



**FLATROCK**  
COMPANIES

# 293 Corgey Road

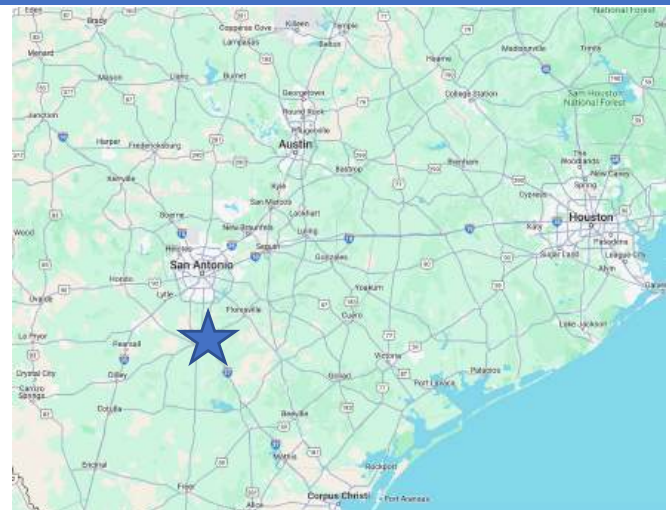
Pleasanton, Tx 78064

## For Sale or Lease



**293 CORGEY ROAD**  
PLEASANTON, TX

- 16,500 Total Square Feet
- 6,000 Sq Ft two-story office
- Shop area 80' wide x 150' long
- Fully Insulated with 3" vinyl back insulation
- Covered Parking
- 10 Acres
- 22' Min clear height
- Two overhead doors with drive thru capability 16' wide x 16' tall
- Two overhead doors with drive thru capability 20' wide x 16' tall
- Perimeter lighting on building
- ATF Storage bunker



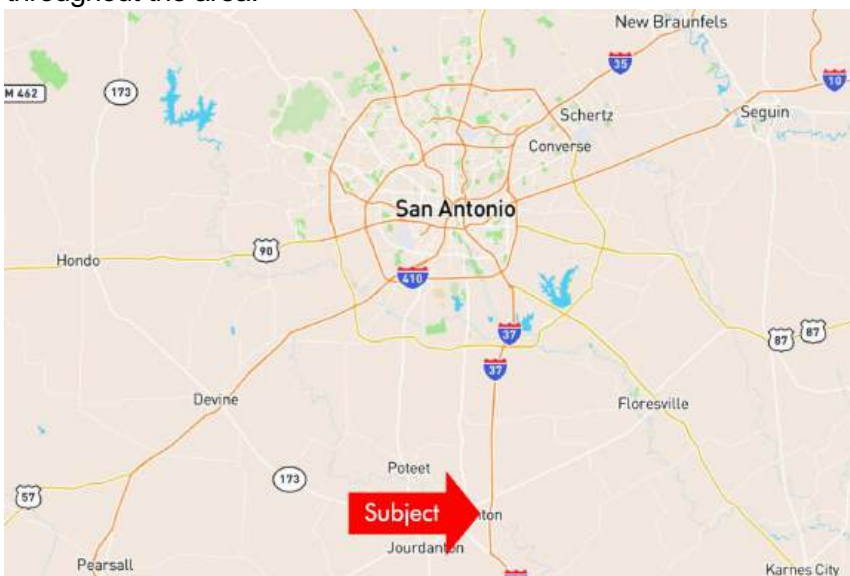
Flatrock Commercial Real Estate Group

20445 State Hwy 249 | Suite 470 | Houston TX 77070 | Main: 713.574.6433 | [flatrockcompanies.com](http://flatrockcompanies.com)

Caleb Lawson, CCIM, SIOR | Direct: 713.568.1750 | Mobile: 713.204.2110 | [caleb@flatrockcompanies.com](mailto:caleb@flatrockcompanies.com)



The property is in the San Antonio-New Braunfels, TX Metropolitan Statistical Area, in the city of Pleasanton. The city of Pleasanton is situated in central Atascosa County, about 35 miles south of San Antonio. Primary access to the area is provided by IH 37 and US 281. Numerous state highways and farm to market roads provide additional access throughout the area.



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Exterior View of Subject



Exterior View of Subject



Exterior View of Subject



Exterior View of Subject



Interior View of Subject



Interior View of Subject



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**293 Corgey Road**  
Pleasanton, Tx 78064



Interior View of Subject



Interior View of Subject



Interior View of Subject



Interior View of Subject



Interior View of Subject



Interior View of Subject

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**293 Corgney Road**  
Pleasanton, Tx 78064

Survey

# ALTA/ACSM LAND TITLE SURVEY

OF  
A 9.99 ACRE TRACT OF LAND, CALLED 10.00 ACRES, LYING IN THE Y. SOTELO SR. SURVEY NO. 138, ABSTRACT NO. 821,  
ATASCOSA COUNTY, TEXAS



SCALE OF FEET  
1" = 40'

## TABLE A-METAL

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## STATE OF TEXAS

COUNTY OF ATASCOSA

SECTION 36, TOWNSHIP 10N, RANGE 10E

ABSTRACT NO. 821, SURVEY NO. 138

ALTA/ACSM LAND TITLE SURVEY

OF A 9.99 ACRE TRACT OF LAND

LYING IN THE Y. SOTELO SR. SURVEY NO. 138

ABSTRACT NO. 821, ATASCOSA COUNTY, TEXAS

THIS SURVEY WAS MADE BY

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Registered Professional Land Surveyor  
Houston, Texas 77001  
Survey No. 138, Abstract No. 821  
Pleasanton, Texas 78064

**Rakowitz**  
SURVEYING  
3000 N. Loop West, Suite 100, Houston, TX 77010  
713.574.6433  
Date of Survey: December 15, 2003  
JLS:JLS

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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.*

11-2-2015



### 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.

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