

# 3 BUILDING INDUSTRIAL FACILITY WITH CRANES, WASH-BAYS

INDUSTRIAL FOR LEASE

716 EAGLE FORD DR  
PLEASANTON, TX 78064

36,233 SF  
±15 ACRES

26,229 SF  
±9 ACRES

## CONTACT BROKERS:

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NRG REALTY GROUP  
NRGREALTYGROUP.COM



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## OFFERING SUMMARY

Lease Rate:	Negotiable
Option 1 (Full Property):	36,233 SF on 15 Acres
Option 2:	26,299 SF on ±9 Acres
Year Built:	2011
Zoning:	Outside City Limits

## PROPERTY OVERVIEW

This property consists of three buildings totaling 36,233 SF on 15 Acres. The main building totals 18,287 SF with ±4,000 SF of office and ±14,287 SF of warehouse. The office includes 10 separate offices, a large training room, conference room, IT room, storage closet, and two restrooms. The warehouse space features 12 drive-in bays with 14' x 16' overhead doors, (1) 10-ton bridge crane, 2 interior wash-bays with trench drains, and an enclosed paint booth bay. The shop also has an office, conference/break room, and locker room/restroom with shower. The second building is 7,942 SF made up of two shop spaces separated by a breezeway bay. This building features 3 offices, (1) 5-ton bridge crane, one drive-through bay and two drive-ins with (4) 14' x 16' overhead doors. The third building is 10,004 SF with two drive-through wash-bays, open shop area, and office space. The office includes 3 offices, 2 break rooms, and restrooms. The shop has a tool cage, (7) 14' x 16' overhead doors and (1) 12' roll-up doors. This building is also plumbed for air and has 3-Phase/480V power with 220 outlets. The 15 Acre yard is stabilized caliche, fully fenced, & secured. The property has a security system with interior and exterior cameras. The owner is willing to lease the front ±9 Acres with buildings 1 & 2 for 26,299 SF total.

## LOCATION OVERVIEW

The property is located on Eagle Ford Drive with direct access to I-37 via FM 1784 or FM 536. Approximately 12.5 miles North of Pleasanton and 25.2 miles South of San Antonio. This property neighbors energy & industrial companies like FTS International, Grizzly Completion Services, Innospec, and Select Energy Services.

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## PROPERTY HIGHLIGHTS

- Three Buildings totaling 36,233 SF on 15 Acres Fenced & Stabilized
- Option to lease the front ±9 Acres w/ 26,299 SF of Improvements
- 18,287 SF Main Office/Warehouse
- (12) 14' x 16' OHD's
- (1) 10-ton Crane, 2 Wash-Bays, Paint Booth
- 7,942 SF Shop
- (4) 14' x 16' OHD's
- (1) 5-ton Crane, Plumbed for Air & Water
- 10,004 SF Office/Shop
- 2 Drive-Through Wash-Bays
- (7) 14' x 16' Overhead Doors & (1) 12' Roll-Up Door
- 3-Phase/480V Power with 220 Outlets
- Security System with Interior/Exterior Cameras



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MAIN BUILDING - OFFICE



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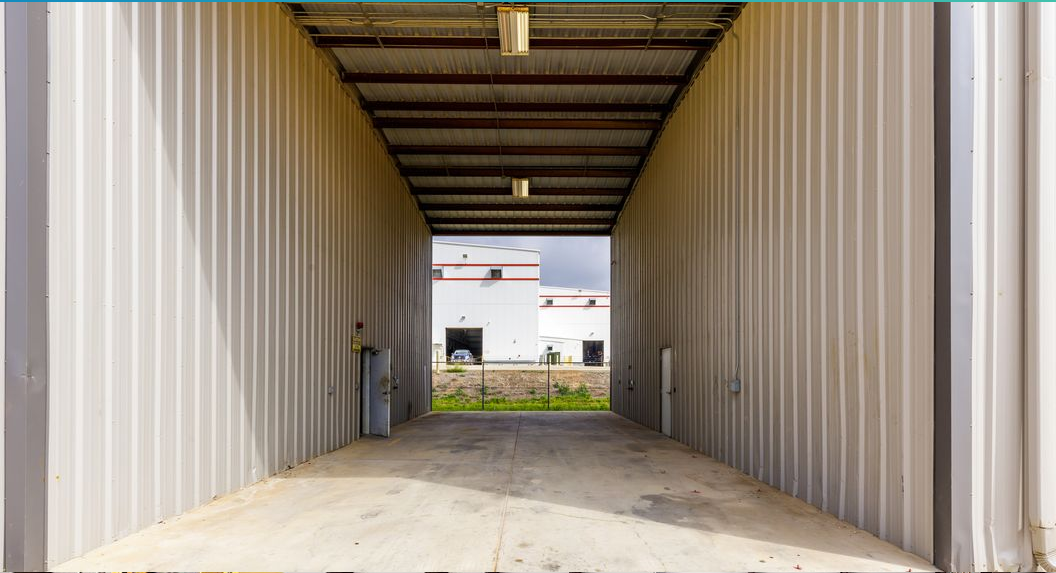


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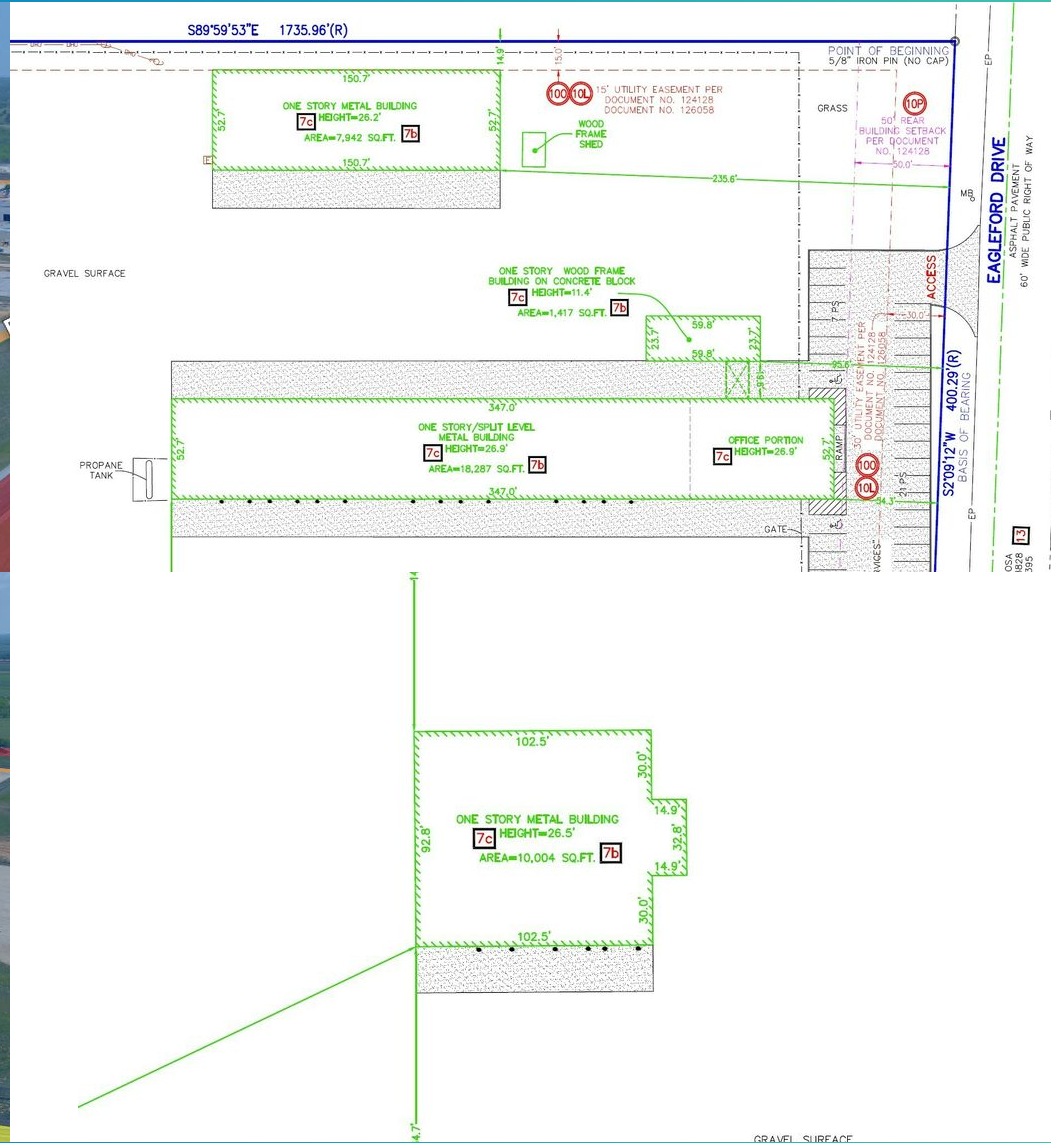
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LOT OUTLINES & SITE PLANS



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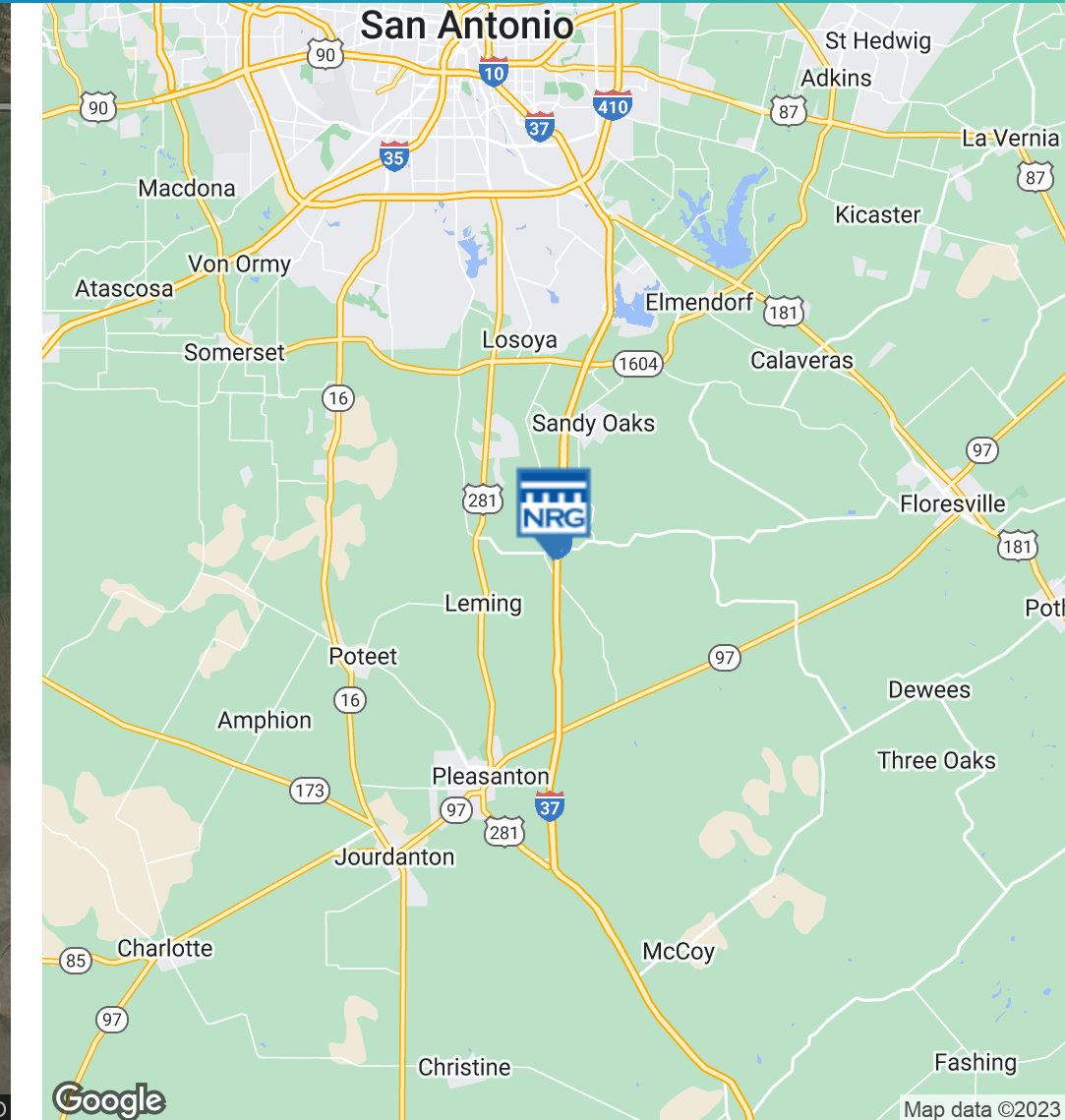
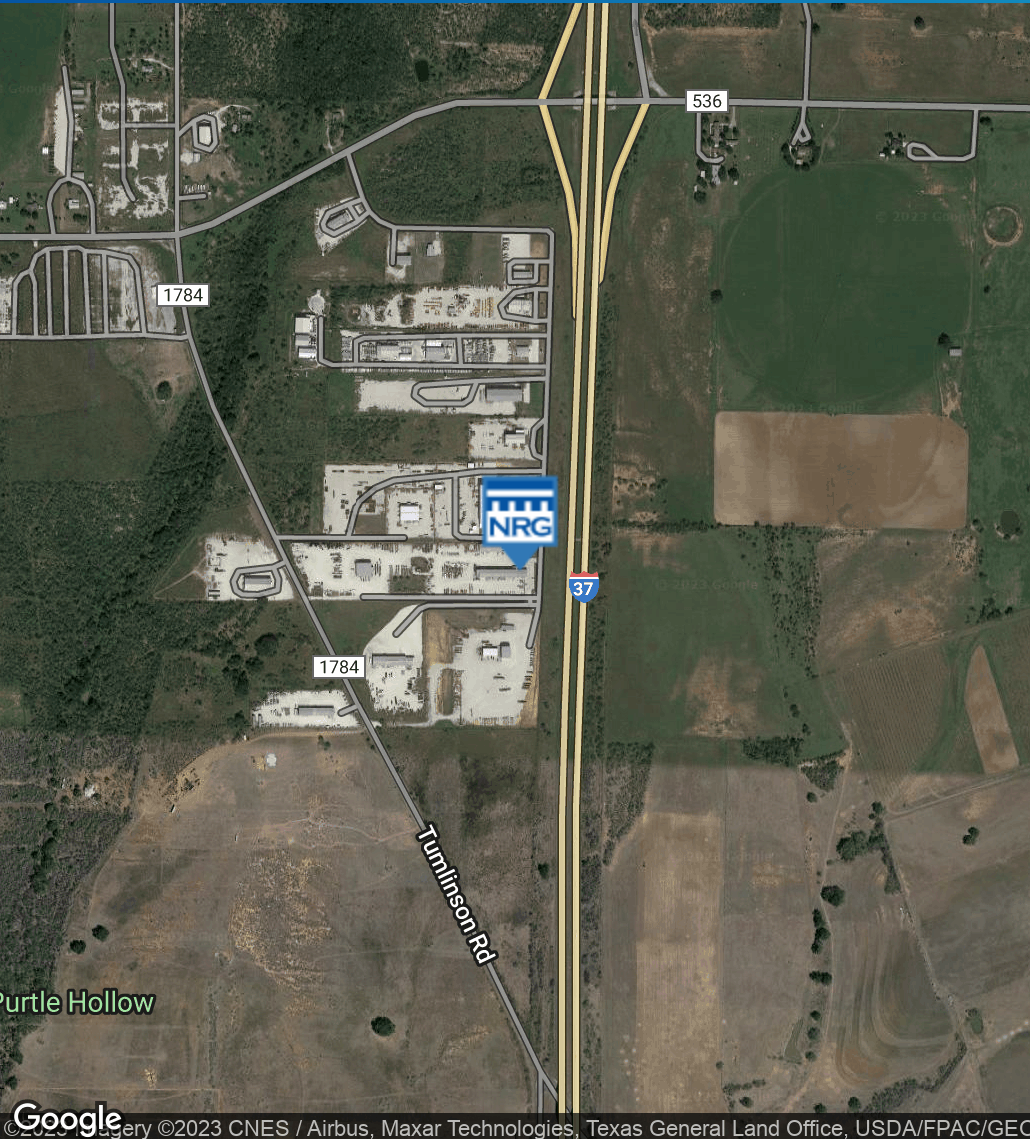
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# Information About Brokerage Services

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):**

- 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 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



## 716 EAGLE FORD DR PLEASANTON, TX 78064

FM 1784

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