



102 Sunset Blvd | 102 Sunset Blvd, Hewitt, TX 76643



PROPERTY DESCRIPTION

Office/Warehouse space with a spacious showroom. Grade level overhead door available for the warehouse. Space can be divided into Office/Showroom and Office/Warehouse.

LOCATION DESCRIPTION

Discover unparalleled convenience at this prime location on Hewitt Drive, offering seamless access to both Interstate 35 and Highway 84.

- Former Gibson's Interiors
- Office Showroom with Warehouse
- Property is Divisible
- Convenient Hewitt location

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	2,970 - 7,480 SF
Lot Size:	1.24 Acres
Building Size:	7,480 SF

SPACES	LEASE RATE	SPACE SIZE
Office/Showroom	\$10.00 SF/yr	2,970 SF
Office Warehouse	\$10.00 SF/yr	2,970 - 4,510 SF
Whole Space	\$10.00 SF/yr	7,480 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,088	11,487	28,009
Total Population	5,703	30,513	68,918
Average HH Income	\$84,760	\$87,151	\$75,859

JIM PEEVEY SIOR, CCIM
 Partner
 254.752.9500
 jim@reidpeevey.com

PAT FARRAR
 Broker Associate
 254.749.0613
 pat@reidpeevey.com

GRIFFIN PEEVEY
 Agent
 254.315.3187
 griffin@reidpeevey.com

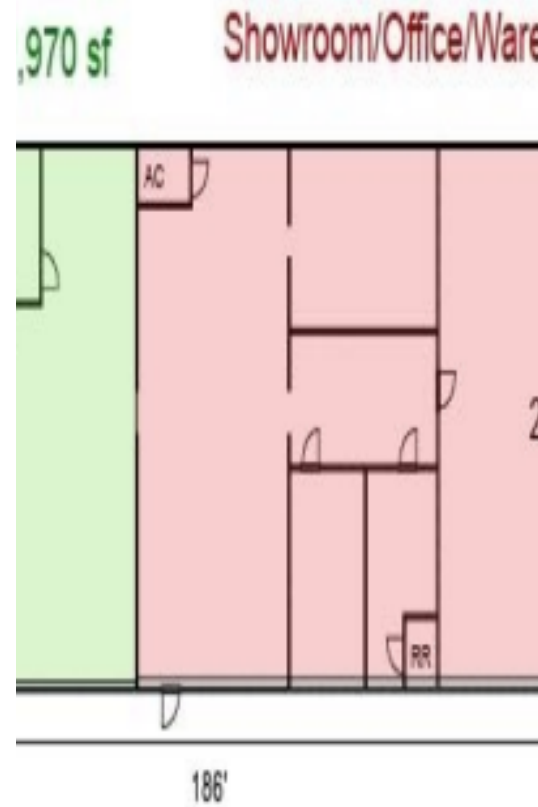




FOR LEASE

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ADDITIONAL PHOTOS



JIM PEEVEY SIOR, CCIM
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 254.752.9500
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OFFICE BUILDING

LOCATION MAP

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Google

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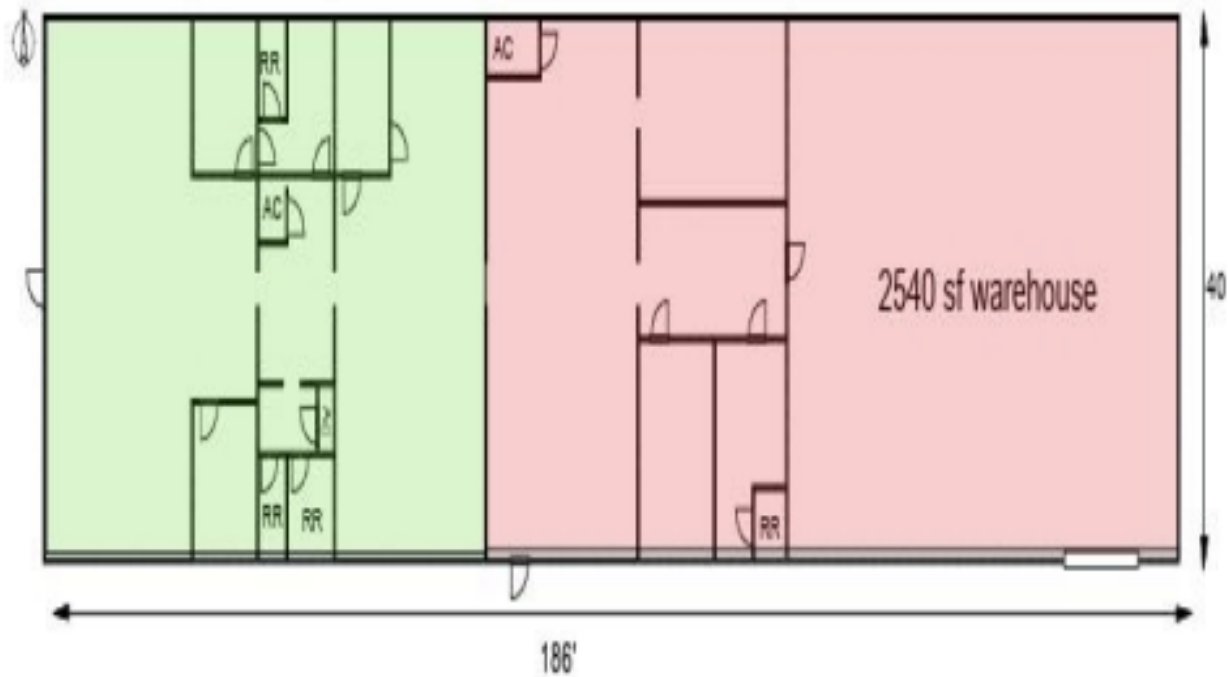
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griffin@reidpeevey.com





Showroom/Office - 2,970 sf

Showroom/Office/Warehouse - 4,510 sf



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,970 - 7,480 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Office/Showroom	Available	2,970 SF	NNN	\$10.00 SF/yr	-
Office Warehouse	Available	2,970 - 4,510 SF	NNN	\$10.00 SF/yr	-
Whole Space	Available	7,480 SF	NNN	\$10.00 SF/yr	-



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.

Reid Peevey Company	9005413	reidpeevey@reidpeevey.com	(254) 752-9500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Randy Reid	333073	randy@reidpeevey.com	(254) 752-9500
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jim Peevey	419000	jim@reidpeevey.com	(254) 752-9500
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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