

For Sale

For Sale or Lease

\$3.15 million

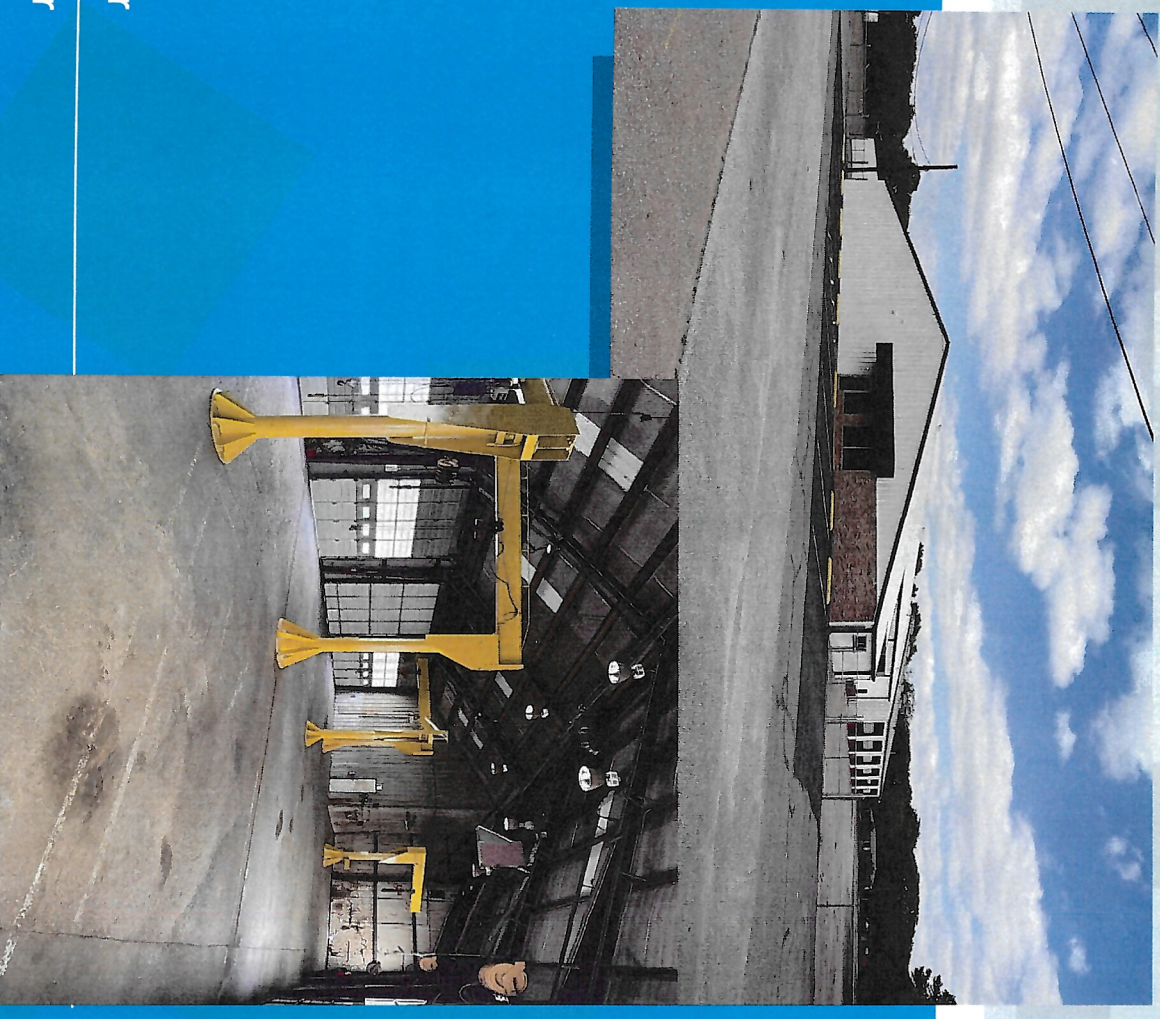
914 S SW Loop 323
Tyler, TX

Call - (214) 215-4899

Building size: 19,128 sf +-
Land size: 5.563 +- acres fenced

14 ' bay doors, New AC & Roof, City water and sewer

Mangrum Commercial, LLC—David Mangrum, Broker





SUBJECT PROPERTY

Easements

Without a current survey and title binder it is not possible to determine what type, if any, easements are on the subject site. Typical utility easements would be expected.

Deed Restrictions

To our knowledge, no deed restrictions affect or limit the use of the property; however, this should not be considered as a guaranty of warranty that no such restrictions exist. Deed restrictions are a legal matter, and normally only a title search by a title attorney discover any restrictions. Thus, it is recommended that a title search be made if any questions regarding deed restrictions arises.

SUBJECT IMPROVEMENTS

The subject improvements consists of three pre-engineered, steel buildings with a total of 19,128 square feet. Building area of the main warehouse structure is 15,058 square feet, of which 570 square feet is mezzanine space. Including the mezzanine space, there is a total of 3,040 square feet of air conditioned space. There is a second warehouse building containing 3,270 square feet, and a third building contains 800 square feet of warehouse space. Neither of these buildings are air conditioned.

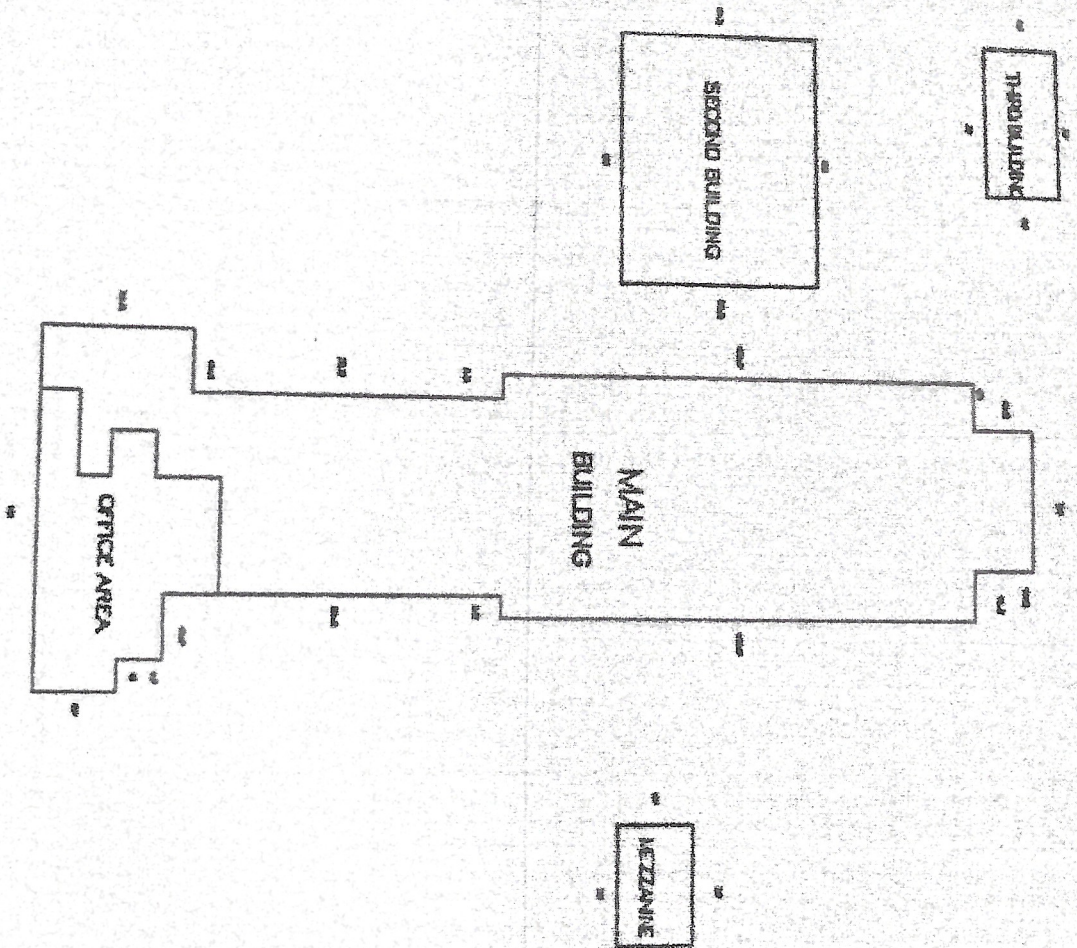
The structures are metal buildings. The exterior façade of the office area is brick. The sales and office area has aluminum framed glass walls along front of the building. Interior ceilings in the showroom and offices are acoustic tile suspended in metal grids with fluorescent lighting. The office portion of this building is floored with carpet, while the service areas and break areas have linoleum. Interior walls of the office and service area are papered, painted drywall and paneling.

The warehouse areas have concrete flooring. The ceilings are insulated. There are twelve overhead doors in the main warehouse area. The subject improvements are considered average to above average in quality. The majority of the improvements were constructed in 1975. The improvements are considered to be in average condition. Site improvements include paving, signage and perimeter fencing.

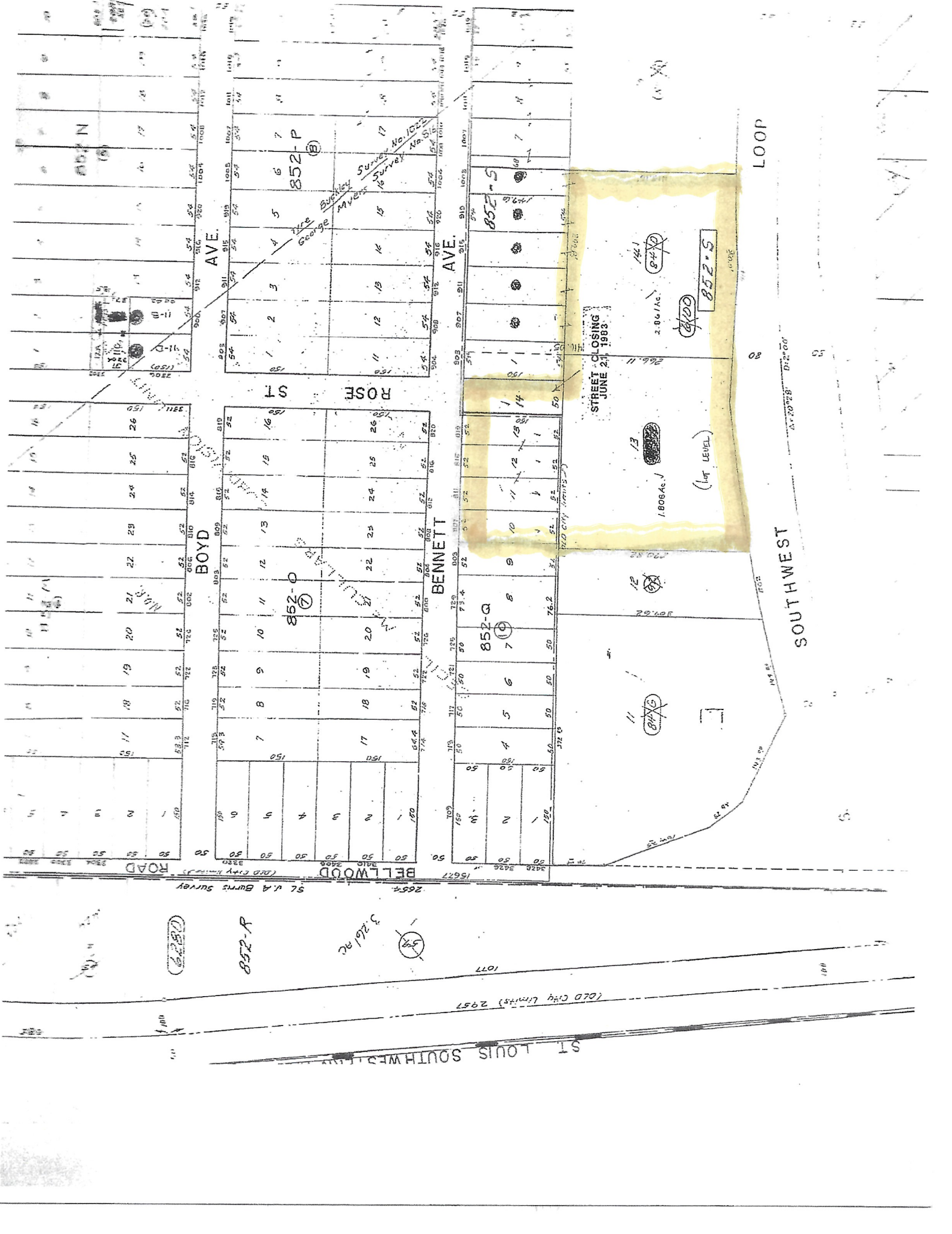
CONCLUSIONS

The subject is the Future Equipment Company facility. The improvements contain approximately 19,128 SF and were built in 1975. The land to building ratio is 12.67:1. The subject has an effective age of 20 years and a remaining economic life of 25 years.

At the time of our inspection, the improvements appeared to be in average condition and well maintained. No major areas of physical deterioration were noted or reported to us.



SCALE: 1 inch = 50 feet



BOYD AVE.

ROSE ST.

BENNETT AVE.

BELLWOOD ROAD

LOOP SOUTHWEST

852-R

852-P

852-Q

852-S

852-D

STREET CLOSING JUNE 21, 1983



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
David Mangrum	0381864	dmang81198@aol.com	(214)215-4899
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
David Mangrum	0381864	dmang81198@aol.com	(214)215-4899
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2
TXR 2501

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