

FORMER AUTO DEALERSHIP PROPERTY FOR SALE

SALE PRICE: \$1,895,000



Hwy. 155 South Auto Dealership

12310 State Highway 155 S, Tyler, TX 75703

- Former Auto Dealership and Auto Service Business
- Great location in Southwest Tyler, just south of Loop 323 and Hwy. 155 intersection
- Excellent visibility and access with over 26,000 vehicles per day
- 4 buildings located on property (sales office and 3 shop/service buildings)
- 18 services bays and includes 9 existing lifts in the service areas.

Mark Whatley, CCIM

Owner/Broker

903.530.0955

mwhatley@bcptx.com



PROPERTY DESCRIPTION

This exceptional commercial property offers a rare opportunity to acquire a former auto dealership and service center in one of Tyler's most highly visible corridors. Strategically located on Highway 155 South, approximately one-quarter mile south of the Loop 323 intersection, the site provides outstanding accessibility and exposure for a variety of automotive, retail, service, or commercial users. The property benefits from an impressive traffic count of approximately 26,000 vehicles per day, ensuring strong visibility and customer awareness. Improvements include four buildings consisting of a sales office and three dedicated shop and service facilities designed to support automotive operations. The service area features 18 service bays, providing ample capacity for vehicle maintenance, repair, and related business activities. Additionally, the property includes nine existing automotive lifts, offering a turnkey solution for businesses seeking a well-equipped service facility in Southwest Tyler.

OFFERING SUMMARY

Sale Price:	\$1,895,000
Lot Size:	2.8 Acres
Building Size:	11,625 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	29	185	1,042
Total Population	71	522	2,720
Average HH Income	\$89,702	\$73,858	\$73,779

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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	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
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

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