

SYNERGY CENTER I



\$5,750,000.00



1001 Synergy Blvd. Kilgore,
TX 75662



THE OFFERING

80,000 SF building



Offered at \$6.25MM



8.35% cap rate with upside potential



4 Tenants with strong credit profiles



Campus setting including a 10AC lake and walking trails

INVESTMENT HIGHLIGHTS

- 100% Leased
- \$480,492 NOI
- Built in 2006
- Conveniently located near I-20 & US-59
- Fully sprinklered
- Clear Heights: Front - 27'4" | Rear - 23'6"
- 120' truck court

SYNERGY PARK AT ELDER LAKE

Synergy Park is a Class A, campus-style industrial park located in Kilgore, Texas just two miles from Interstate 20. The industrial park includes a ten-acre lake surrounded by walking and jogging paths that create a scenic backdrop for local employees.

Synergy Park is located on US 259 which is a spur of US 59 a north-south US highway spanning from Minnesota to Mexico. In addition, the park is in near proximity to I-20 which intersects with nine other interstate highways including I-10 which is an east-west Interstate spanning from California to Florida.



KILGORE

★ T E X A S ★

ECONOMIC DEVELOPMENT CORPORATION

Kilgore Economic Development Corporation is an organization focused on growing and diversifying the Kilgore economy. In the last five years, KEDC staff closed projects that represent more than \$281 million in new and retained capital investment and more than 2,400 jobs under contract.



camfil

Camfil is a leading manufacturer of premium clean air solutions that provides commercial and industrial systems for air filtration and air pollution control that improve worker and equipment productivity, minimize energy use and benefit human health and the environment.



For more than 60 years, Stream-Flo Industries LTD. Has been delivering value to the energy industry by developing long-term partnerships with customers and providing them customized solutions for the complex challenges they face. They manufacture wellheads, gate valves, check valves, ball valves and surface safety valves that assist customers in achieving their goals.



An American snack food company that makes potato chips, pretzels, and other snacks. The company was founded in 1921 by Bill and Salie Utz in Hanover, Pennsylvania, who started making potato chips in their summer kitchen and selling them to local grocers. Utz also sells snacks under other brands, including Bachman, Zapp's, Dirty, Golden Flake, Good Health, Snikiddy, Boulder Canyon, TGI Fridays Snacks, and TORTIYAHS!



30 Miles from
Tyler, TX

120 Miles from
Dallas, TX

70 Miles from
Shreveport, LA

Excellent access
to Interstate 20



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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.

11-2-2015



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.

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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