



For Sale

8609 River Hills Rd, Godley, TX 76044

**LEASED INDUSTRIAL
INVESTMENT**

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PROPERTY DESCRIPTION

In place income from established tenant, American Truck Fab, and room to build additional income producing property in the future. This well-maintained and fully-occupied property presents an attractive opportunity for industrial and distribution investors. Boasting newer construction, ample parking space, and drive-through doors, this functional building offers a well thought out interior with an 18' clear height. With 10 acres available for future development, this property is positioned for expansion and increased value.

OFFERING SUMMARY

Sale Price:	\$1,325,000
Price/SF:	109.78/SF
Lot Size:	+/-15 Acres
Building Size:	12,070 SF
NOI:	\$77,724.00
Cap Rate:	5.87%

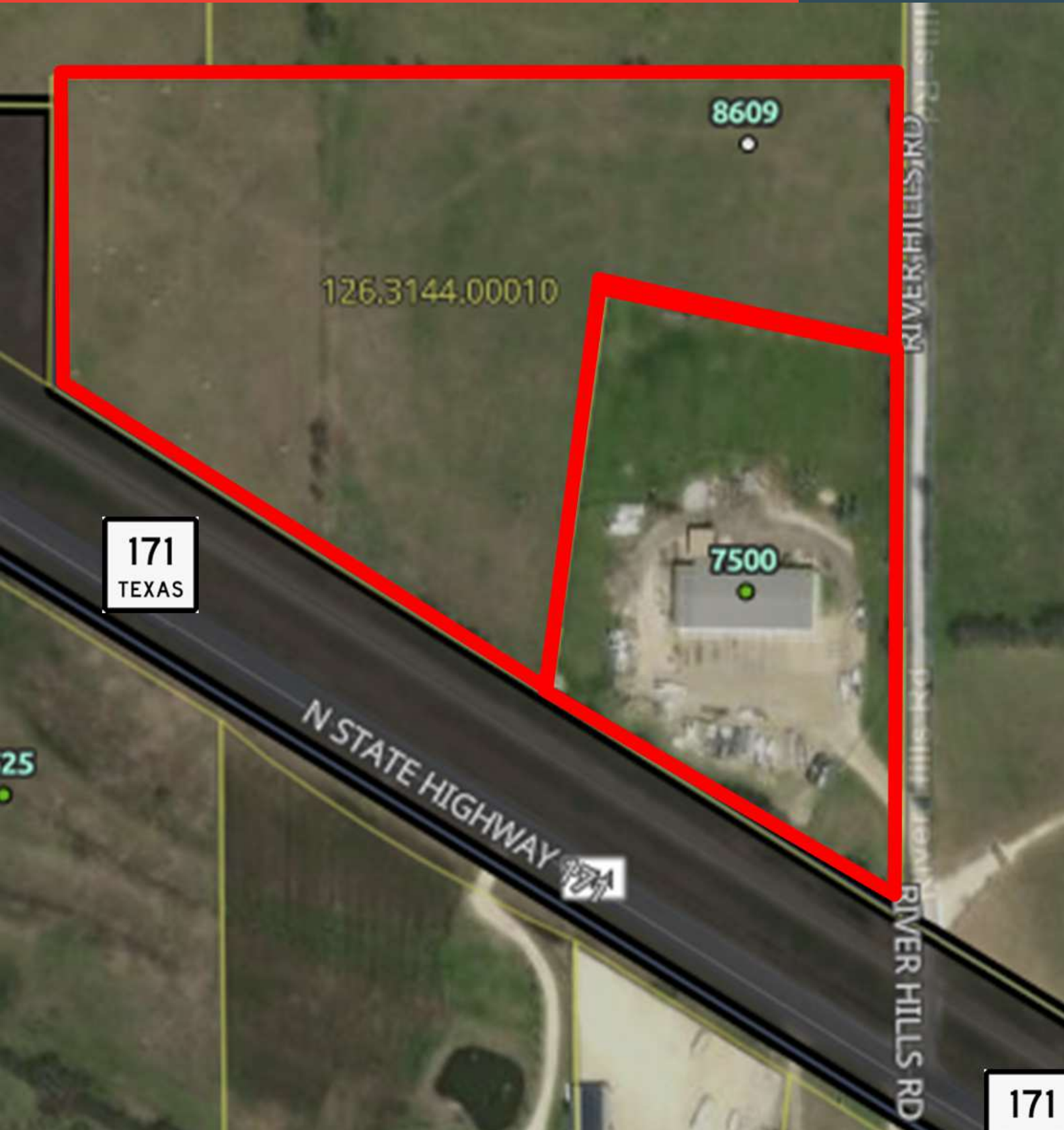
PROPERTY HIGHLIGHTS

- 12,070 SF building on 15 acres of land
- Built in 2007
- Zoned Johnson County | Godley ETJ
- 100% occupancy
- 2022 & 2023 AC units
- Ample parking space and rock storage yard
- Well-maintained facility with long-term tenant, American Truck Fab
- Proximity to major transportation routes
- Functional building with drive through doors & wash bay
- 18' Clear Height
- 10 acres for future development
- \$77,724 NOI
- Do not disturb tenant--call to arrange showing

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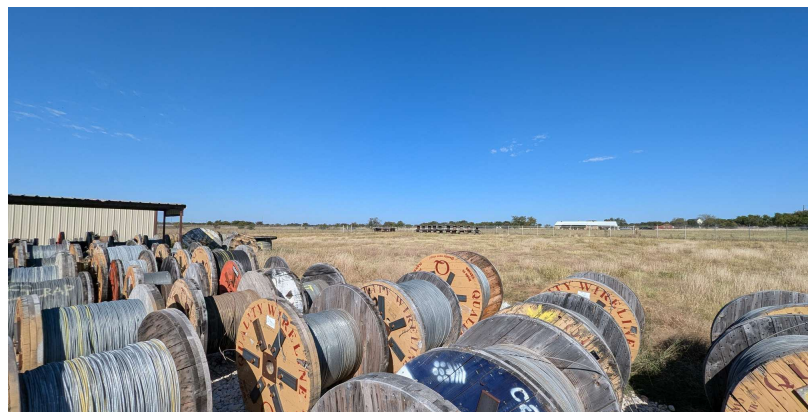
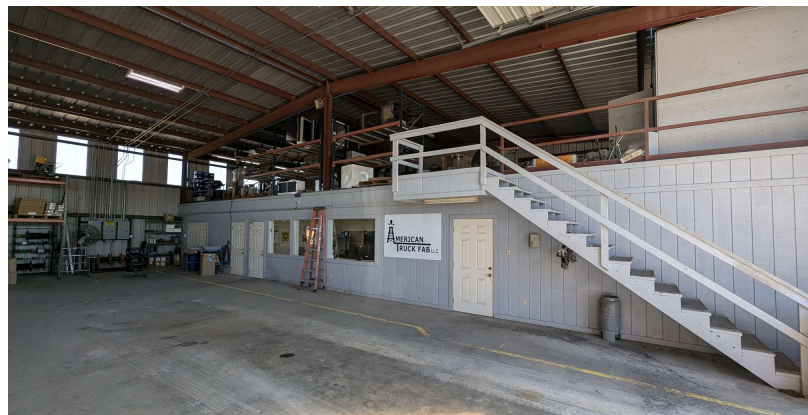
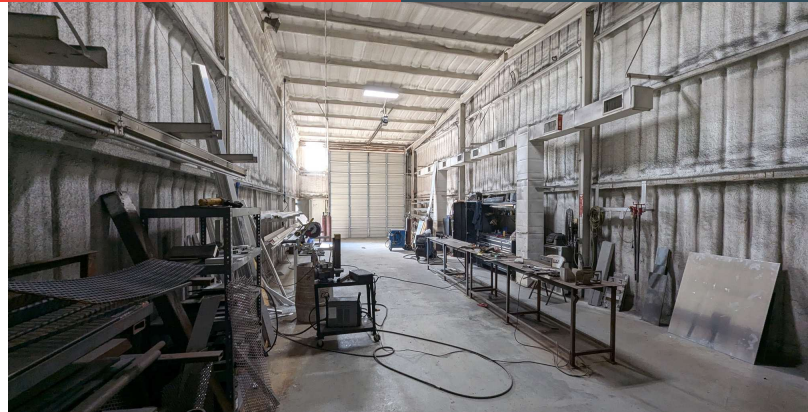
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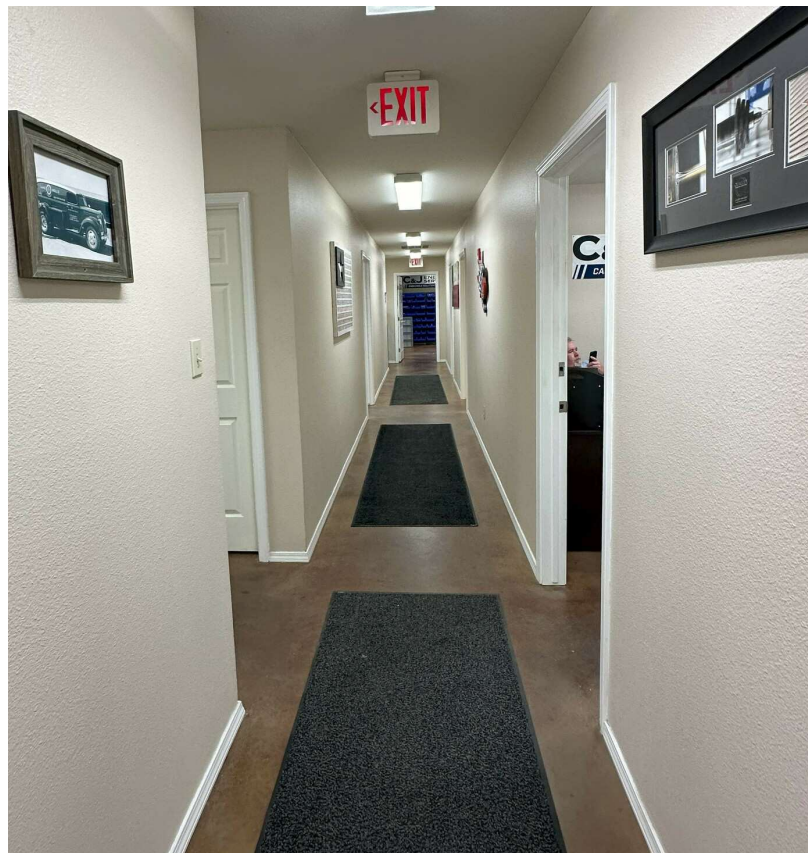
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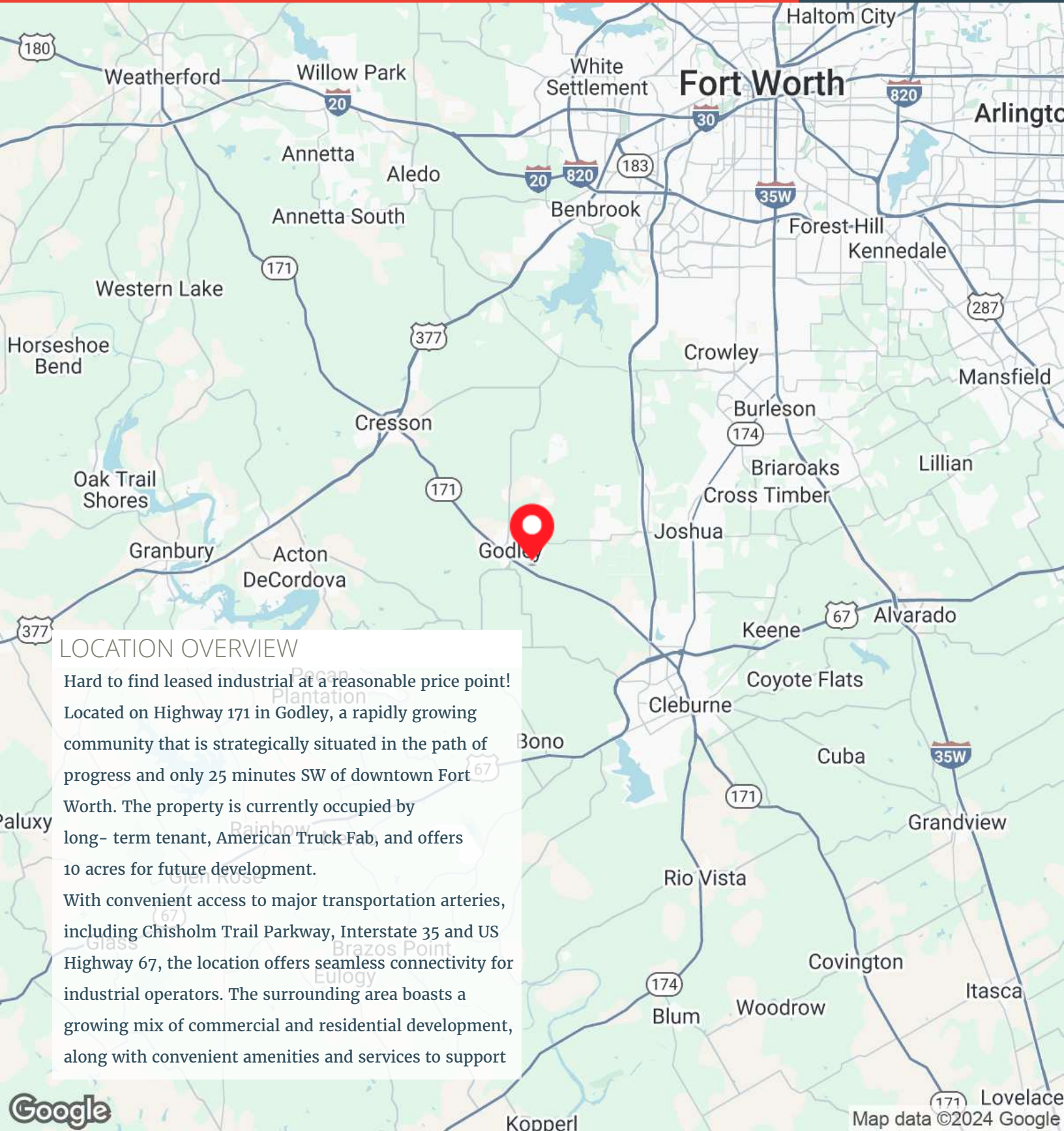


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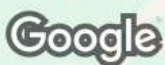
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LOCATION OVERVIEW

Hard to find leased industrial at a reasonable price point! Located on Highway 171 in Godley, a rapidly growing community that is strategically situated in the path of progress and only 25 minutes SW of downtown Fort Worth. The property is currently occupied by long-term tenant, American Truck Fab, and offers 10 acres for future development.

With convenient access to major transportation arteries, including Chisholm Trail Parkway, Interstate 35 and US Highway 67, the location offers seamless connectivity for industrial operators. The surrounding area boasts a growing mix of commercial and residential development, along with convenient amenities and services to support



Map data ©2024 Google



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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 coincidental 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.

Hudson Peters Commercial, LLC	582122	hudson@hudsonpeters.com	(972)980-1188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Michelle Hudson	433516	hudson@hudsonpeters.com	(972)980-1188
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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
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