

INDUSTRIAL FOR SALE

13688 IH-35, Dilley, TX 78017



7,158 Sq. Ft.
Office/Shop on 7 Acres

IH-35 Frontage Oilfield Service / Warehouse Facility in
Dilley, TX

EXCLUSIVE BROKERS:

FORMATION REAL ESTATE, LLC

JOHN JINKS, CCIM

P: 512.791.7329

jjinks@formationtx.com

DEREK SCOTT

P: 325-725-0068

dscott@formationtx.com

Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

13688 IH-35, DILLEY, TX 78017

FOR SALE



HIGHLIGHTS

- 7,158 SF Office / Shop
- 7.00 Acre Lot , Fully Fenced
- ±1,250 SF Office Area: Multiple Offices, Full Kitchen, Full Bathroom
- Shop with 3-Phase Power, Restrooms, Mezzanine
- (2) 14' x 14' tall OH Doors (drive-through)
- (2) Dock Doors w/ Paved Well
- (8) RV Hookups with Power, Water, Septic
- Serviced by Municipal and Well Water
- Available for Sale or Lease (Contact Brokers)

PROPERTY DETAIL

FOR SALE

13688 Interstate 35, Dilley, TX 78017



PROPERTY OVERVIEW

Ideal industrial parts / equipment supply and distribution facility on 7 acres equipped with dock & grade level loading along IH-35 in Dilley, TX. The office area can double as a living quarters and includes a full kitchen and bathroom. The warehouse includes 3-phase power with drive through 16' tall OH doors and 2 dock doors served by a paved dock well. The 7-acre lot includes gravel base, fully fenced with an electric gate and includes (8) RV hookups in the rear. With over 500' of frontage on IH-35, the property is well suited for high visibility needs or equipment display, and the tract lays out optimally for large truck maneuvering. Contact brokers for additional info on sale or lease opportunities:

JOHN JINKS, CCIM
P: 512.791.7329
jjinks@formationtx.com

ROBERT SAWYER, CCIM, SIOR
P: 817.368.6050
rsawyer@formationtx.com

SUMMARY

Building:	7,158 SF
Lot Size:	7 Acres
Doors:	(2) Grade Level– 14' Tall; (2) Dock
Office Area:	± 1,250 SF
Zoning:	None
Pricing:	\$780,000 (\$109 psf) Lease Negotiable
Features:	Gravel/Rock Stabilized Yard Dock and Grade Loading 3-Phase Power

PHOTOS

13688 Interstate 35, Dilley, TX 78017

FOR SALE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

PHOTOS

13688 Interstate 35, Dilley, TX 78017

FOR SALE

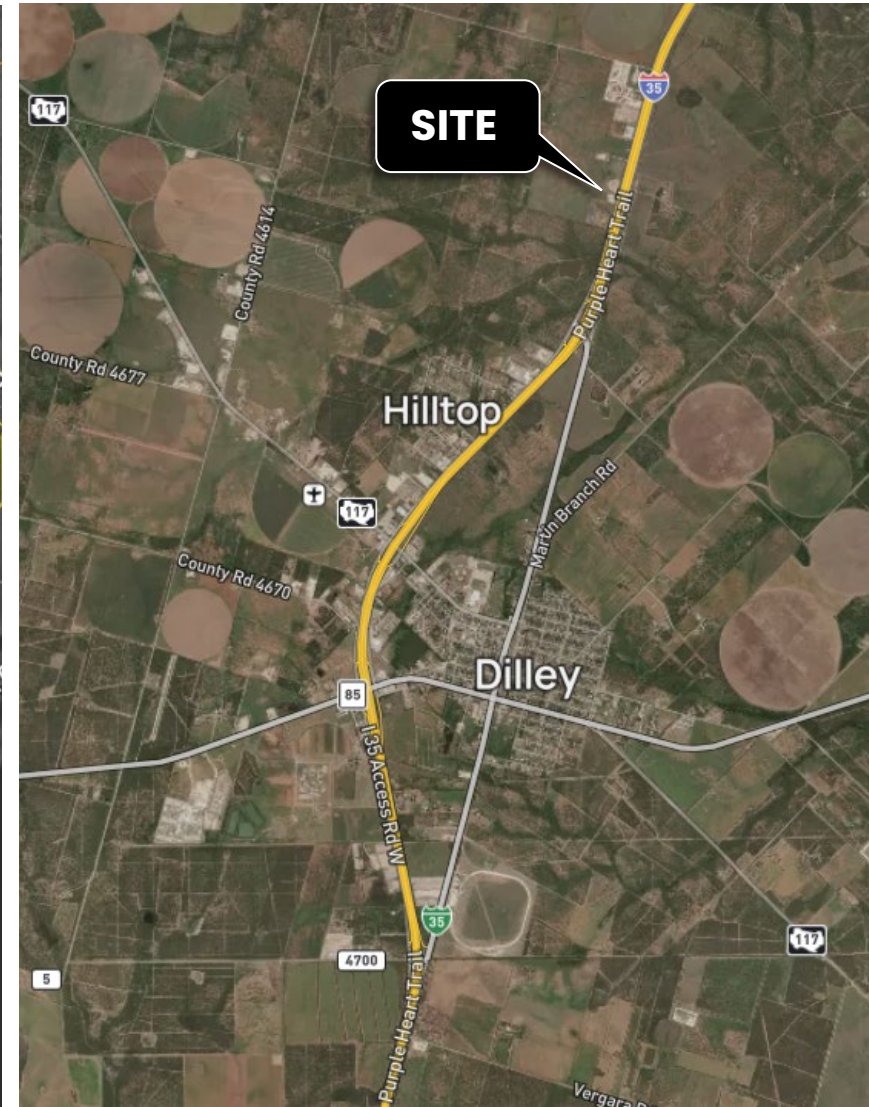


Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

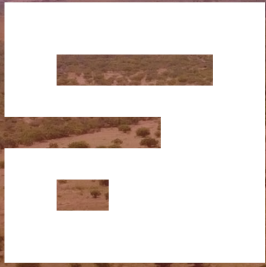
MAP

13688 Interstate 35, Dilley, TX 78017

FOR SALE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.



CONTACT BROKERS:

JOHN JINKS, CCIM
PRINCIPAL | BROKER
JJINKS@FORMATIONTX.COM
512.791.7329

DEREK SCOTT
PRINCIPAL | BROKER
DSCOTT@FORMATIONTX.COM
325.725.0068

FORMATION REAL ESTATE, LLC
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140

All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.



FORMATIONTX.COM



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

rsawyer@formationtx.com

Email

9004385

License#

(817) 368-6050

Phone

Robert Sawyer

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

rsawyer@formationtx.com

Email

578726

License#

(817) 368-6050

Phone

John Jinks

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

jjinks@formationtx.com

Email

603059

License#

(512) 791-7329

Phone

David Barber

Sales Agent/Associate's Name

dbarber@formationtx.com

Email

457259

License#

(817) 366-7386

Phone

Buyer/Tenant/Seller/LandlordInitials

Date

Regulated by the Texas Real
Estate Commission
Information available at
www.trec.texas.gov IABS 1-0