

FOR LEASE

# HERITAGE BUSINESS PARK 8480 SW 81ST EXECUTIVE SUMMARY

GAUT·WHITTENBURG·EMERSON  
Commercial Real Estate  
CCIM SIOR



## OFFERING SUMMARY

Lease Rate:	\$600.00 per month (MG)
Available SF:	(3) 646 SF
Building Size	14,400 SF (6) 2,400 sf buildings
Traffic Count:	18,241 cars per day on Soncy
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

A multi-unit shop warehouse property, where each unit is thoughtfully equipped to meet a variety of business needs. These units offer a host of amenities designed to enhance functionality and versatility:

**Central Heat and Air Conditioning:** Enjoy year-round comfort and climate control with central heating and air conditioning systems.

**220V Plugs:** Each unit is equipped with 220V plugs,

**3 Phase Electrical:** Benefit from the reliability & efficiency of 3-phase electrical systems.

**14' Overhead Doors with electric garage door openers:** Easy access is ensured

**Fenced Storage Yards:** The property features fenced storage yards for each unit, offering secure outdoor storage space for equipment, vehicles, or materials.

This multi-unit shop warehouse property is designed to cater to a wide range of businesses, from manufacturing and warehousing to workshops and more. Whether you need a space for production, storage, or operations, these units provide the essential features to support your business's success.

## LOCATION OVERVIEW

Strategic location situated directly across from the prestigious Heritage Hills Development and the Hillside Terrace Estates, encompassing over 1,600 homes.

The convenience of this location extends beyond its proximity to these residential areas. Enjoy easy accessibility via Loop 335, which provides quick connections to major thoroughfares, including I-27, I-40, and Coulter.

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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	LEASED	1,200 SF	Modified Gross	LEASED	14' overhead door
#600/650	LEASED	2,400 SF	Modified Gross	LEASED	(2) 14' overhead doors and 1 man door
#700	Available	646 SF	Modified Gross	\$600 per month	-
#710	Available	646 SF	Modified Gross	\$600 per month	-
#720	Available	646 SF	Modified Gross	\$600 per month	-

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# HERITAGE BUSINESS PARK 8480 SW 81ST ADDITIONAL PHOTOS

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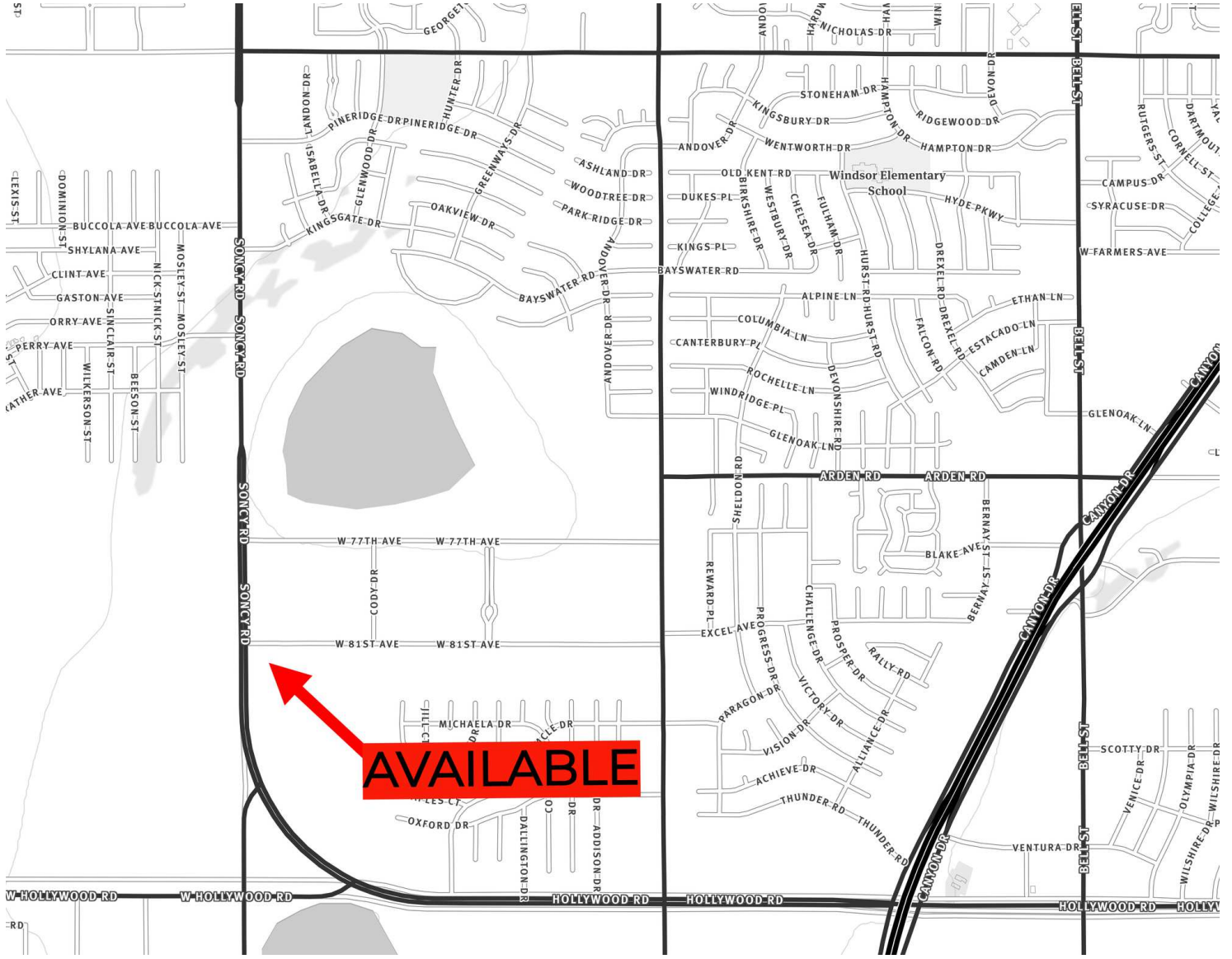
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# Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<b>GAUT WHITTENBURG EMERSON CRE</b>	<b>475878</b>		<b>(806)373-3111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Aaron Emerson, CCIM, SIOR</b>	<b>477647</b>	<b>aaron@gwamarillo.com</b>	<b>(806)373-3111</b>
Designated Broker of Firm	License No.	Email	Phone
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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 \_\_\_\_\_

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)