

±46,700 SF ON 43 ACRES

INCOME OR OWNER/USER OPPORTUNITY



FOR SALE

Private Rd 7335



FORMATION
REAL ESTATE

175 & 191 PR 7335
DEBERRY, TEXAS

EXCLUSIVELY MARKETED BY

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ROBERT SAWYER

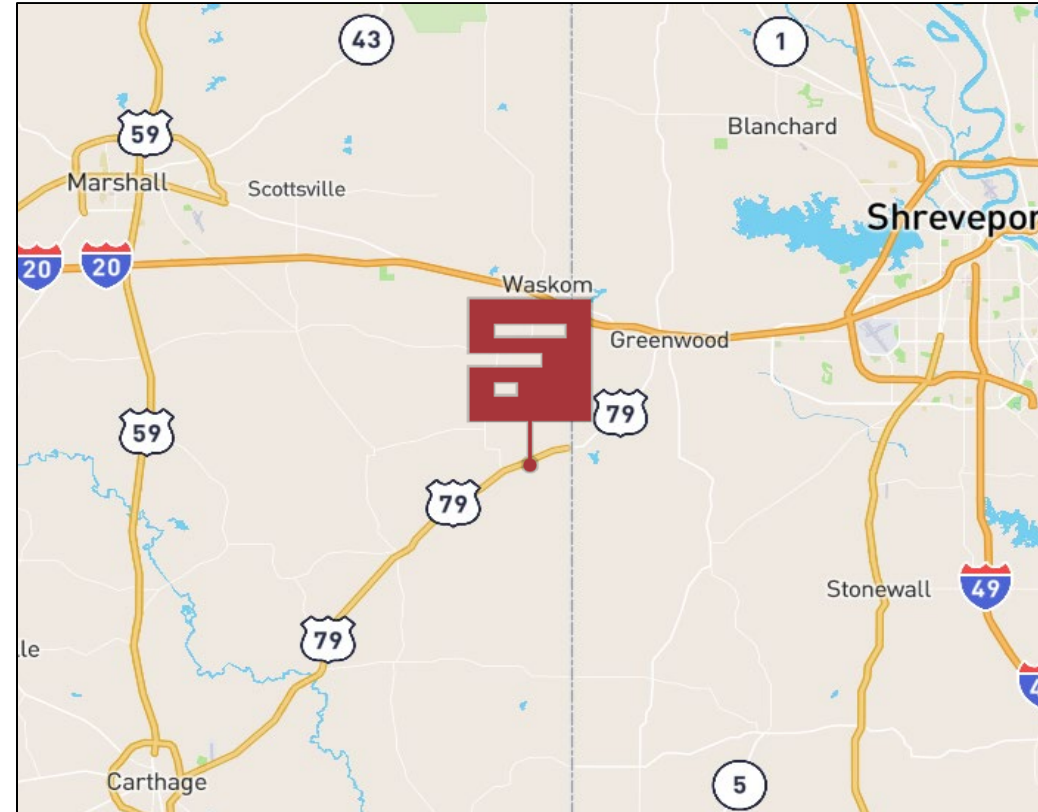
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PROPERTY OVERVIEW

FOR SALE

±46,700

TOTAL BUILDING SF

±43.70

ACRES

NONE

ZONING

3-Phase

POWER

2011/2014

YEAR BUILT

**Contact
Broker**

PRICING

PROPERTY SUMMARY & FEATURES

FOR SALE



±46,700 SF in Four (4) Buildings

- 15,275 SF Office/Warehouse w/ 10t Crane
- 10,000 SF Covered Awning w/3,240 SF Shop/Office
- 7,500 SF Freestanding Office (20+ private offices)
- 15,000 SF on Stabilized 7 Acres w/ 10t Crane
- Built in 2011 & 2014
- Drive-thru warehouses with 16' tall doors, wash bays, ample office, large training rooms, heavy power.
- Various awning shops/support structures not in RSF

±43.77 Acres

- Approximately 20 Stabilized Acres

Oilfield Service Facility with Office, Shop & Yard – DeBerry, TX.

Multi-service line industrial campus equipped with 10-ton cranes, wash bays and significant secured outdoor storage now available for investment or owner/user sale. The facility is located just off US-79 in the Haynesville Shale region and 2 miles from the Louisiana state line. The property was developed for major oilfield service operations in the area and is absolute net leased through mid September 2026.

MASTER TENANT:

Select Water Solutions (NYSE: WTTR)

SUBTENANTS:

Spraberry Production Services: 15,000 SF on ± 6 Acres

EnerCorp: 36,015 SF on ± 13.50 Acres

PROPERTY AERIAL

FOR SALE



79

15,275 Office/WH with
Crane



13,240 Awning &
Shop/Office



15,000 Well Testing
Bldg



7,500 SF Office



Private Rd 7335

PROPERTY PHOTOS

FOR SALE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

PROPERTY PHOTOS

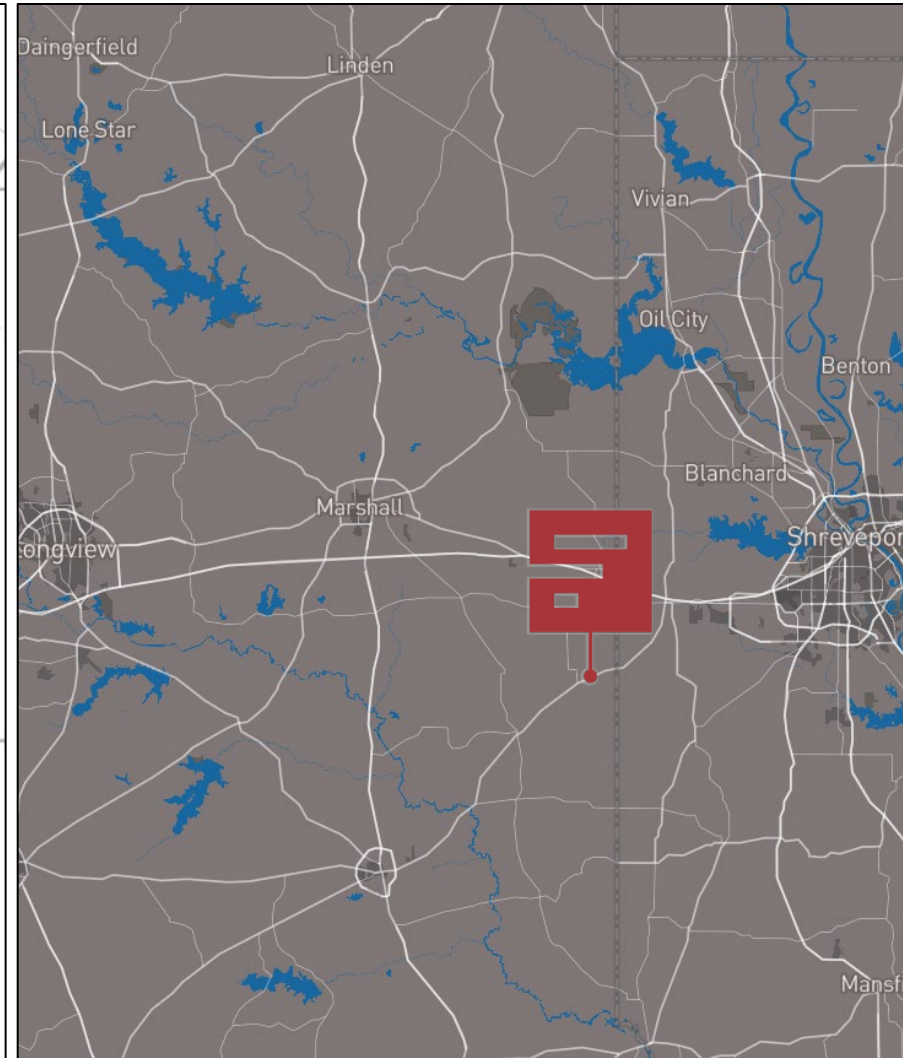
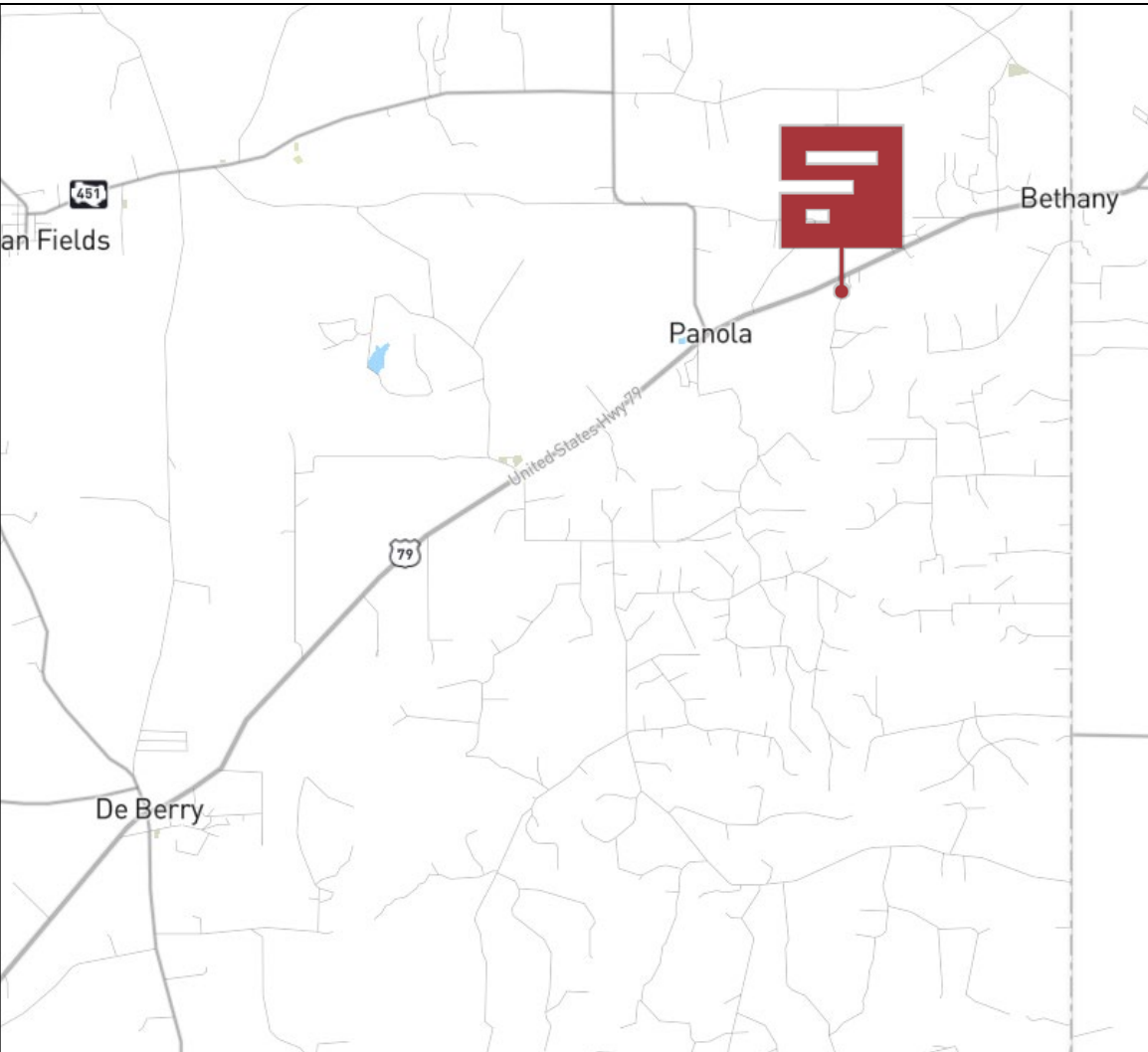
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PROPERTY MAPS & AERIALS

FOR SALE



- Along US-79, less than 2 miles west of the Louisiana state line.
- Approximately a 30-minute drive from Shreveport, LA



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FORMATIONTX.COM

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): HOLDERS:

- 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 other 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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