

A red rectangular box containing the text "Investor Opportunity" in white, sans-serif font.

Investor Opportunity

# 2320 Sunset Drive

San Angelo TX, 76904

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**For more, contact**

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## Property summary

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**Address** 2320 Sunset Drive, San Angelo TX, 76904

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**Year built/Renovated** Built 1971  
Renovated and upgraded/replaced equipment

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**Occupancy** Vacant

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**Building area** ~48,100 square feet

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**White space** ~18,000 sq ft

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**Land area** ± 6.79 - acres

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**# of Floors** One (1)

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**Zoning** CG/CH (General Commercial/Heavy Commercial)

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**Parking** Substantial parking with land to add

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**Pricing** Contact Broker

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# Capital Improvements

## **ELECTRICAL POWER**

- Utility Transformer for the Building is (KVA 2,500) Primary side 12,470v and Secondary side 480v (Transformer is owned by the Utility Company AEP)
- Main Distribution for the Building is rated 3000amp 480v
- Power Distribution Units
  - 38 Liebert, 4 different models
- UPS Modules: 4 - Liebert 500kva series 600 modules with 240 DataSafe batteries (flooded four-cell)

## **Generators**

- Three (3) 750kw generators were installed in 2003
- One 1.2MW generator installed in 2009
- The generators are in good condition and have recently had an EMCP panel upgrade.

## **Chillers**

- Chillers 1-3 were installed in 2003 and are rated at 228 tons. (Mod#30GXN228-A-6-DT)
- Chiller #4 was installed in 2009 and is 240 tons

## **Roof**

- White roof was installed in 2009

## **Fire System**

- Main panel recently replaced
- Sprinkler system in white space was replaced in 2022

## **CRAC Units on Data Center Floor**

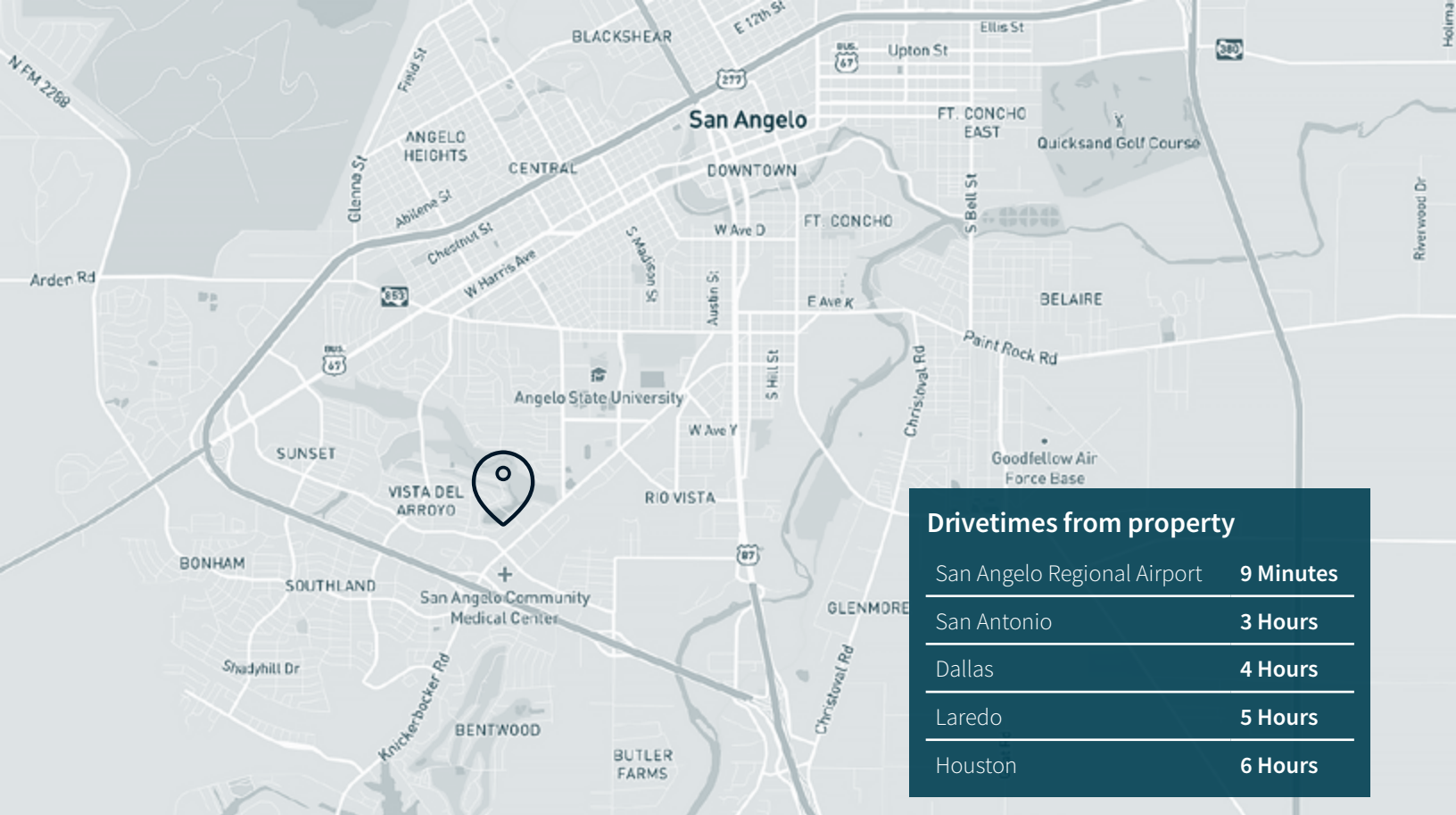
- There are fifteen (15) 30-ton CRAC units installed in 2009 on the data center floor
- Underfloor cooled
- All CRAC's are hard piped

## **Boiler**

- Two boilers were replaced in 2022

## **Fuel system**

- 10,000 gallon underground storage tank



Drivetimes from property	
San Angelo Regional Airport	9 Minutes
San Antonio	3 Hours
Dallas	4 Hours
Laredo	5 Hours
Houston	6 Hours



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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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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.	_____	Phone
_____	_____	_____	_____
Sales Agent/Associate’s Name	License No.	Email	Phone
_____	_____	_____	_____

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date