



TRANSWESTERN
REAL ESTATE
SERVICES



FOR SALE/LEASE 9703 INTERSTATE 20 EASTLAND, TX 76448

Two-Building Warehouse Offering +/- 9,100 SF on +/- 11.07 Acres

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EXECUTIVE SUMMARY

9703 Interstate 20 in Eastland, Texas presents a highly visible for-sale / for-lease opportunity located directly along Interstate 20 with excellent frontage and regional access. The property consists of approximately 11.07 acres within the City of Eastland's Extraterritorial Jurisdiction (ETJ) and includes two existing warehouse buildings totaling approximately 9,100 square feet, comprised of a 7,500 SF warehouse and a 1,600 SF warehouse. Both buildings are currently vacant and available for immediate occupancy.

The warehouses offer functional industrial layouts with grade-level access and practical configurations suitable for storage, light industrial, service, or trade users seeking highway exposure and convenient access to Interstate 20.

A key attribute of the offering is the substantial amount of largely unimproved land, which provides flexibility for outdoor storage (subject to ETJ regulations), additional building expansion, or future redevelopment. With prominent interstate visibility, strong access, and significant acreage, the site is well positioned for an industrial user requiring yard capacity or a commercial or hospitality developer seeking a high-profile location along a major regional corridor. The combination of existing improvements, ETJ flexibility, and Interstate 20 frontage supports multiple use and exit strategies.

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WAREHOUSE | FOR LEASE/SALE



ADDRESS	9703 Interstate 20 Eastland, TX 76448	LAND AREA	11.07 Acres
RATE	Contact Broker	LOADING	Grade-level loading at both industrial buildings
SQUARE FOOTAGE	7,500 SF Industrial Warehouse 1,600 SF Industrial Warehouse	LEASE STRUCTURE	NNN (Taxes, Insurance, CAM)
CLEAR HEIGHT	16'-18'	ZONING	ETJ (Extraterritorial Jurisdiction)
OUTSIDE STORAGE	Available	ACCESS/FRONTAGE	Direct Interstate 20 Frontage

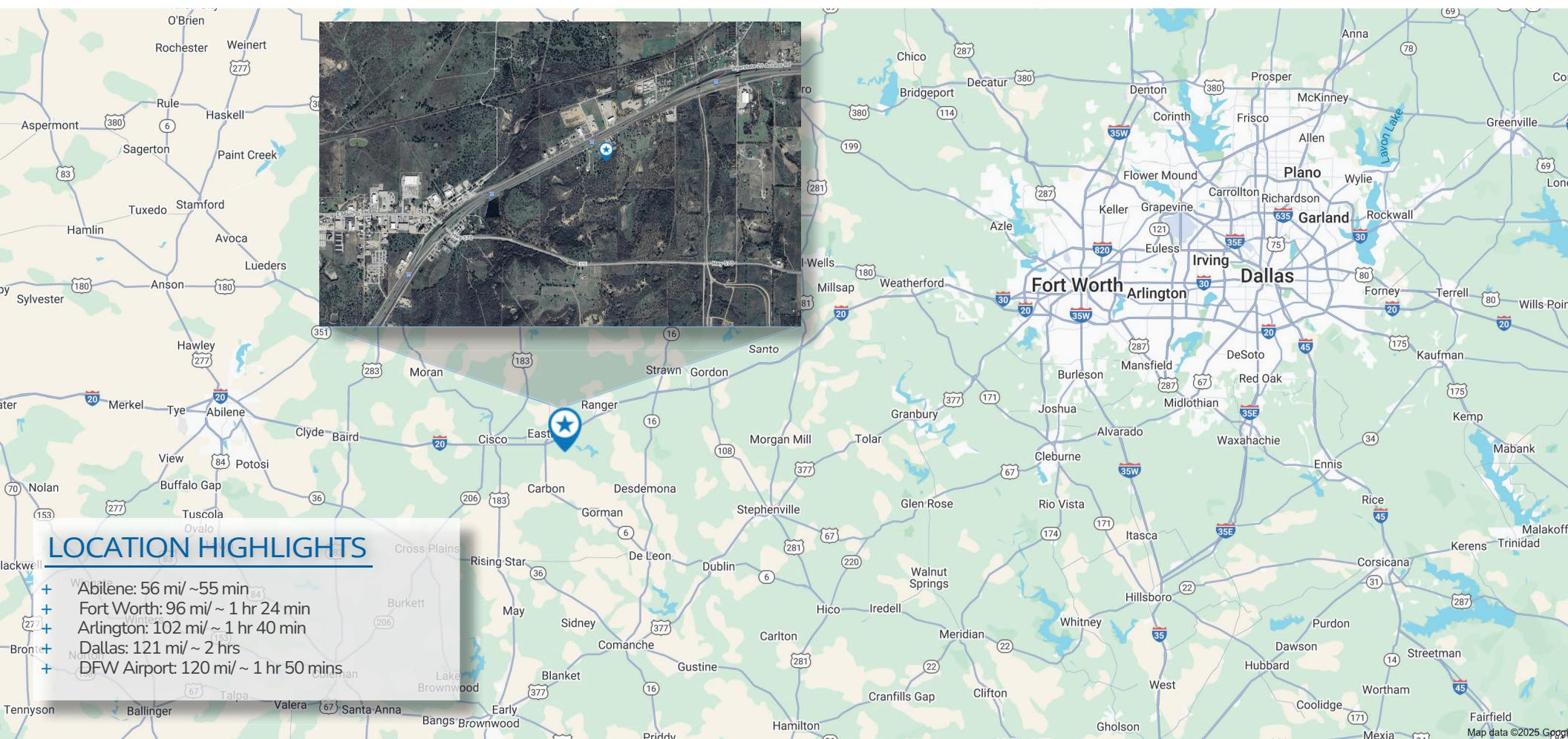
AREA DEMOGRAPHICS

Eastland is positioned along the Interstate 20 corridor in a stable, service-oriented region drawing from a multi-county labor pool and benefiting from lower operating costs compared to larger Texas metros. Its central location between the DFW Metroplex and Abilene provides strong regional connectivity for industrial, trade, and logistics users. The broader area is experiencing additional momentum from major investment in Abilene, including a large multi-phase data center development that is bringing significant capital, infrastructure expansion, and job creation to the region. This growth further strengthens the I-20 corridor as an emerging hub for industrial operations and enhances Eastland's appeal for businesses seeking access, affordability, and long-term economic stability.



REGIONAL LABOR POOL SNAPSHOT

- + **Eastland County Population:** ~ 17,700
- + **30-Minute Labor Shed:** ~ 35,000 + residents
- + **Multi-County Labor Access:** Eastland, Erath, Stephens, Callahan Counties
- + **Key Workforce Sectors:** Trades, transportation, manufacturing, energy services
- + **Regional Momentum:** Strengthened by Abilene's tech expansion and large-scale data center development



LOCATION HIGHLIGHTS

- + Abilene: 56 mi/ ~55 min
- + Fort Worth: 96 mi/ ~ 1 hr 24 min
- + Arlington: 102 mi/ ~ 1 hr 40 min
- + Dallas: 121 mi/ ~ 2 hrs
- + DFW Airport: 120 mi/ ~ 1 hr 50 mins

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.

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