

FOR SALE

\$1,695,000.00

**10.26% CAP
(Existing Income)**



ABSOLUTE NNN INVESTMENT

685 CORGEY ROAD PLEASANTON, TEXAS 78064

PROPERTY INFORMATION

- Building Size: 10,200 SF
- Lot Size: ± 3.5 AC Stabilized and Fenced
- Construction: Pre-fabricated Metal Building
- Built in 2014
- Approximately 2.5 years remaining on lease term
Expires 12/31/2026
- Tenant: FalconView Energy Products, LLC
(Security Deposit \$100,000 Letter of Credit)
- Renewal Options: None
- Lease Type: NNN – Absolute Net
- PRICED AT: \$1,695,000 - 10.26% CAP RATE



DAVID HUMMEL

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This statement with the information it contains is given with the understanding that negotiations relating to the purchase, renting or leasing of this property shall be conducted through this office. The information while not guaranteed has been secured from sources we believe to be reliable however, it is up to the buyer, tenant or landlord to verify the information and conduct appropriate due diligence. Advisors Commercial Real Estate. 2024.

12777 Jones Road, Suite 106

Houston, Texas 77070

832.957.7500

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LOCATION MAPS



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OVERVIEW



Pleasanton is located in the Eagle Ford Shale, one of the most actively drilled areas for oil & gas in the U.S. This four hundred mile area extends across South Texas from the Mexican border, below San Antonio and into East Texas.

Recent production levels have exceeded one million barrels per day of oil, and the region continues to rapidly grow and add new jobs and production to the local economy. While demand in the immediate market remains strong, commercial real estate occupancy levels are currently limited making this investment opportunity a valuable asset to hold.

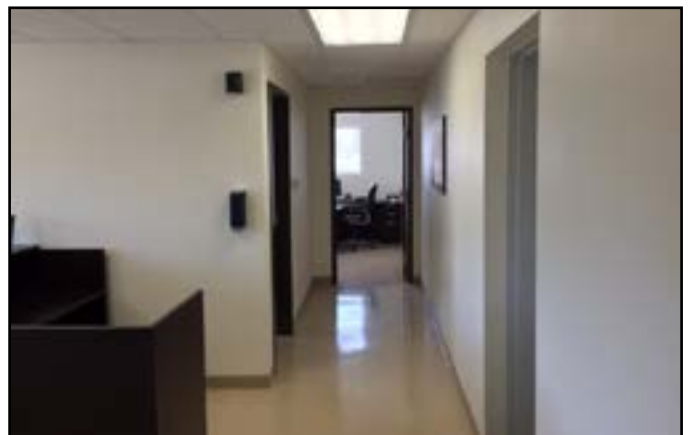
The subject property is 100% leased to FalconView Energy Products, LLC (expiring 12/21/2026).

Major industrial tenants in the area include Baker Hughes, Weatherford and Halliburton to name a few.

Pleasanton, with an estimated population of 10,000, is located thirty seven miles south of San Antonio, the seventh largest city in the U.S.

Pleasanton is located in Atascosa County. Compared to other small towns in the Eagle Ford it is the most developed and prepared for continued and future growth of the oil business.

PHOTOS

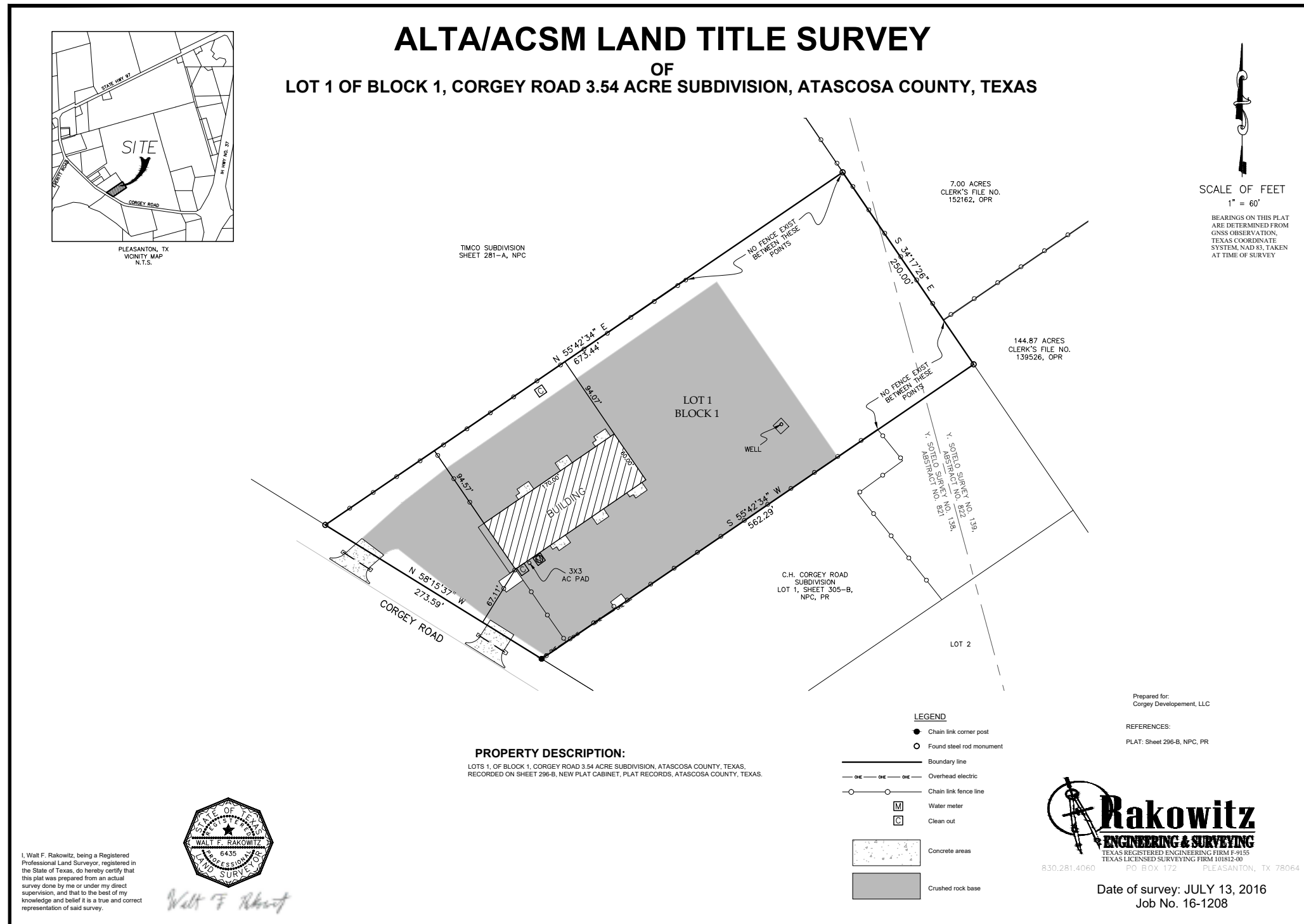


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SURVEY



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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:
 - 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.

Advisors Commercial Real Estate	9007861	sgray@advisorstx.com	(817)226-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Beaux Riley	280127	briley@advisorstx.com	(817)226-0000
Designated Broker of Firm	License No.	Email	Phone
Steve Gray	455147	sgray@advisorstx.com	(817)226-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David F. Hummel	360247	dhummel@advisorstx.com	(713)540-9116
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

IABS 1-0 Date