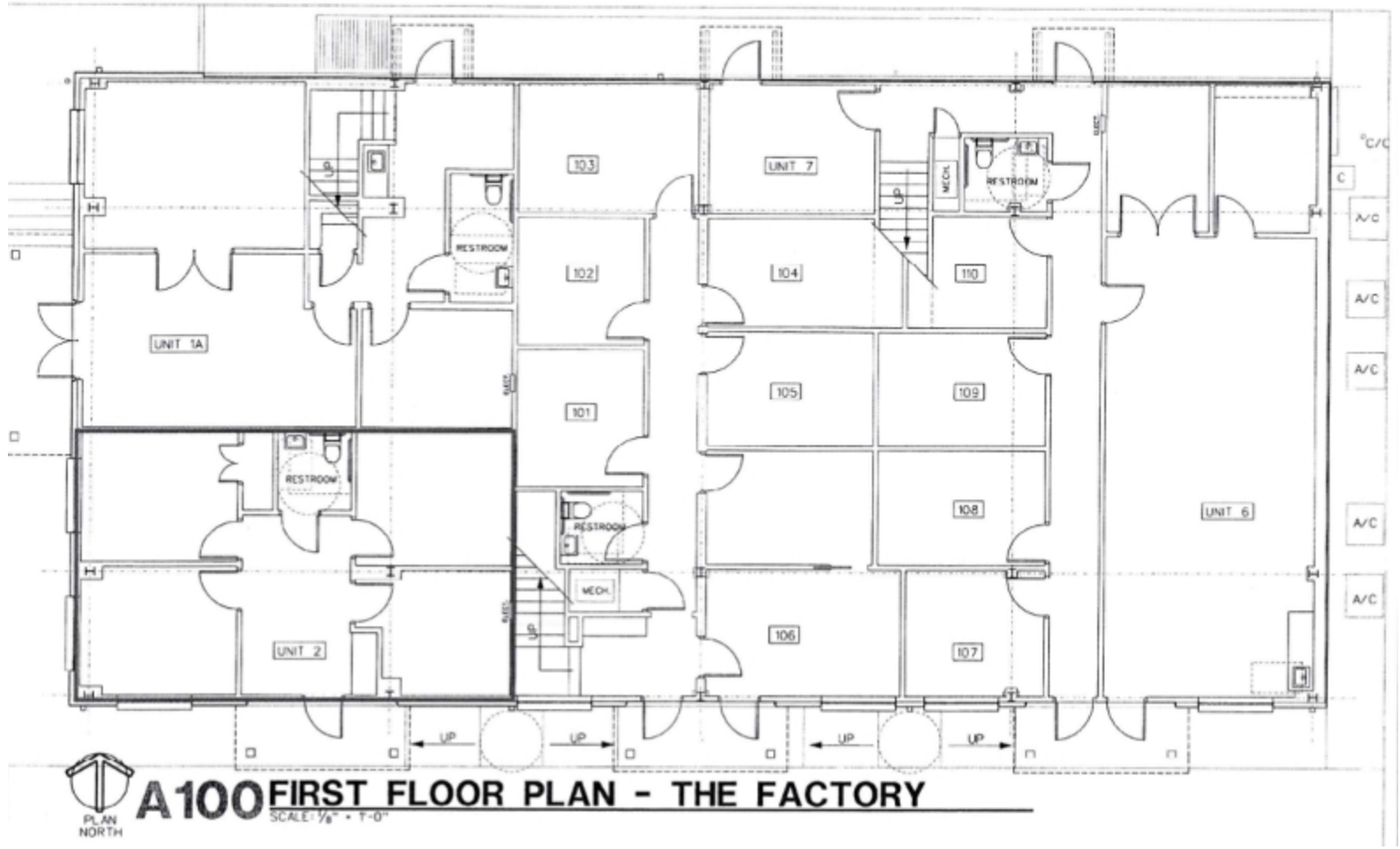
- Rates from \$350/month
- Full-Service Rate Lease
- Great South Tyler location on Old Jacksonville Hwy close to restaurants, coffee shops and more!
- Close to restaurants, coffee shops and more!
- Ample parking for clients

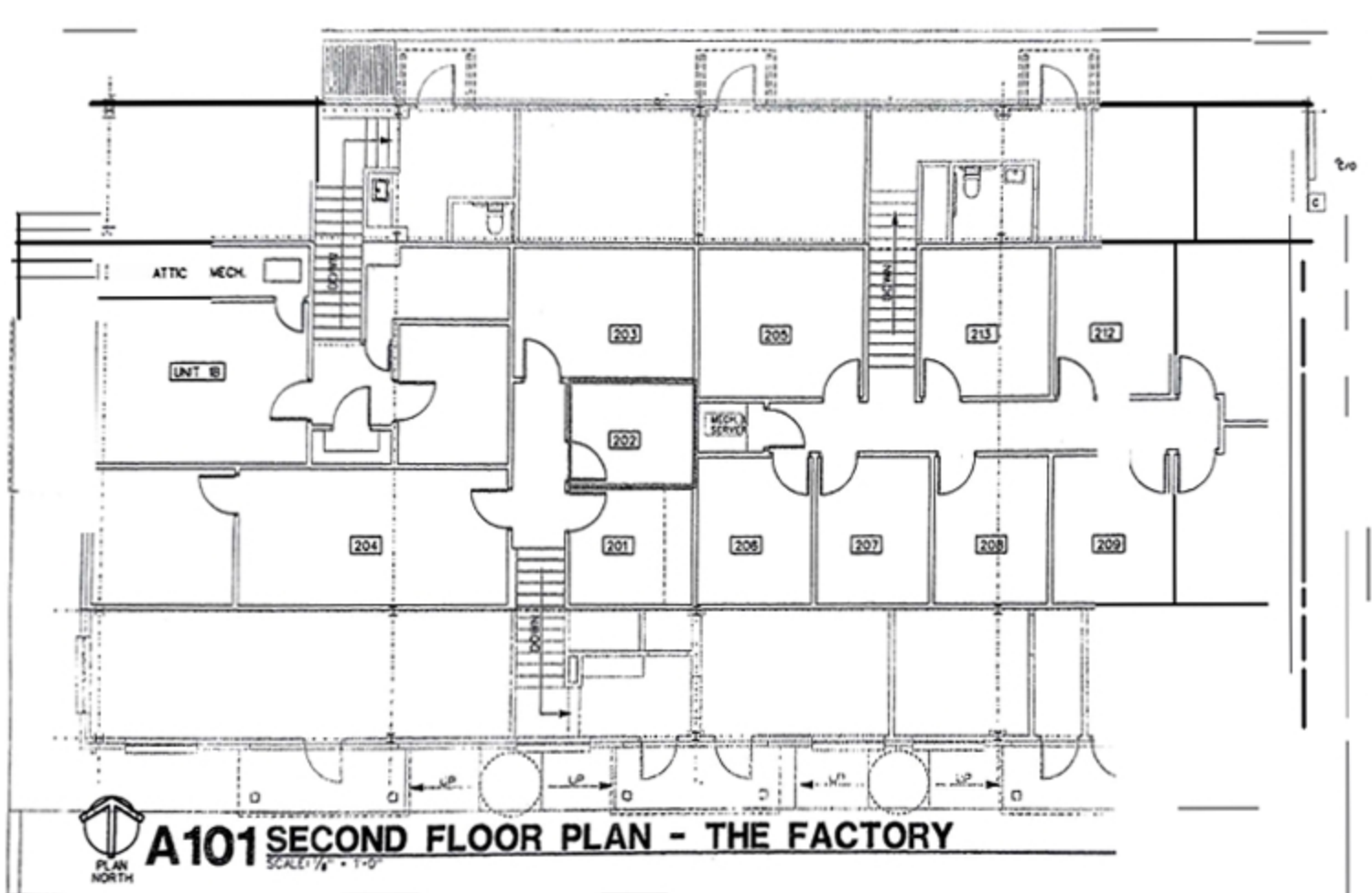


Suite	Tenant	Floor	Lease Type	Notes
7	Vacant	1	Gross	\$650/month - Private outside entrance for clients. Full Service lease includes wifi, utilities, common area janitorial
102	Vacant	1	Gross	\$500/month - Full Service lease includes wifi, utilities, common area janitorial
104	Vacant	1	Gross	\$500/month - Full Service lease includes wifi, utilities, common area janitorial
208	Vacant	2	Gross	\$350/month - Full Service lease includes wifi, utilities, common area janitorial
213	Vacant	2	Gross	\$350/month - Full Service lease includes wifi, utilities, common area janitorial



Samuel Scarborough, CCIM  
President/Broker  
(903) 707-8560  
sam@scarboroughcre.com  
Lic: 9010976









Samuel Scarborough, CCIM  
President/Broker

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.



Stephanie Taylor  
Sales Associate

Stephanie's career in real estate began after a successful career as a non-profit and public health executive. During her time in the non-profit sector, Stephanie developed a keen understanding of community dynamics and the importance of building strong relationships. This experience, coupled with her passion for commercial real estate, provide her with a unique perspective on the industry.

Throughout her career, Stephanie has built a reputation for her professionalism, integrity, and exceptional communication skills. She believes in building long-lasting relationships with her clients based on trust and transparency.

In addition, to her professional pursuits, Stephanie is actively involved in the East Texas community. She volunteers her time as a community volunteer for organizations such as Leadership Tyler, Junior League of Tyler, National Charity League of Tyler, Tyler ISD Education Foundation, Women's Symphony League and Habitat for Humanity of Smith County.

Stephanie and her husband Chris grew up in the Tyler area and enjoy spending time on Lake Palestine with their four children. Stephanie is a proud alum of Baylor University. Sic 'em Bears!

# The Factory

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Scarborough Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Scarborough Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Scarborough Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Scarborough Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Scarborough Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Scarborough Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



### **Samuel Scarborough, CCIM**

Scarborough Commercial Real Estate  
President/Broker  
(903) 707-8560  
sam@scarboroughcre.com  
Lic: 9010976



### **Stephanie Taylor**

Scarborough Commercial Real Estate  
Sales Associate  
(903) 707-8560  
stephanie@scarboroughcre.com  
Lic: 715762



[www.scarboroughcre.com](http://www.scarboroughcre.com)

410 W Erwin Tyler, TX 75702, Tyler, TX 75702