

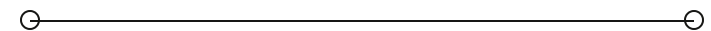


FOR SALE

**Multiple Buildings on 2.298 Acres
Seller Financing Available!**

**LIGHT INDUSTRIAL W/ CAFE BUILDING
135 W. HUEBINGER STREET**

Marion, TX 78124



PRESENTED BY:

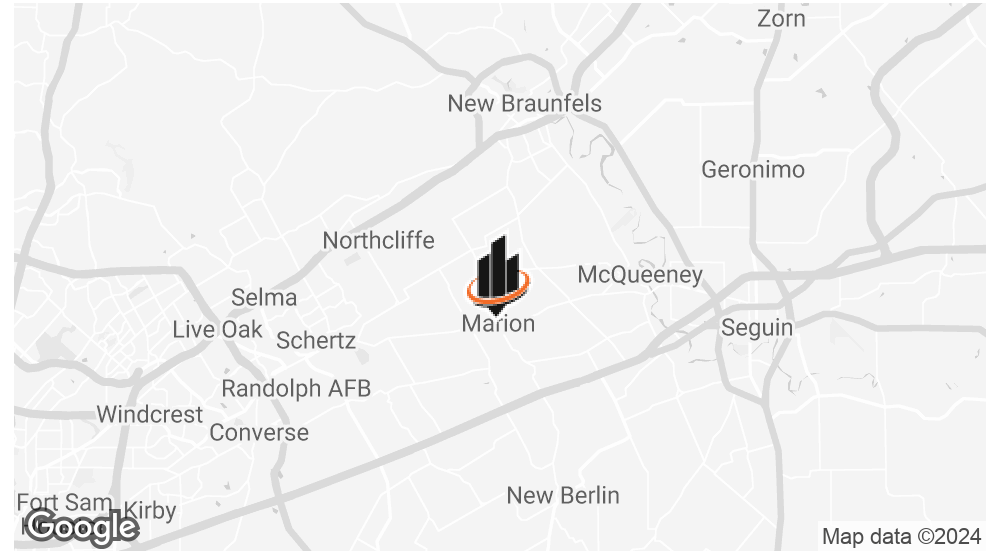
TRAVIS TAYLOR MAI, CCIM

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TX #549653

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,245,000
BUILDING SIZE:	10,675 SF
LOT SIZE:	2.298 Acres
ZONING:	C-1, Commercial District
APN:	33247, 33248, 33249, 33250 & 155650

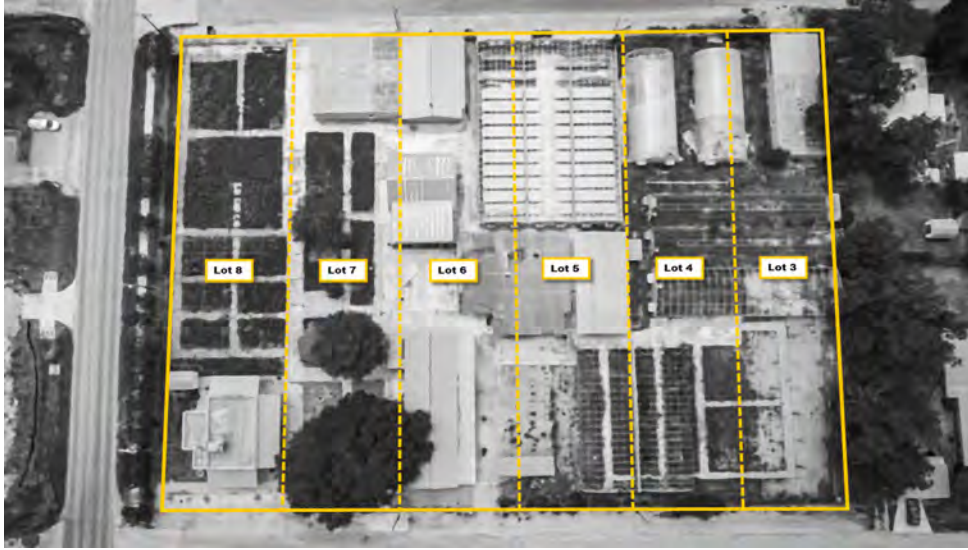
PROPERTY HIGHLIGHTS

- **Seller financing available!**
- Multiple buildings, with varying uses
- Classic property in the "heart" of Marion
- Encompasses 6 city lots or 3/4 of a city block
- Sandwiched between Marion Highschool and the City Park
- Extra space on-site could be used for parking
- Site entirely fenced
- Expansive growth in the area, minutes from Schertz, Cibolo, New Braunfels and Seguin
- Many possibilities for revitalization and/or re-development
- Easy to re-parcel the lots given the road frontage along three roadways
- Zoned Commercial

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THE DEAL



CITY OF MARION

Founded in 1877, this community boasts the "charm" of a small Texas town. Marion is located 30 minutes east of downtown San Antonio, positioned along FM 78. The town is surrounded by expansive growth centers, with Schertz and Cibolo less than 10 minutes to the west and Seguin just over 10 minutes east. New Braunfels and the IH-35 corridor are just 15 minutes north, with IH-10 less than 10 minutes south.

Marion has benefitted from the surrounding growth areas, with over 3,000 new single family lots planned for development. Aisin, an automotive transmission manufacturer, opened their plant in 2021. The development was reported to be a \$400 million investment and will eventually employ approximately 900 people.

The subject property is located in the "heart" of the city and offers many opportunities for multi-building light industrial, mixed-use, revitalization, re-development or re-parceling. The community is ready for this property to be brought back to life.

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MORE ON THE PROPERTY

The property encompasses nearly 3/4 of a city block, totaling 2.298 fenced acres and is comprised of 6 city lots (see pic to the left), each extending from Huebinger to Otto Streets. The property operated as a plant nursery for many years and was re-purposed as an entertainment venue with a beer garden/bar and a band stand for live music.

- A Subway restaurant operated at the corner of S. Center Street (FM 465) and W. Huebinger and would make an excellent local café for the community and compliment the variety of uses suitable for the remainder of the property.
- There are two sizable metal buildings fronting Otto Street across from the High School.
- An office building (former residence) anchors the central portion of the site.
- There are numerous greenhouses that could be revitalized and brought back into use, each stubbed with underground irrigation and natural gas infrastructure.
- The City Park across W. Huebinger offers public parking. There are open areas on the property that could serve as on-site parking or future building expansion.

OPPORTUNITIES ABOUND(WITH CITY APPROVAL)

- Invest capital so all buildings are leasable and generate income as a multi-building, multi-tenant property.
- Revitalize and bring back an experiential, destination nursery that offers food and beverage, weekend entertainment, etc. while customers shop.
- Bring back nightlife with a restaurant/bar, beer garden and outdoor seating that offers live music. With the removal of the greenhouse structures and the existing open areas, on-site parking could be created. The property currently has an active liquor license that entitles the entire property.
- An investor could re-parcel the property and selectively revamp/re-purpose buildings or build new buildings to lease and/or sell off what's not needed, since the property encompasses six platted city lots.
- Possibly a combination of the above.

THE LAYOUT



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ADDITIONAL PHOTOS



Cafe Building (1,317 SF)



Retail & Bar Building (1,993 SF)



Cafe Interior



Bar & Retail Building (1,993 SF)

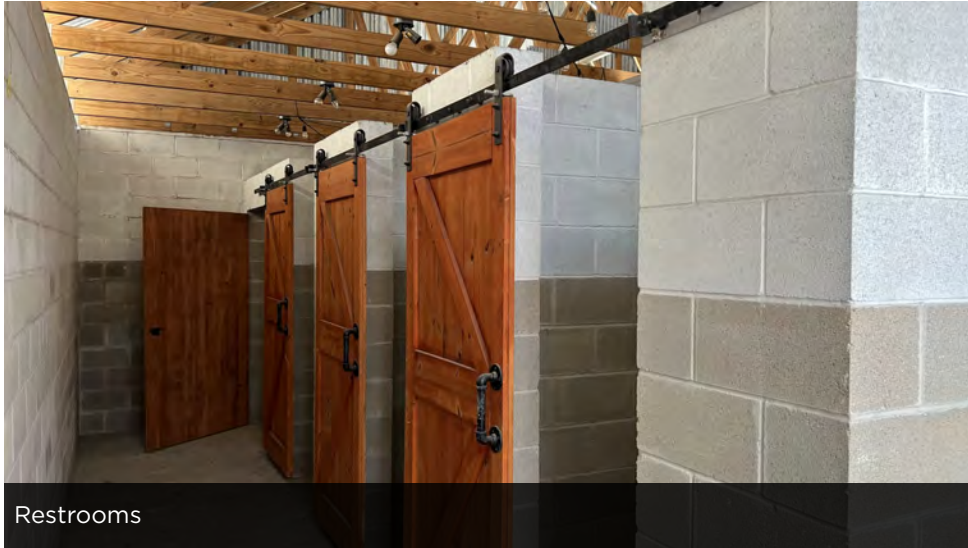
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ADDITIONAL PHOTOS



Restrooms



Beer Garden & Gazebo



Bandstand



"Blue" Building & Barn (4,026 SF)

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ADDITIONAL PHOTOS



Barn Interior



Extra Space for Building Expansion or On-Site Parking



Large Greenhouse Interior



"Green" Building (1,258 SF)

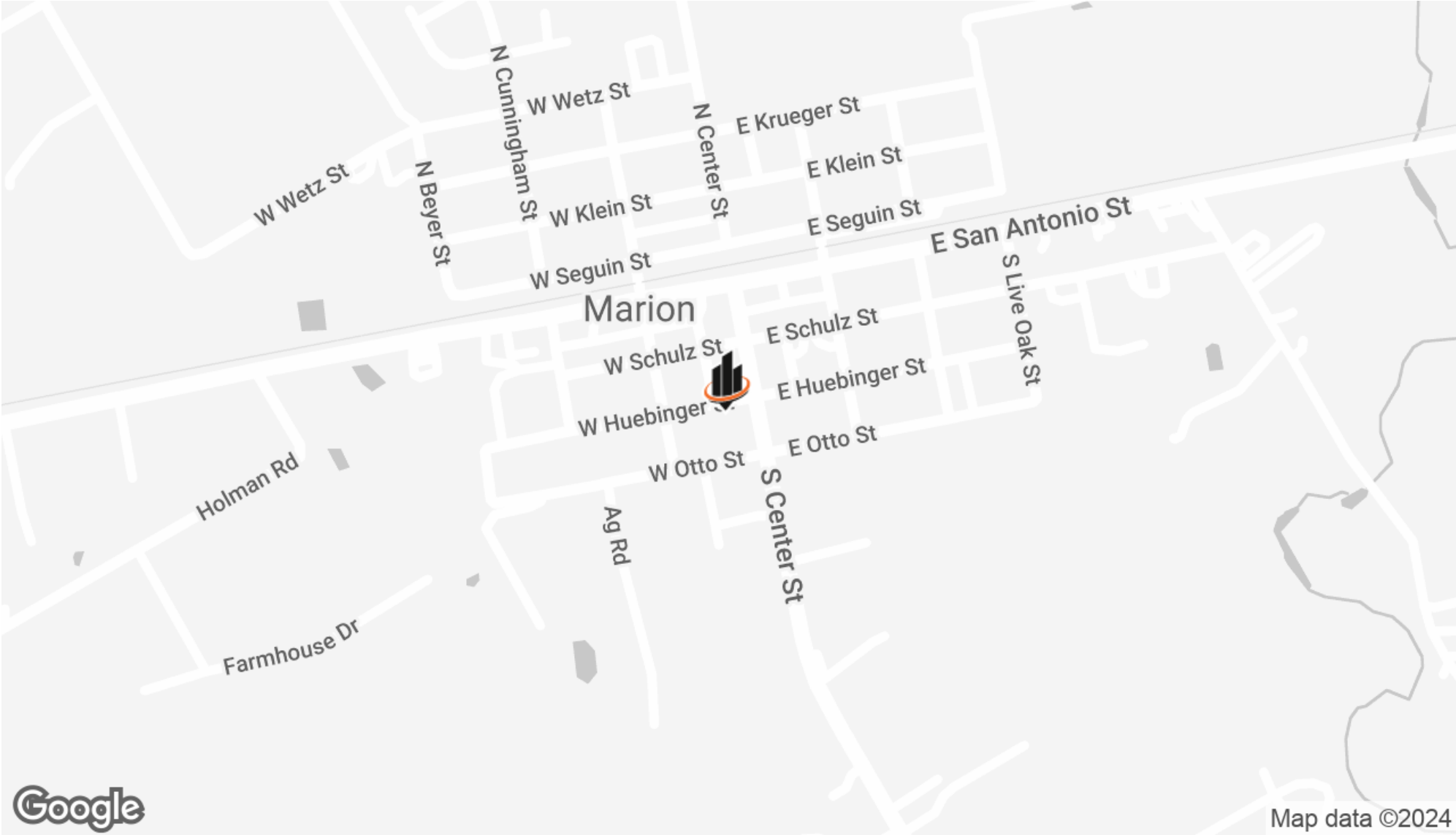
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LOCATION MAP



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SIGNIFICANT AREA DEVELOPMENT



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DEMOGRAPHICS MAP & REPORT

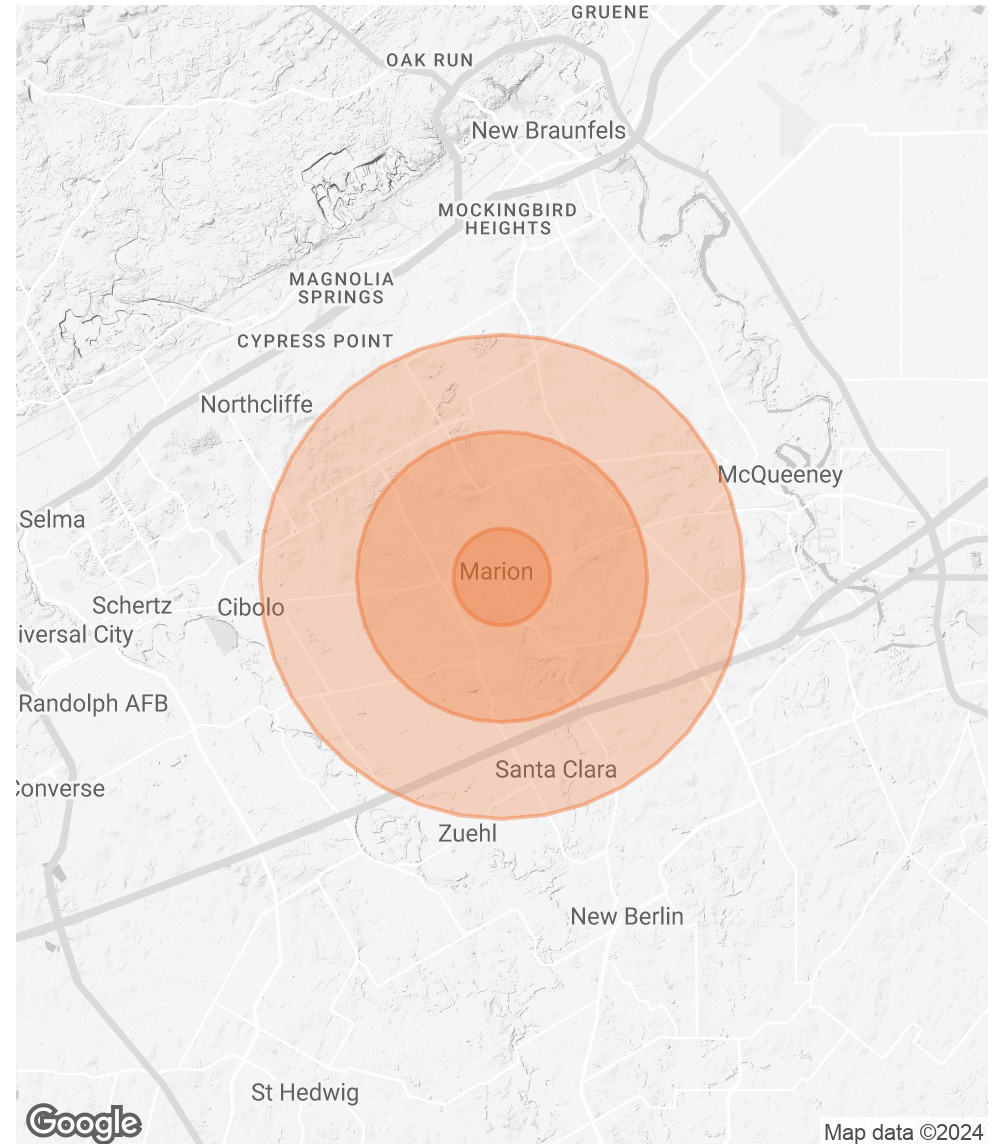
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	700	4,782	16,766
AVERAGE AGE	43.6	39.8	35.9
AVERAGE AGE (MALE)	41.4	39.2	36.5
AVERAGE AGE (FEMALE)	49.2	42.3	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	295	1,799	5,852
# OF PERSONS PER HH	2.4	2.7	2.9
AVERAGE HH INCOME	\$63,504	\$78,902	\$87,221
AVERAGE HOUSE VALUE	\$155,135	\$185,444	\$215,551

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



TRAVIS TAYLOR MAI, CCIM

Managing Director

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Direct: **830.500.3787** | Cell: **210.391.4514**

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PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. He began his career as a commercial appraiser in 2002. In 2015, Travis opened his own firm, Trager Property Advisors. BBG, a national firm, acquired Trager Property Advisors in August of 2017.

In 2021, Travis left the appraisal profession to open and co-own SVN | Traditions, bringing over 20 years of deep analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types including: farm and ranch, industrial, multi-family, single-family residential subdivision, free standing retail, convenience stores, restaurants, multi-tenant strip shopping centers, hotel/motel and a wide variety of assignments related to income-producing properties, from small commercial to institutional investment grade.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly move forward, or move on to the next.

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EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute
MAI Designation - Appraisal Institute
NAR - National Association of Realtors
TAR - Texas Association of Realtors
SABOR - San Antonio Board of Realtors
Rotary Club of New Braunfels

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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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.

SVN Traditions	9011826	travis.taylor@svn.com	(830)500-3787
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Rodgers	0510821	steve.rodgers@svn.com	(830)500-3787
Designated Broker of Firm	License No.	Email	Phone
Travis R. Taylor	0549653	travis.taylor@svn.com	(210)391-4514
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis R. Taylor	0549653	travis.taylor@svn.com	(210)391-4514
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