

INVESTMENT OPPORTUNITY IN YOAKUM, TX

INDUSTRIAL LAND/WAREHOUSE FOR SALE

100 & 601 HICKEY ST. - YOAKUM, TX 77995

CAREY COX
A REAL ESTATE COMPANY

PROPERTY SUMMARY

TOTAL ACREAGE +/- 8.02 AC

TOTAL ACREAGE SF 349,351 SF

PRICE \$550,000.00

100 HICKEY 3.95 AC/ 172,062 SF

- BUILDING 1 18,990 SF
- BUILDING 2 15,068 SF

601 HICKEY 4.07 AC/ 177,289 SF

- BUILDING 1 39,540 SF
- BUILDING 2 15,000 SF

ZONING INDUSTRIAL

AVAILABLE UTILITIES ELECTRIC, WATER, SEWER



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321 N. Central Expressway, Suite 370 McKinney, TX 75070

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The information contained herein was obtained from sources believed reliable; however, Carey Cox Company makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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INDUSTRIAL LAND FOR SALE

Prime commercial/industrial tracts are available at 601 and 100 Hickey Road in Yoakum, TX, offering excellent visibility and accessibility just off major thoroughfares with convenient connections to US-77A and State Highway 111. These properties feature ample frontage, level terrain, and nearby utility access, making them well-suited for a wide range of uses including light industrial, warehouse/distribution, manufacturing, or service-related operations. Surrounded by both commercial and residential growth, the sites provide workforce accessibility and strong logistical positioning for businesses looking to serve the South-Central Texas region, and their flexible layouts offer development opportunities for either single-user facilities or multi-tenant build-outs to accommodate long-term growth.

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NEARBY BUSINESSES



DEMOGRAPHICS

2023 - Source CENSUS.GOV

Total Population	5,650
Median Household Income	\$82,261

TRAFFIC COUNTS

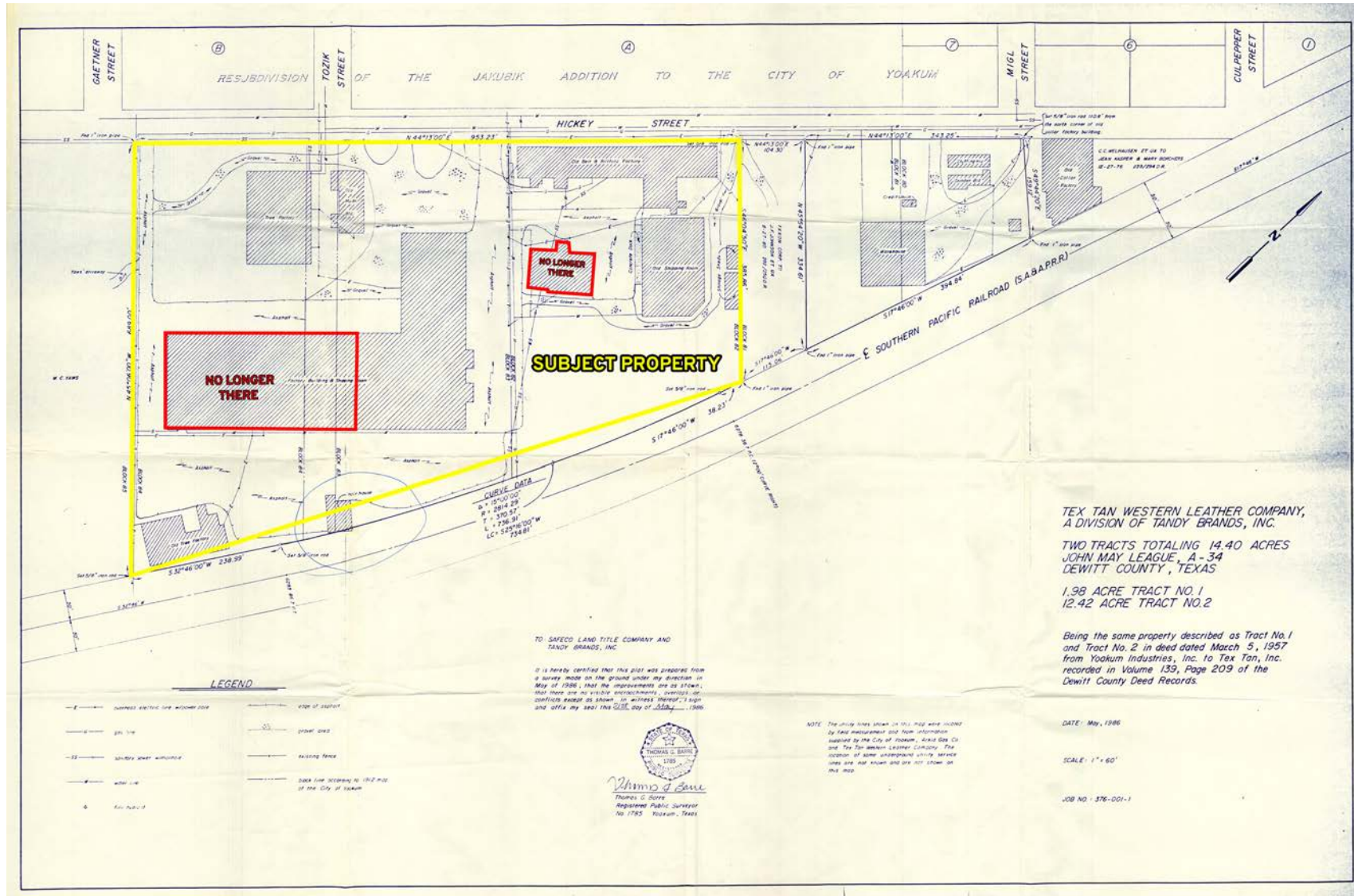
HWY 77-A & GAETNER	1,726 AADF	(2024)
WEST ST & HICKEY ST	4,585 AADF	(2022)

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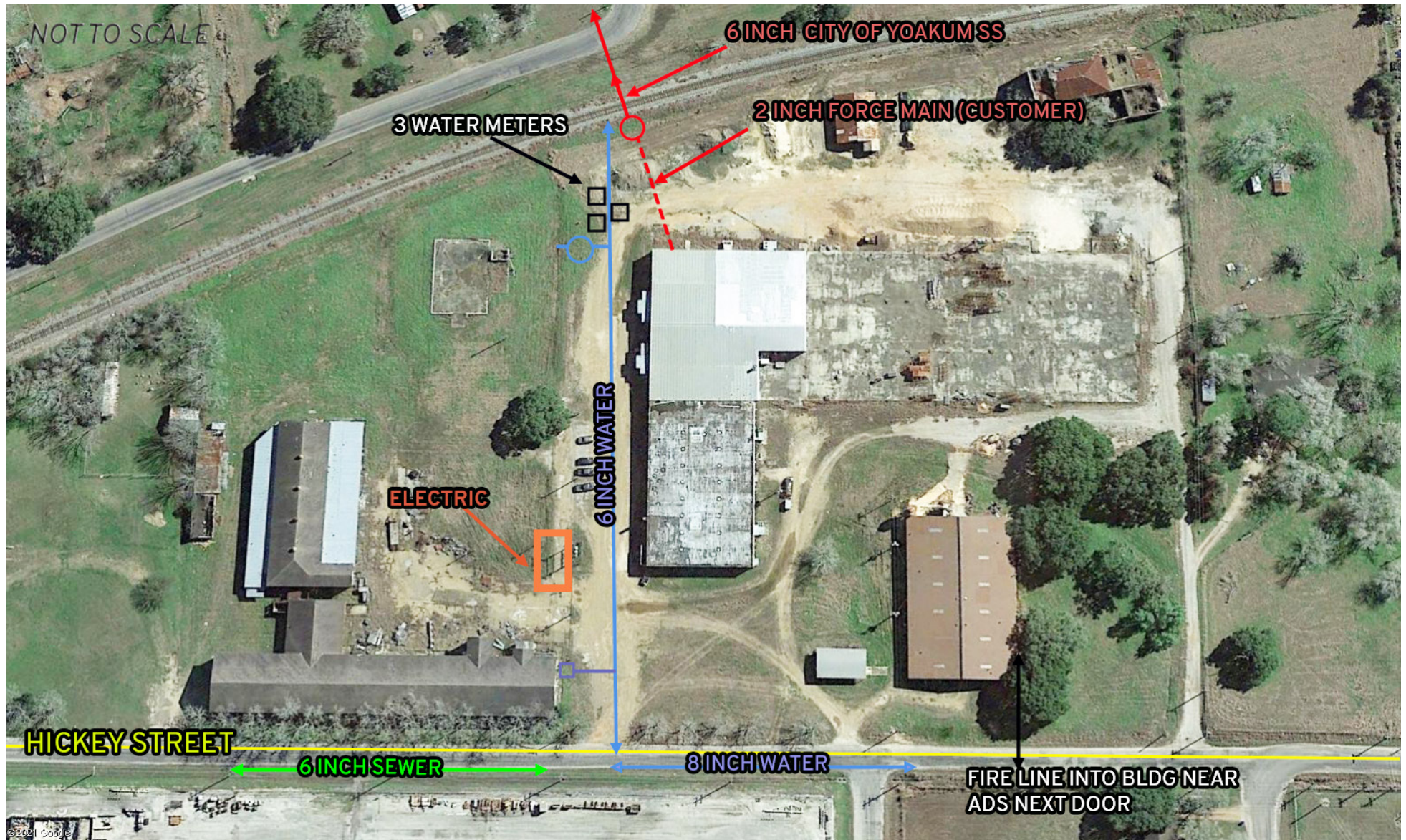






UTILITY MAP - WATER/SEWER/ELECTRIC

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UTILITY MAP - GAS LINES

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Texas Gas Service Data Disclaimer

While Texas Gas Service makes every effort to maintain and distribute accurate information, it makes no warranties and/or representations of any kind regarding information, data provided, nor are any such warranties to be implied with respect to the information, data furnished herein.

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PROPERTY LOCATION

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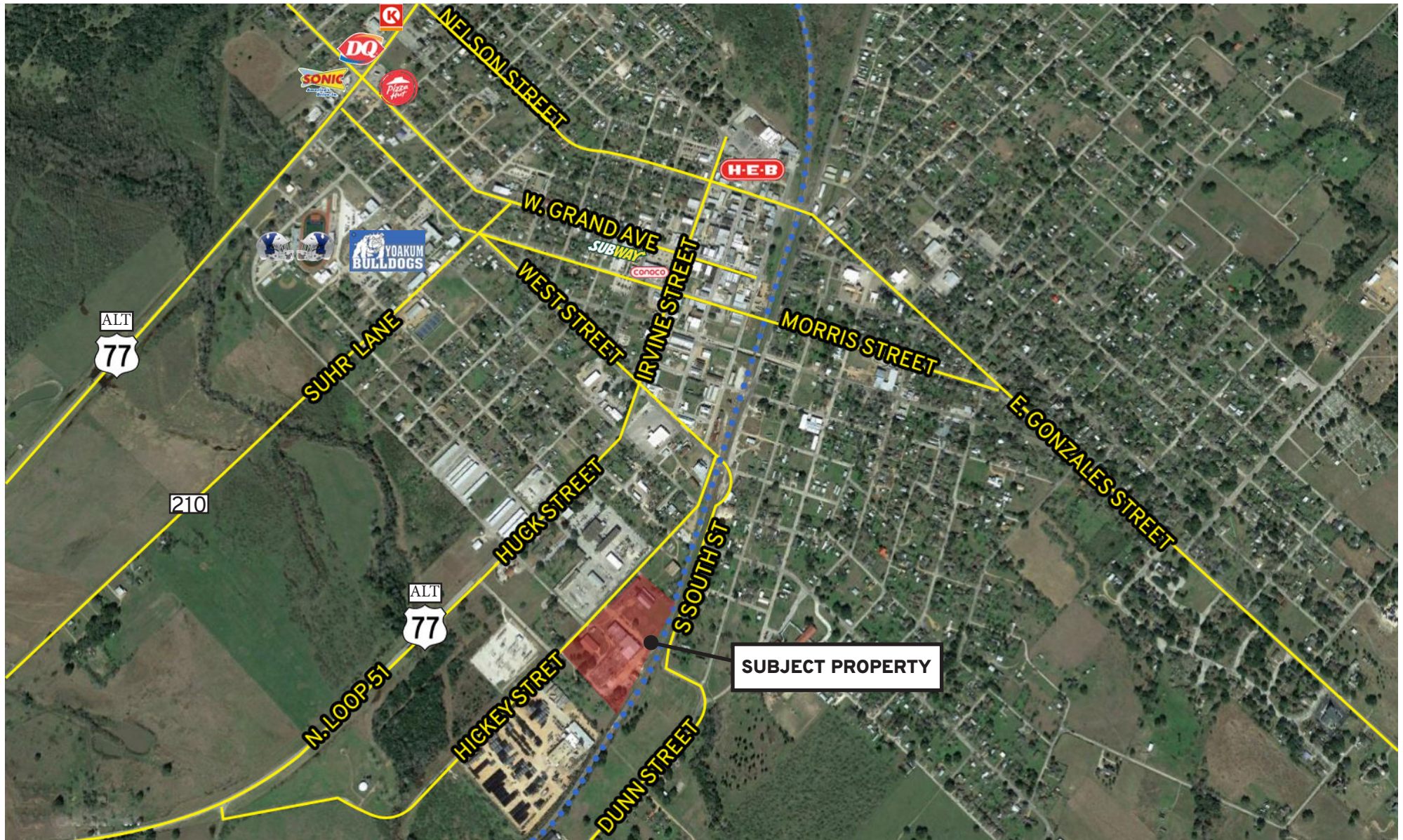
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SURROUNDING AREA

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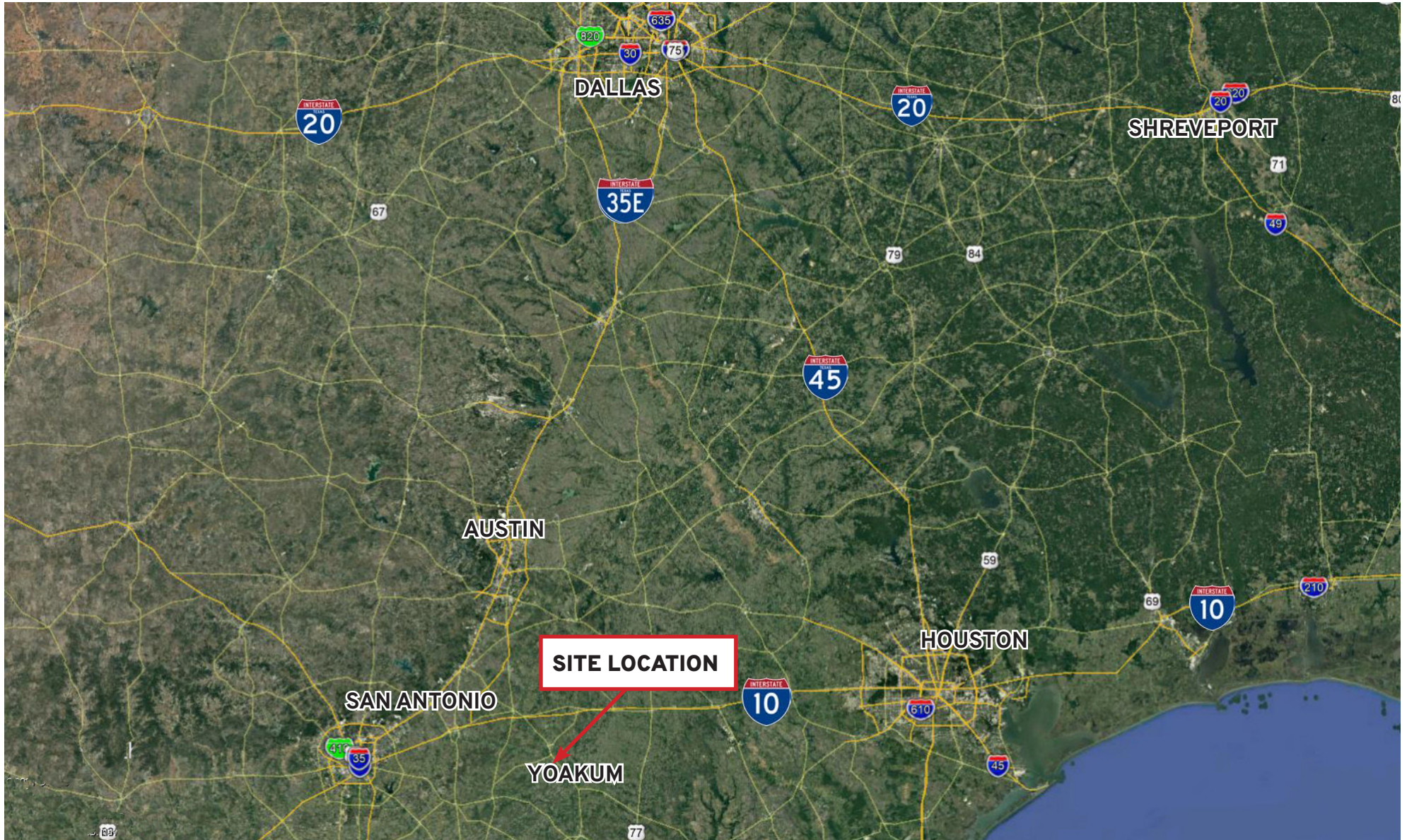
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Information About Brokerage Services

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.

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:
 - 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.

Carey Cox Company	385233	bcox@careycoxcompany.com	972-562-8003
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Designated Broker of Firm	License No.	Email	Phone
William "Bill" Cox	341788	bcox@careycoxcompany.com	972-562-8003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date