

SOUTH TEXAS INDUSTRIAL FACILITY WITH WASH-BAY

1722 FM 1582, Pearsall, TX 78061

INDUSTRIAL FOR SALE



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Note: Some images in this brochure may have been digitally altered for object/clutter removal



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EXECUTIVE SUMMARY

1722 FM 1582, PEARSALL, TX 78061



OFFERING SUMMARY

Sale Price:	\$1,120,000
Price / SF:	\$94.58
Building Size:	11,842 SF
Lot Size:	9 Acres
Additional Land Available:	49.73 Acres
Year Built:	2015

PROPERTY OVERVIEW

This 11,842 SF industrial facility sits on 9 acres with no zoning restrictions, ideally positioned to serve South Texas operations. The 85' x 75' warehouse features (8) 14'x14' manual overhead doors with all drive-through bays, 16' eave height, 20' central clear height, compressed air drops, a mechanic pit, a parts/tools cage, a shop locker room, and a dedicated shop office or inventory room. An 85' x 25' wash-bay sits adjacent to the main warehouse. The office boasts a lobby/reception area, 4 private offices, a large break/meeting room, and men's and women's restrooms. The property is served by 3-Phase/480V power. There is an additional 49.73 acres available for purchase. Contact Tucker Schneemann or Layton Lowry for more details or to schedule a showing.

LOCATION OVERVIEW

This property is located on FM 1582 in Pearsall, TX, just off of Interstate 35. Strategically positioned in South Texas, this location offers operators an ideal distribution and logistics hub approximately 60 miles south of San Antonio and 100 miles north of Laredo. Tenants serving the cross-border trade market or regional South Texas distribution will find this a well-connected, cost-effective alternative to higher-priced metros along the I-35 corridor.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 11,842 SF On 9 Acres (Additional 49.73 Acres Available)
- 6,375 SF Warehouse (85' x 75')
- (8) 14'x14' Manual Overhead Doors, Forming 4 Drive-Through Bays
- 16' Eave Height, 20' Central Clear Height
- 2,125 SF Wash-Bay (85' x 25')
- Mechanic Pit
- Compressed Air Drops
- Parts/Tools Cage, Shop Locker Room
- Shop Office Or Inventory Room
- Lobby/Reception Area
- 4 Private Offices, Large Break/Meeting Room
- 3-Phase/480V Power | County, No Zoning



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ADDITIONAL PHOTOS



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ACREAGE



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LAYTON LOWRY

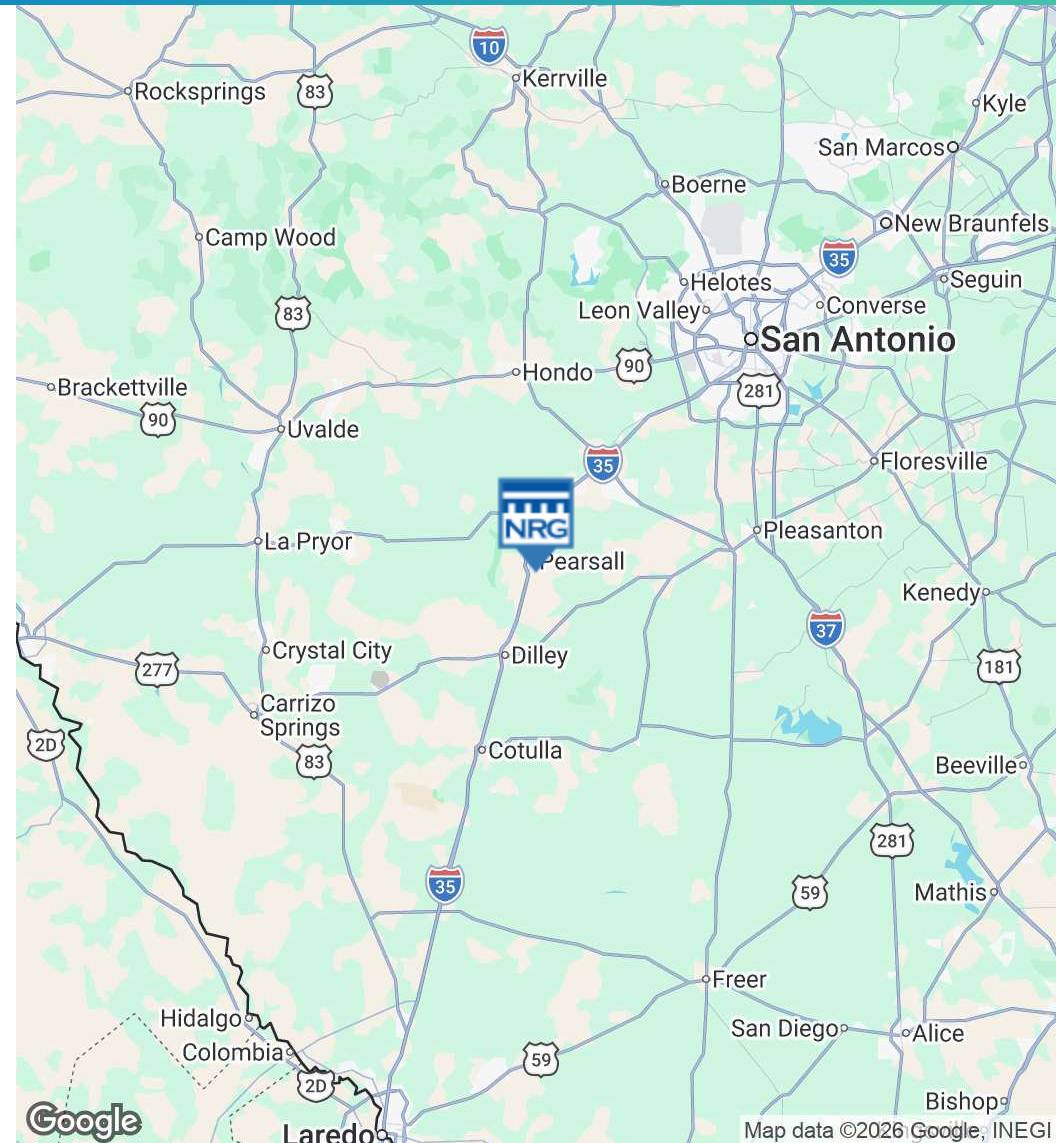
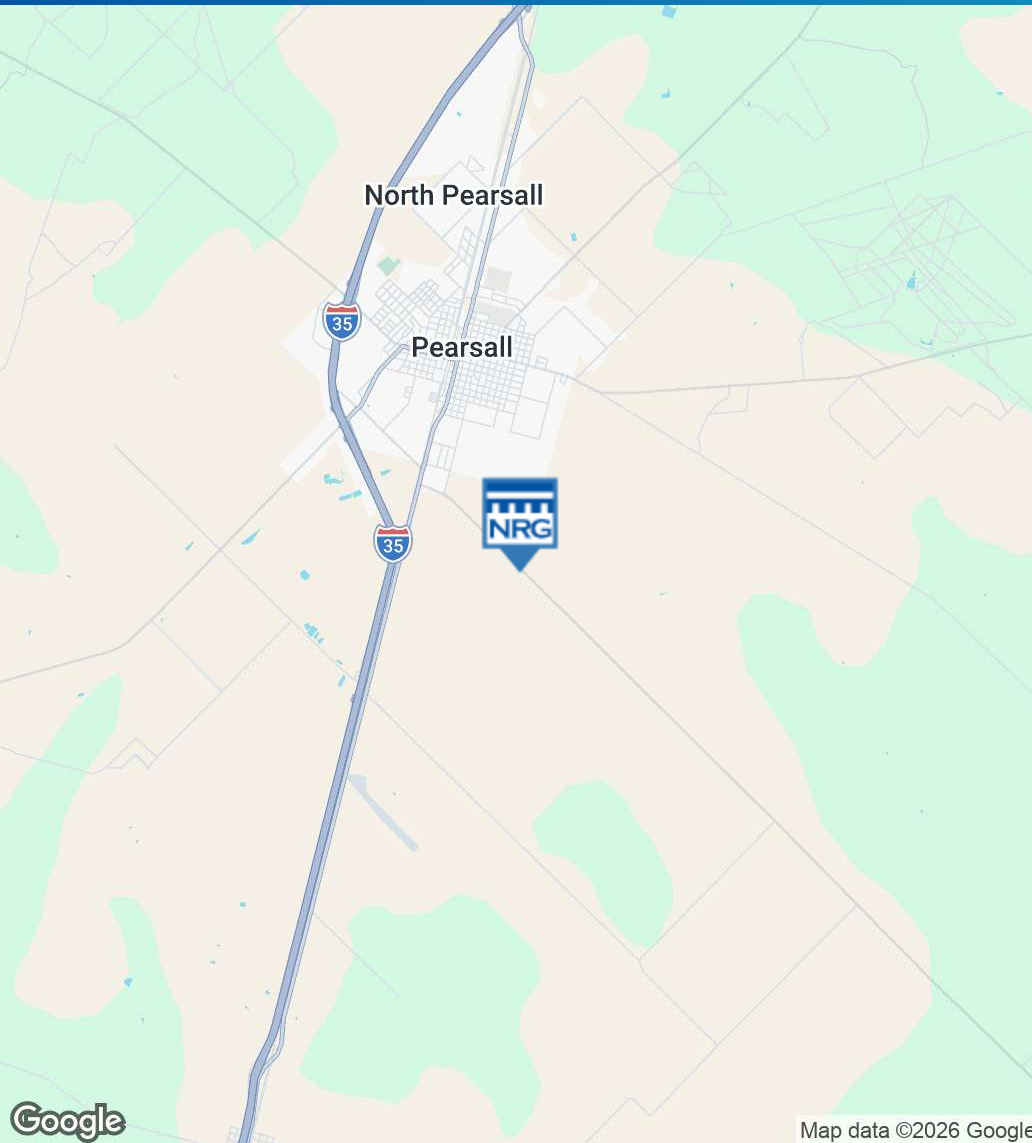
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LOCATION MAP



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Information About Brokerage Services

11/2/2015

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:
 - 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.

NRG Realty Group, LLC	9004023	justin@nrgrealtygroup.com	(214)534-7976
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tucker Schneemann	767730	tucker@nrgrealtygroup.com	(432)661-4880
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Justin Dodd

Information available at www.trec.texas.gov

IABS 1-0 Date

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