




FOR SALE

Manufacturing, Blending & Tank Farm

17.25 Acres with 22,121 SF of
Building Space

506 CR 137
Snyder, TX 79549

CBRE

 Paul Johnson
& Associates

William Boyer

CBRE

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Erik Paul Johnson, CCIM, SIOR

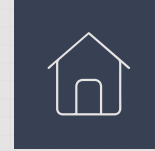
Paul Johnson & Associates

+1 325 439 0186

erik@pauljohnsonrealtors.com

The Offering

CBRE and Paul Johnson & Associates invite you to review this rare, 17.5-acre offering on behalf of SNF, an established major global chemical company. The property consists of six individual parcels, all of which have improvements (concrete, asphalt, caliche and base), as well as offices, warehouse, metal improvements, fenced yards, and a parking lot.



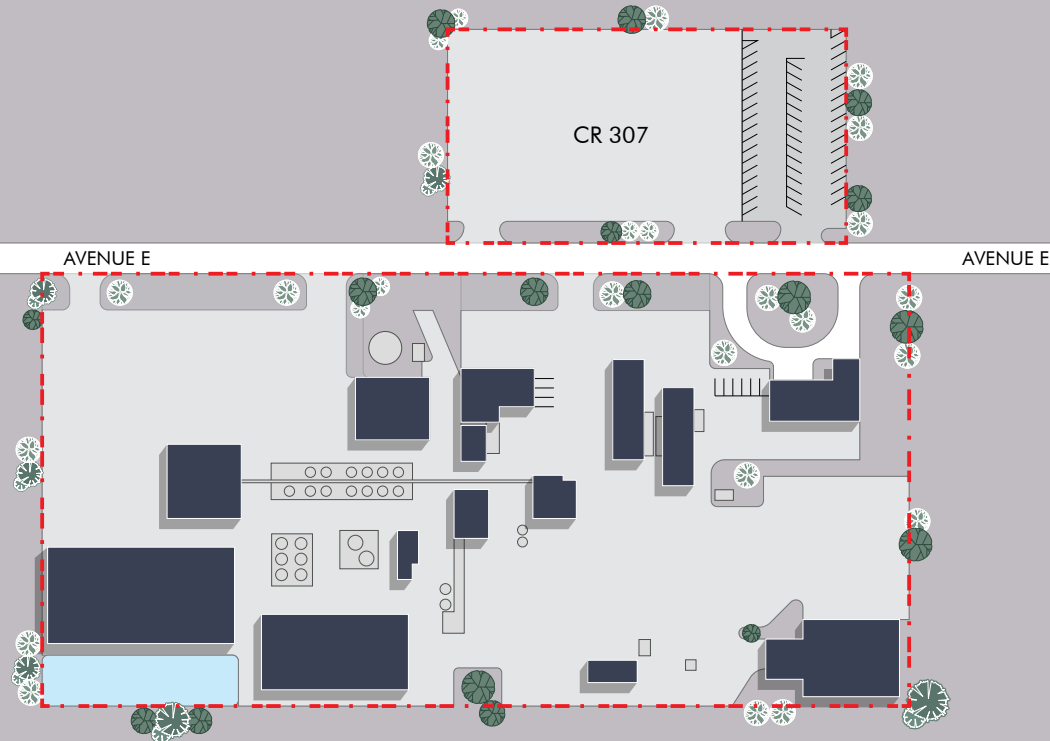
ADDRESS:
**506 CR 137,
SNYDER TX 79549**



ACRES:
17.5



SF (BUILDINGS):
22,121



Site Highlights

UTILITIES

- » Power
- » Compressed Air
- » Nitrogen
- » Well Water, City Water & RO Water

WAREHOUSE/TANKS

- » Storage of Raw Materials:
465K gallon bulk, 42K SF warehouse tote/drum/dry,
several acres outside container storage

TRANSPORTATION

- » Truck

QC LAB

- » QA/QC on raw and finished goods
- » New product development

POWER

- » 7 Electrical Poles:
 - Pole 1: 2-Single Phase 50KVA providing 3-Phase 120/240 with Hot Leg
 - Pole 2: 500KVA, 12470/480Y/270V
 - Pole 3: 50KVA, 2-Single Phase, 120/240V
 - Pole 4: 1-Single Phase, 25KVA, 120/240V
 - Pole 6: 1-Single Phase, 37.5KVA, 120/240V
 - Pole 7: 2-Single Phase 25KVA that could provide 3-Phase 120/240V with Hot Leg

2018 WATER USAGE

- » 152K gallons/year of city water
- » 3.6M gallons/year of well water
- » No water discharge from site to the city

EQUIPMENT

TANKS	20 total ±350K gallons (2013/2014)	
VESSELS	The Reducer™ Manufacturing:	» 7,000-gallon reaction vessel (late 90's)
		» 8,000-gallon pressure rated glass-lined tank (2017)
	Crosslinker Blend Plant:	» 3,500-gallon SS atmospheric blender (late 90's)
	Plexgel Breaker XPA:	» 3,000-gallon tank (late 90's)
	Biocide Blend Plant:	» 3,000-gallon blend tank (late 90's)



Property Images



Market Overview

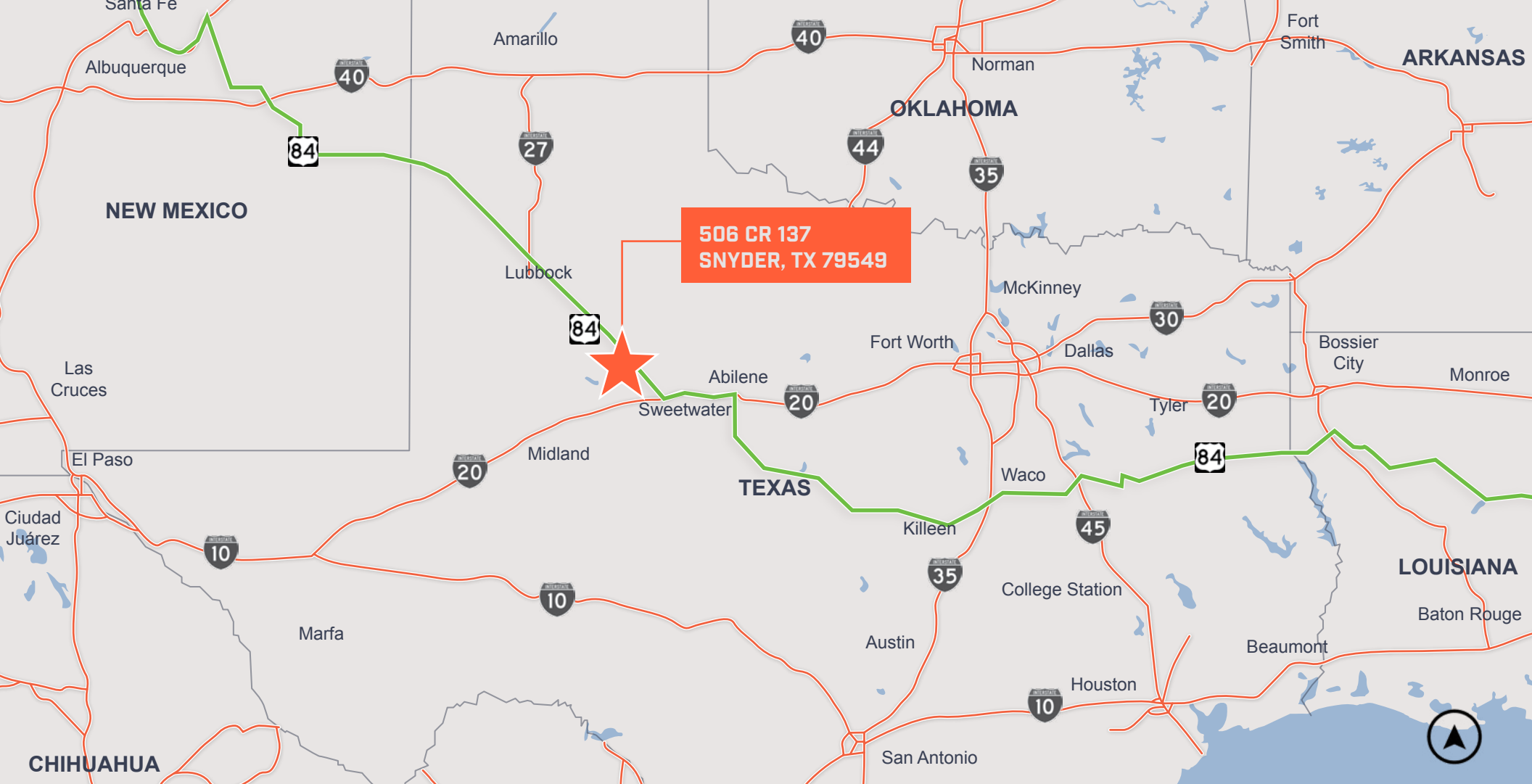
SNYDER, TEXAS

Snyder, Texas, is a small town, centrally located in West Texas, on U.S. Hwy 84. It is near Interstate 20, facilitating access to both U.S. coasts, the industrial Midwest, Northeast, and Mexico.

Employers and Workforce:

- » Snyder serves as a regional hub for healthcare and education.
- » The town's workforce benefits from the educational programs at Western Texas College.
- » The local economy is bolstered by prominent manufacturing and energy sectors.
- » Snyder's labor market is extensive, covering multiple counties.
- » Competitive wage levels may attract businesses looking for cost-effective labor solutions.





FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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CBRE

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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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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