



## Property Summary

Suite SF: Approx. 3,526 SF  
Lease Rate: \$1.26/SF/Mo

## Property Overview

Office/warehouse or light industrial space | For Lease

The space is in shell condition and offers flexible build-to-suit finish out. Landlord will provide a tenant improvement allowance on a case-by-case basis depending on lease structure, allowing tenants to customize the layout to meet their needs. Landlord is open to building expansion if additional square footage is needed.

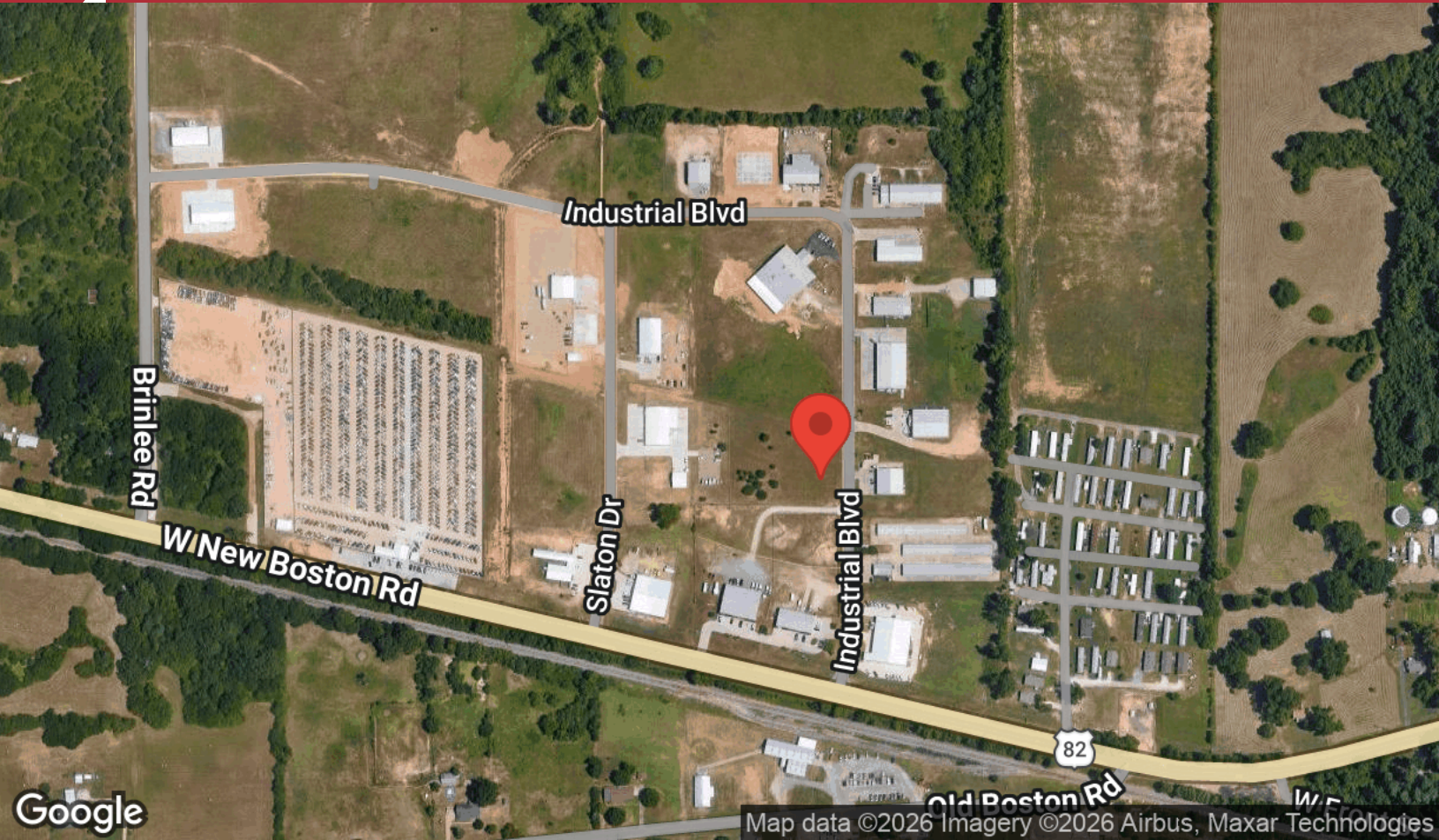
This is a modified gross lease: tenant pays interior maintenance and utilities (separately metered), while landlord covers taxes, insurance, structural, roof, and site repairs. Tenant is responsible for all utilities. Landlord will pay property taxes and landlord property insurance.

## Location Overview

Located at 109 B Industrial Boulevard between I-30 and Highway 82 in Nash, TX.

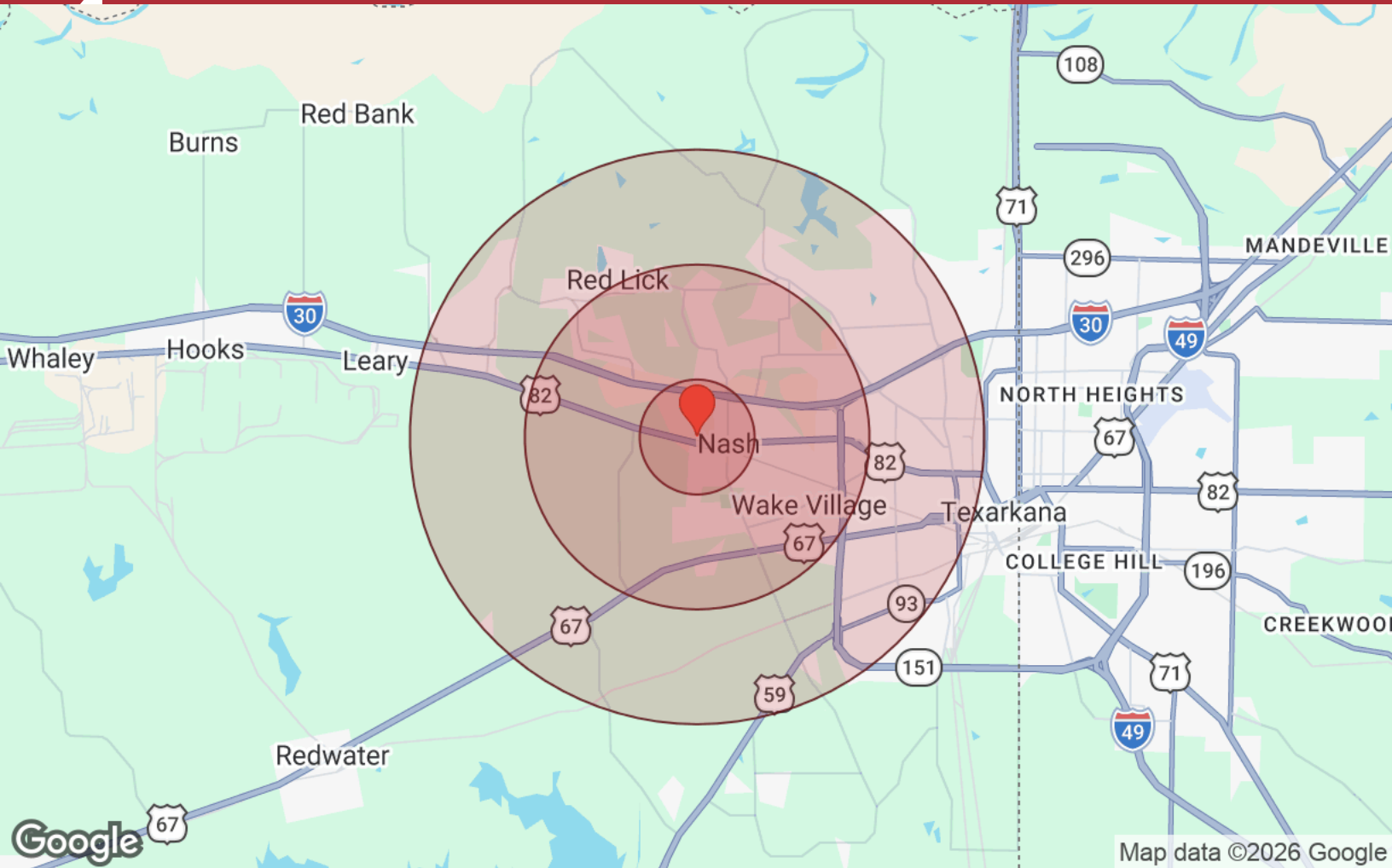








- Dixie Diner
- Guaranty Bank & Trust
- Benchmark American Brasserie
- Road Runner
- Shell
- QuikTrip
- Nash Business Center
- Robbins Toyota
- Texarkana Aluminum
- Golden Chick
- Atwoods
- The Primary Commons
- EZ Mart
- State Bank
- Local Habit
- Wright's Auto Body & Glass
- City of Nash



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	951	9,387	22,979
Female	1,030	10,362	25,082
Total Population	1,981	19,749	48,061

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,072	11,806	26,876
Black	489	4,965	14,370
Am In/AK Nat	6	61	154
Hawaiian	2	6	24
Hispanic	332	1,858	4,239
Asian	14	476	1,038
Multiracial	65	573	1,351
Other	N/A	2	10

Housing	1 Mile	3 Miles	5 Miles
Total Units	858	8,887	21,990
Occupied	757	7,954	19,375
Owner Occupied	363	4,565	10,436
Renter Occupied	394	3,389	8,939
Vacant	100	933	2,615

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	468	4,122	10,064
Ages 15 - 24	340	2,731	6,632
Ages 25 - 54	757	7,674	17,924
Ages 55 - 64	168	2,046	5,277
Ages 65+	247	3,178	8,164

Income	1 Mile	3 Miles	5 Miles
Median	\$63,037	\$65,922	\$59,555
Under \$15k	32	519	2,294
\$15k - \$25k	149	770	1,938
\$25k - \$35k	68	758	1,687
\$35k - \$50k	77	908	2,456
\$50k - \$75k	125	1,744	3,531
\$75k - \$100k	46	794	2,011
\$100k - \$150k	47	1,122	2,685
\$150k - \$200k	193	857	1,422
Over \$200k	20	482	1,350

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



## 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.

11-03-2025



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

NAI American Realty	9015473	steven@amreal.com	903-793-2666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Steven Harvey	617762	steven@amreal.com	903-793-2666
Name of Sales Agent/Associate	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)

IABS 1-2