



**GREGG GLIME** SIOR, CCIM

**WADE SIVESS**

**WILL PHIPPS** CCIM

**1450 N STATE HWY 77, HILLSBORO, TX 76645**

3,881 - 45,000 SF | Area G, J & H

**FOR LEASE**

**CROMWELL**  
COMMERCIAL GROUP

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COLDWELL BANKER, APEX REALTORS



## PROPERTY OVERVIEW

45,000 SF of recently renovated industrial space available for lease. Located close to IH-35 off of HWY 81 on Industrial Loop, this property is conveniently located less than an hour from the DFW Metro area. There are three spaces available for lease ranging from 3,881 SF to 28,674 SF.

Area G consists of 28,674 SF including 16' automatic grade level door, with a clear height of 20' and a peak roof height of 25'

Area H consists of 12,076 SF including three 10'x12' dock doors and a 15'x15' grade level door, with a clear height of 18' and a peak roof height of 21'.

Area J consists of 3,881 SF including one 10'x12' grade level door with a clear height of 13' and a peak height of 15'.

All three areas will have upgraded LED lighting as well as an option to upgrade electrical.

## PROPERTY HIGHLIGHTS

### PROPERTY

1450 N State Hwy 77 (Area G, J & H)

### PROPERTY TYPE

Industrial

### COUNTY

Hill

### MARKET

Hillsboro

### LAY DOWN YARD

Available

### AVAILABLE SPACE

3,881 - 45,000 +/- SF

### LEASE RATE

\$5.50/SF + NNN

### NNN RATE

\$1.00/SF





# PHOTO GALLERY

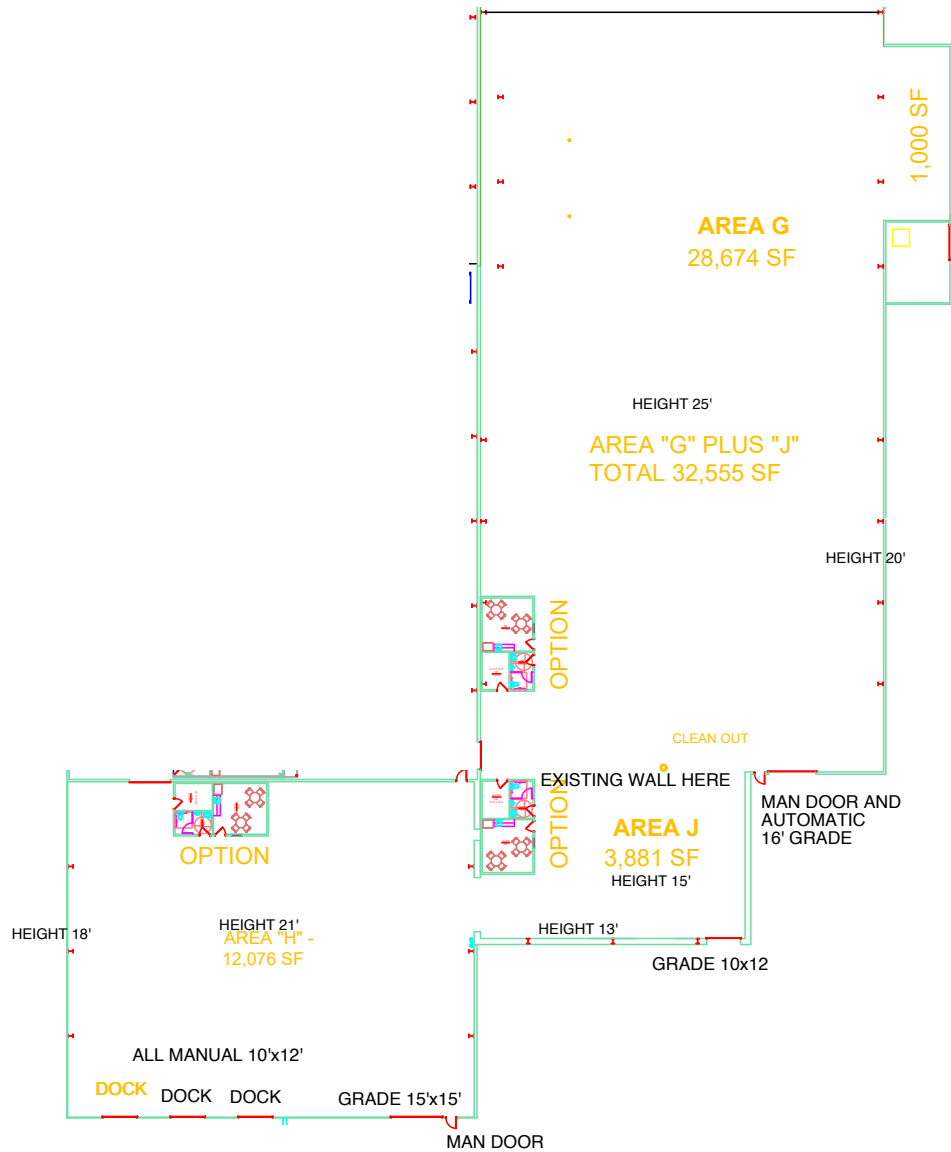


**Gregg Glime** SIOR, CCIM  
gregg@cromwellcommercialgroup.com

**Wade Sivess**  
wade@cromwellcommercialgroup.com

**Will Phipps** CCIM  
will@cromwellcommercialgroup.com

# SITE PLAN







AVAILABLE  
12,000 - 45,000 SF



INDUSTRIAL LOOP



 [Click to view property](#)





**Gregg Glime** SIOR, CCIM  
gregg@cromwellcommercialgroup.com

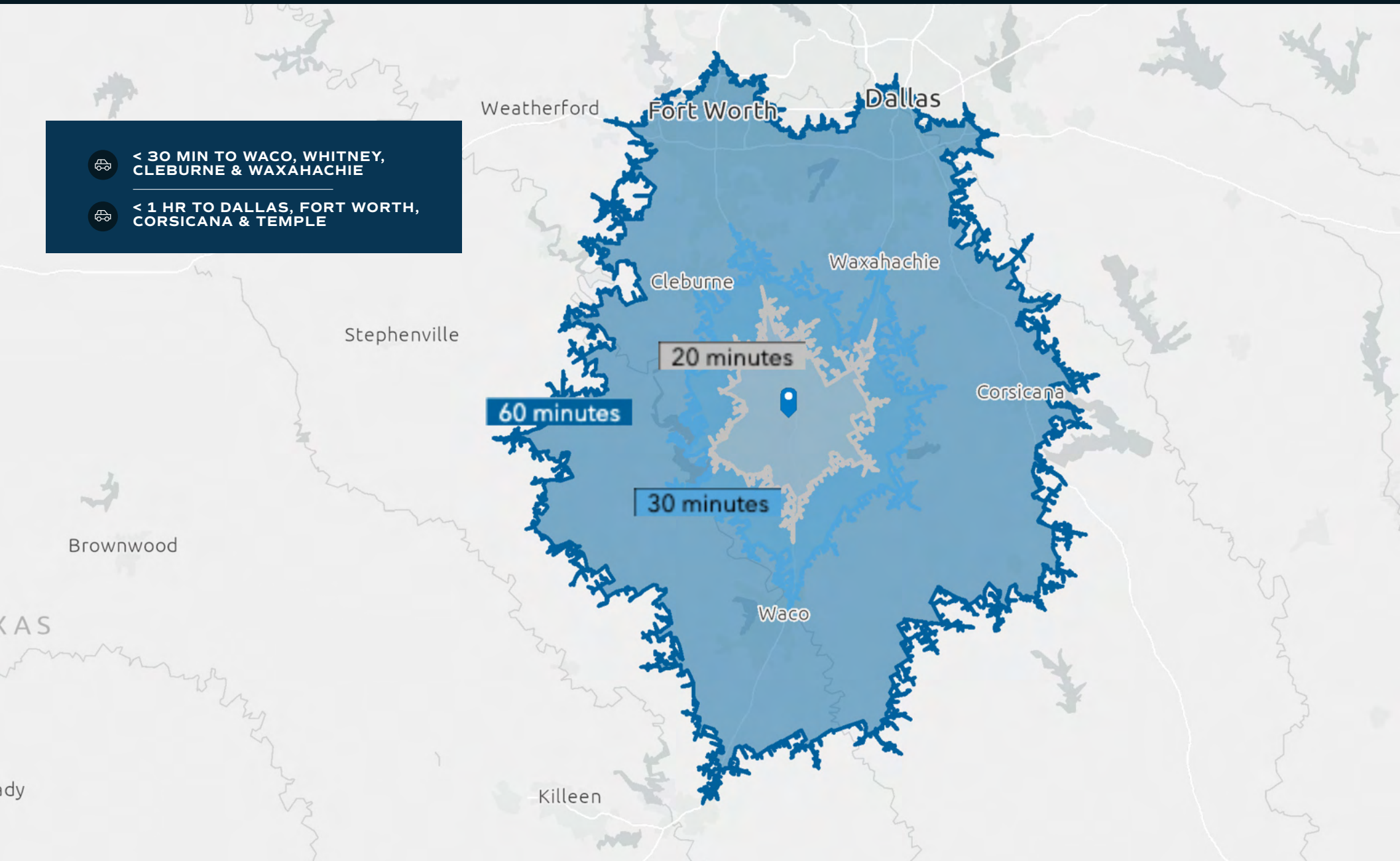
**Wade Sivess**  
wade@cromwellcommercialgroup.com

**Will Phipps** CCIM  
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# DRIVE TIMES

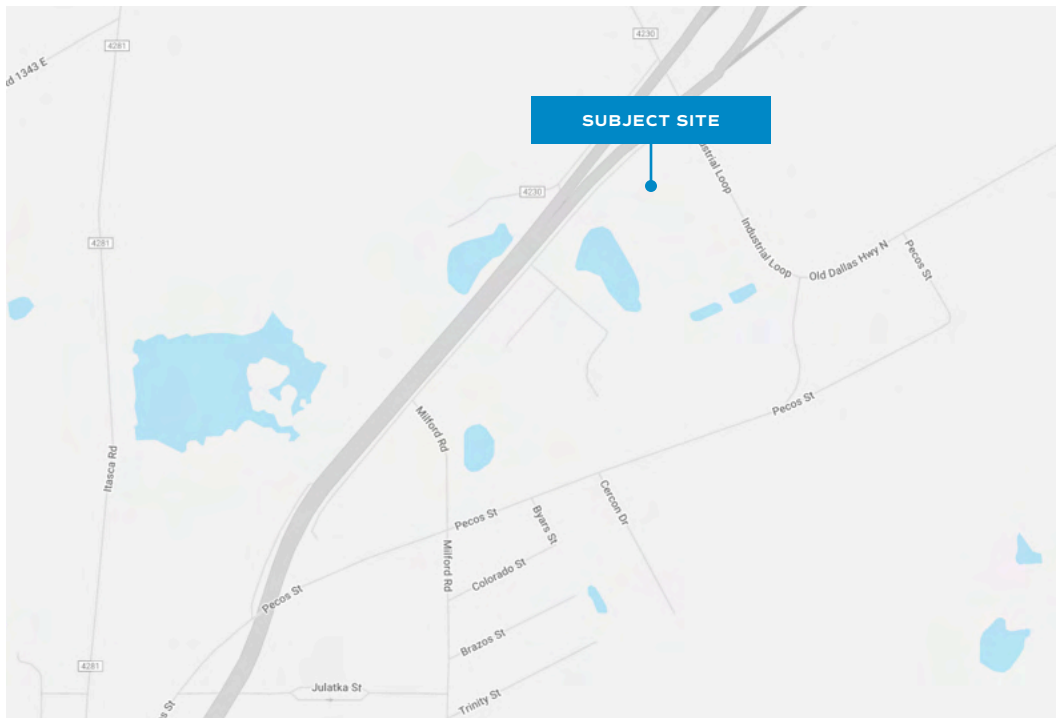
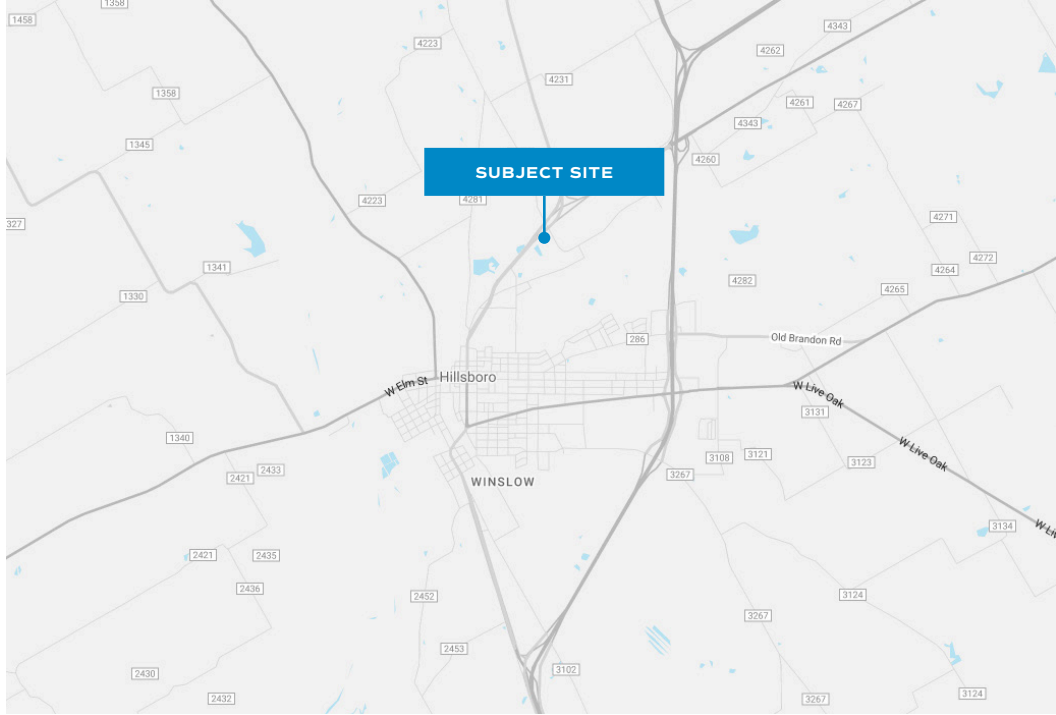
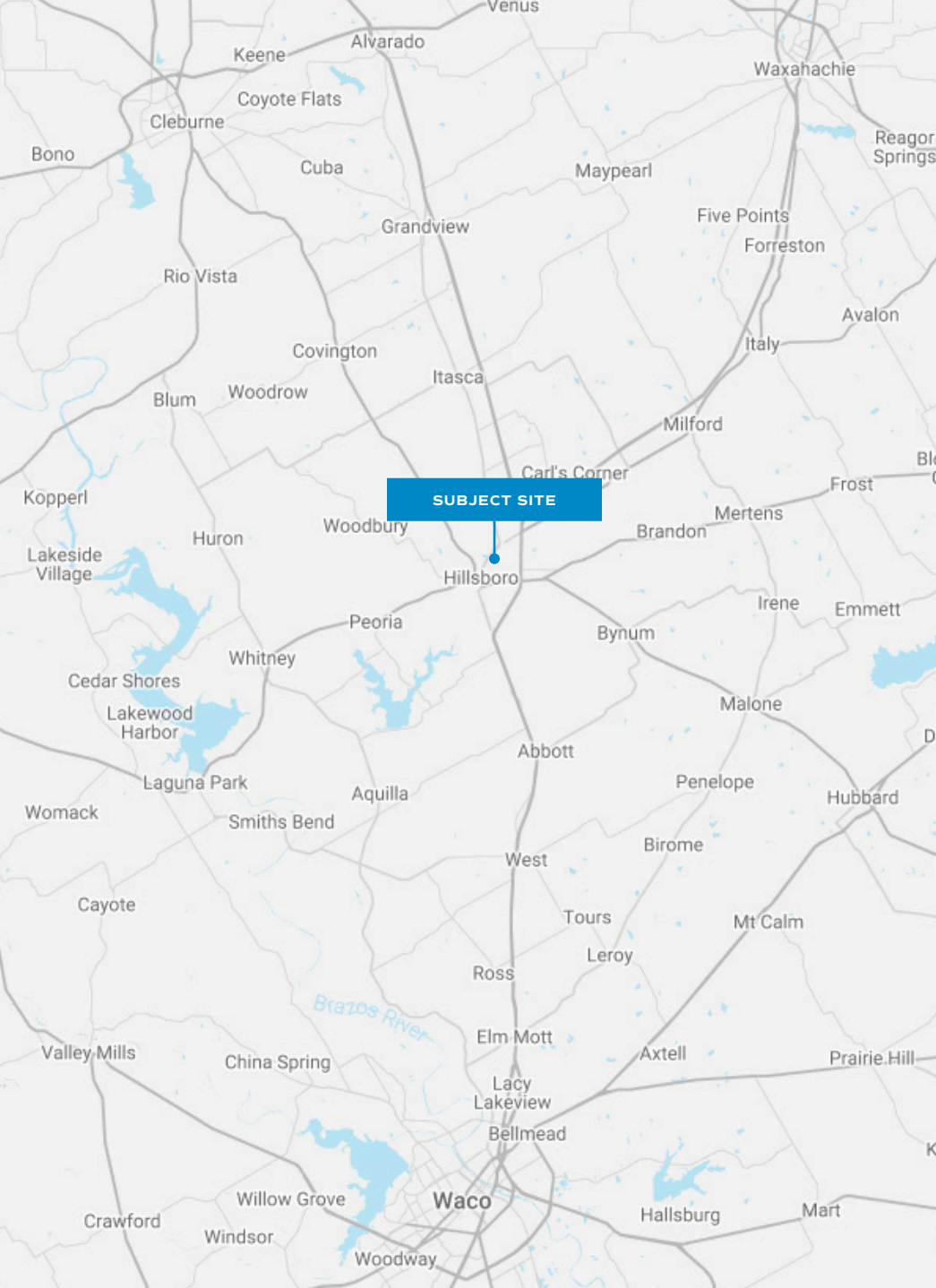
-  < 30 MIN TO WACO, WHITNEY, CLEBURNE & WAXAHACHIE
-  < 1 HR TO DALLAS, FORT WORTH, CORSICANA & TEMPLE



**Gregg Glime** SIOR, CCIM  
gregg@cromwellcommercialgroup.com

**Wade Sivess**  
wade@cromwellcommercialgroup.com

**Will Phipps** CCIM  
will@cromwellcommercialgroup.com



# CROMWELL

COMMERCIAL GROUP

## PRESENTED BY:



**GREGG GLIME** SIOB, CCIM

**C:** 254.339.2200

**O:** 254.313.0000

**E:** [gregg@cromwellcommercialgroup.com](mailto:gregg@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://cromwellcommercialgroup.com)



**WADE SIVESS**

**C:** 254.537.2011

**O:** 254.313.0000

**E:** [wade@cromwellcommercialgroup.com](mailto:wade@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://cromwellcommercialgroup.com)



**WILL PHIPPS** CCIM

**C:** 806.709.6896

**O:** 254.313.0000

**E:** [will@cromwellcommercialgroup.com](mailto:will@cromwellcommercialgroup.com)

**W:** [cromwellcommercialgroup.com](http://cromwellcommercialgroup.com)





# 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.

## 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.

**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.

**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.

**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.

<b>Coldwell Banker Apex, Realtors</b>	<b>0590914</b>	<b>lori@cbapex.com</b>	<b>254-313-0000</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Lori Arnold</b>	<b>0590914</b>	<b>lori@cbapex.com</b>	<b>254-313-0000</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Kathy Schroeder</b>	<b>269763</b>	<b>kathy@cbapex.com</b>	<b>254-776-0000</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Gregg Gilme, SIOR, CCIM</b>	<b>620081</b>	<b>gregg@cromwellcommercialgroup.com</b>	<b>254-313-0000</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_