

# FOR SALE-OWNER FINANCE AVAILABLE

**4,000 SQ. FOOT FLEX SPACE**

403 N Donation St Tioga, TX 76271



**SALE PRICE**

**\$699,999**



**CLICK TO VIEW VIDEO**

**Darrin Coles CCIM**  
(469) 794-6080  
TX #755167

**Cristie Coles**  
(214) 460-2849  
TX #0628110

**Aaron Clough**  
(972) 213-5670

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**COLDWELL BANKER  
COMMERCIAL  
REALTY**

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### VIDEO

#### PROPERTY DESCRIPTION

Modern **flex/industrial facility** built in 2017, designed for contractors, service users, and small distribution. This  $\pm$ 4,000 SF building includes  $\pm$ 1,000 SF of office/showroom space and  $\pm$ 3,000 SF of open warehouse with 15–20' clear heights and a 12' insulated overhead door. Turnkey amenities include a kitchen, laundry, ADA restroom, private living quarters, and EV charging.

#### OFFERING SUMMARY

Sale Price: \$699,999

Lot Size: 23,365 SF

Building Size: 4,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	126	289	470
Total Population	344	785	1,279
Average HH Income	\$92,527	\$92,527	\$93,025

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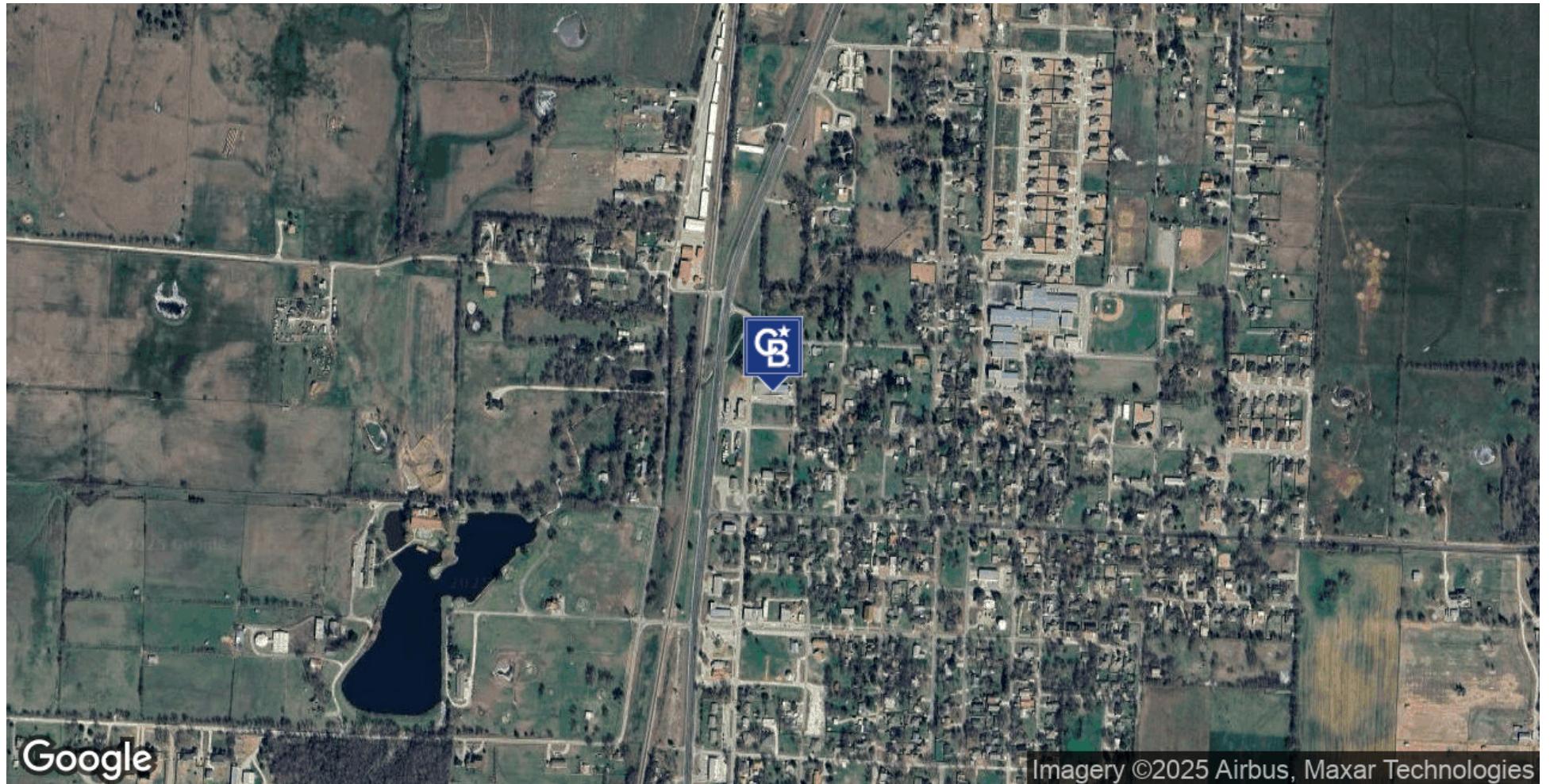


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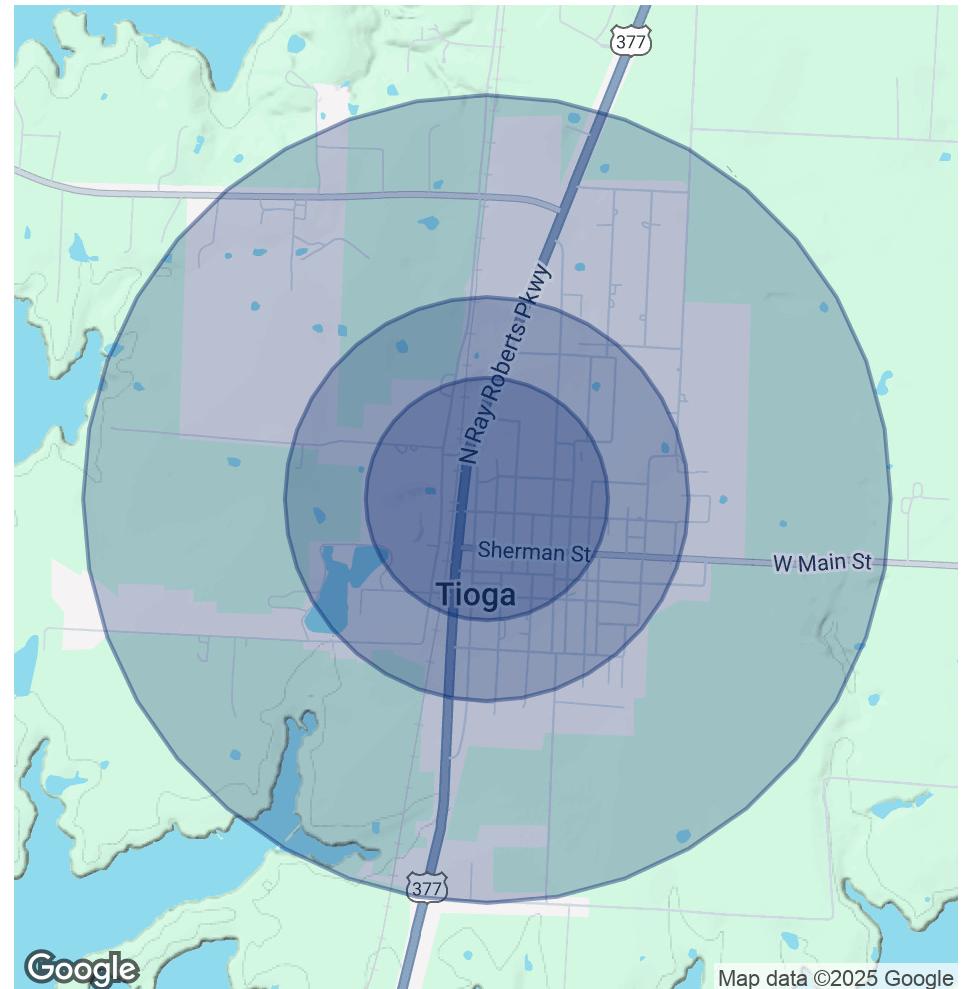
POPULATION	0.3 MILES	0.5 MILES	1 MILE
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Total Population	344	785	1,279
Average Age	39	39	39
Average Age (Male)	37	37	37
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
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Total Households	126	289	470
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$92,527	\$92,527	\$93,025
Average House Value	\$427,832	\$427,832	\$427,723

Demographics data derived from AlphaMap



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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.

Coldwell Banker Realty	420132	joanne.justice@cbdfw.com	972-906-7700
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joanne Justice	159793	joanne.justice@cbdfw.com	972-906-7786
Designated Broker of Firm	License No.	Email	Phone
Aaron Clough	715095	aaron.clough@cbreality.com	972-213-5670
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Aaron Clough	715095	aaron.clough@cbreality.com	972-213-5670
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name JOANNE JUSTICE	License No. 0159793	Email JOANNE.JUSTICE@CBREALTY.COM	Phone (972)906.7700
Designated Broker of Firm FRANK OBRINGER	License No. 0738874	Email FRANK.OBRINGER@CBREALTY.COM	Phone (972)596.9100
Licensed Supervisor of Sales Agent/ Associate DARRIN R COLES	License No. 0755167	Email DARRIN.COLES@CBREALTY.COM	Phone (469)794.6080
Sales Agent/Associate's Name Buyer/Tenant/Seller/Landlord Initials	License No.	Email	Phone
		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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