

8480 SW 81ST - HERITAGE BUSINESS PARK

EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON

Commercial Real Estate



OFFERING SUMMARY

Lease Rate: \$1,800.00 per month (+ Utilities)

Building Size: 2,400 SF

Traffic Count: 18,241 cars per day on Soncy

Zoning: Outside City Limits

PROPERTY OVERVIEW

Multi-unit shop warehouse property with each unit configured to accommodate various business operations.

Each unit includes central heating and air conditioning, 220V plugs, and 3-phase electrical service.

Access is provided through 14' overhead doors with electric garage door openers.

Fenced storage yards are included with each unit.

Suitable for uses such as manufacturing, warehousing, storage, and service operations.

LOCATION OVERVIEW

Located across from Heritage Hills Development and Hillside Terrace Estates, which include more than 1,600 homes. Accessible via Loop 335 with direct routes to I-27, I-40, and Coulter.

FOR LEASE

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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#100/150	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#200/250	LEASED	2,400 SF	LEASED	LEASED	(2) 14' overhead doors and 1 man door
#200	LEASED	1,200 SF	Modified Gross	LEASED	14' overhead door
#250	LEASED	1,200 SF	Modified Gross	LEASED	14' overhead door
#300/350	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#400/450	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#500	Available	2,400 SF	+ Utilities	\$1,800 per month	(2) 14' overhead doors
#600/650	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#700	LEASED	646 SF	Modified Gross	LEASED	14' overhead door, can be combined
#710	LEASED	646 SF	Modified Gross	LEASED	14' overhead door, can be combined
#720	LEASED	646 SF	Modified Gross	LEASED	14' overhead door, can be combined

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

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ADDITIONAL PHOTOS

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RETAILER MAP

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Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus,
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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.

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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
Aaron Emerson, CCIM SIOR	477647	aaron@gwamarillo.com
Designated Broker of Firm	License No.	Email
Aaron Emerson, CCIM, SIOR	477647	aaron@gwamarillo.com
Licensed Supervisor of Sales Agent/Associate	License No.	Email
Sales Agent/Associate's Name	License No.	Email
	Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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