

# 22.05 ACRES WITH US-84 FRONTAGE, BNSF RAIL FRONTAGE

LAND FOR SALE

**2066 US HWY 84**

SNYDER, TX 79549

COLORADO CITY HWY / HWY 208

SWEETWATER HWY

**CONTACT BROKERS:**

**TUCKER SCHNEEMANN**

432.661.4880

tucker@nrgrealtgroup.com



**NRG REALTY GROUP**

NRGREALTYGROUP.COM



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## OFFERING SUMMARY

Sale Price:	\$550,000
Price / Acre:	\$24,943
Lot Size:	22.05 Acres
Zoning:	M-2 Heavy Manufacturing

## PROPERTY OVERVIEW

This 22.05 Acre property is located on US-84 Business, also known as “Sweetwater Highway”, in the Snyder Industrial Park near the intersection of US-84 and US-180. The acreage covers 300’ of US-84 frontage and is flanked by approximately 750’ of the BNSF Railroad. Buyer can add a rail spur if needed. The frontage approach includes a 250’ concrete apron, secured fence, and over 3.5 acres of stabilized yard. The potential for rail access provides many use-cases for this acreage. Owner is offering seller-finance terms - contact our brokers to learn more!

## LOCATION OVERVIEW

The property is on US Highway 84-Business frontage in Snyder, Texas just 900 yards south of US Highway 84 and CR 208 and 0.25 miles from US Highway 180. The common traffic route is 2.9 miles from the center of Snyder.

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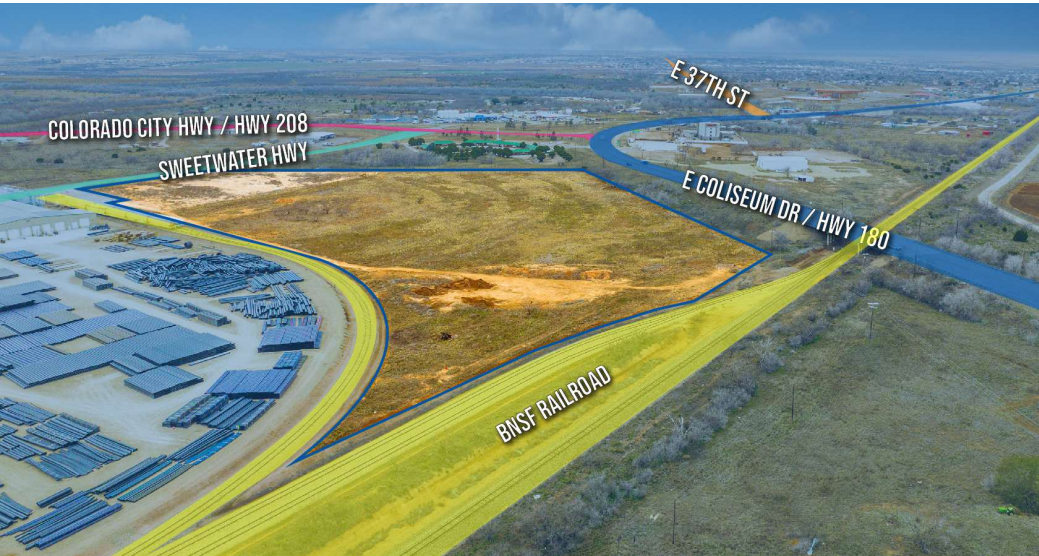
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### PROPERTY HIGHLIGHTS

- 22.05 Acres of Land
- ±3.5 Acres Stabilized Yard
- Zone M-2 – Heavy Manufacturing
- Potential BNSF Rail Access
- U.S. Highway 84-Business Frontage
- Seller-Finance Terms Available



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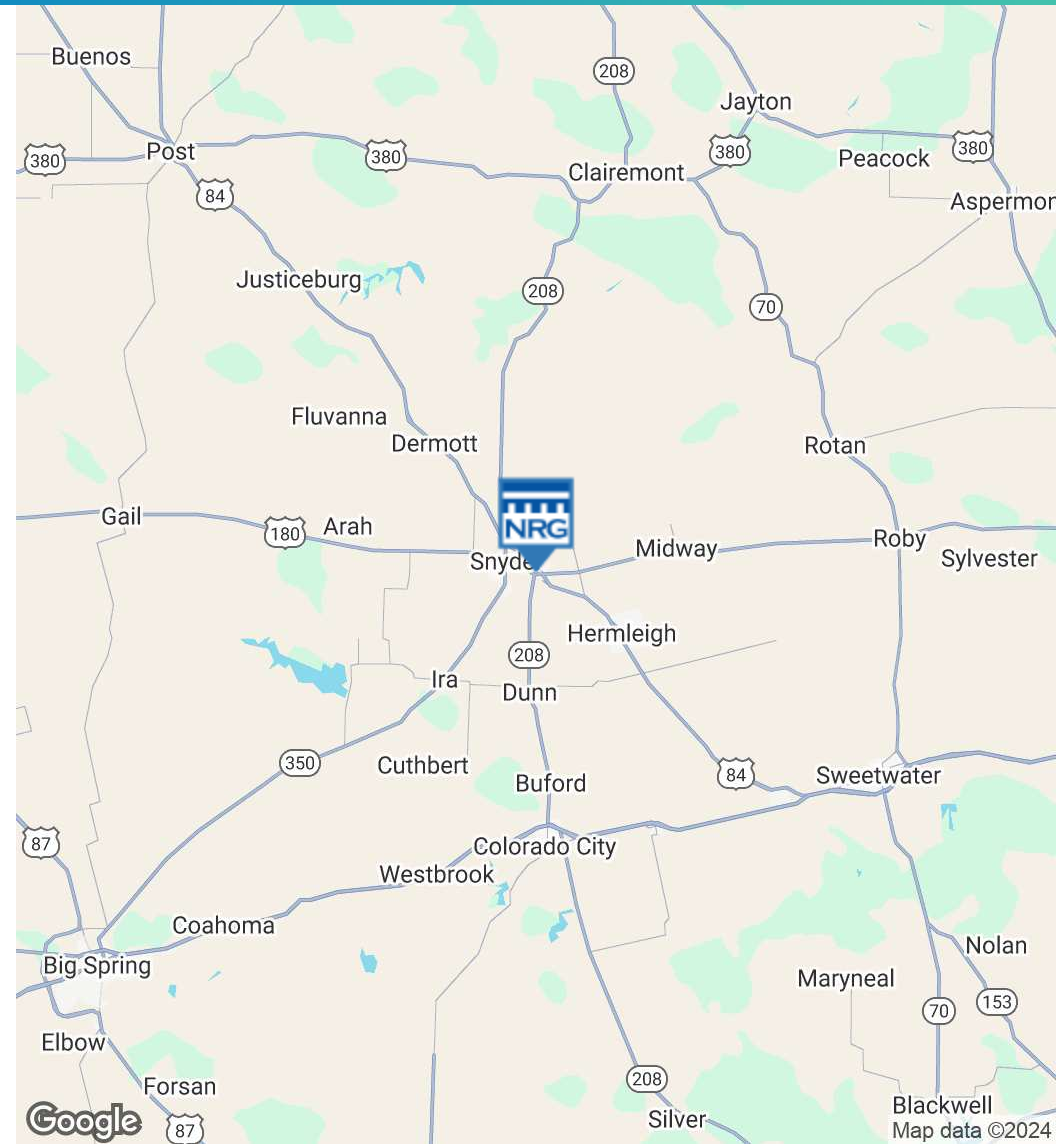
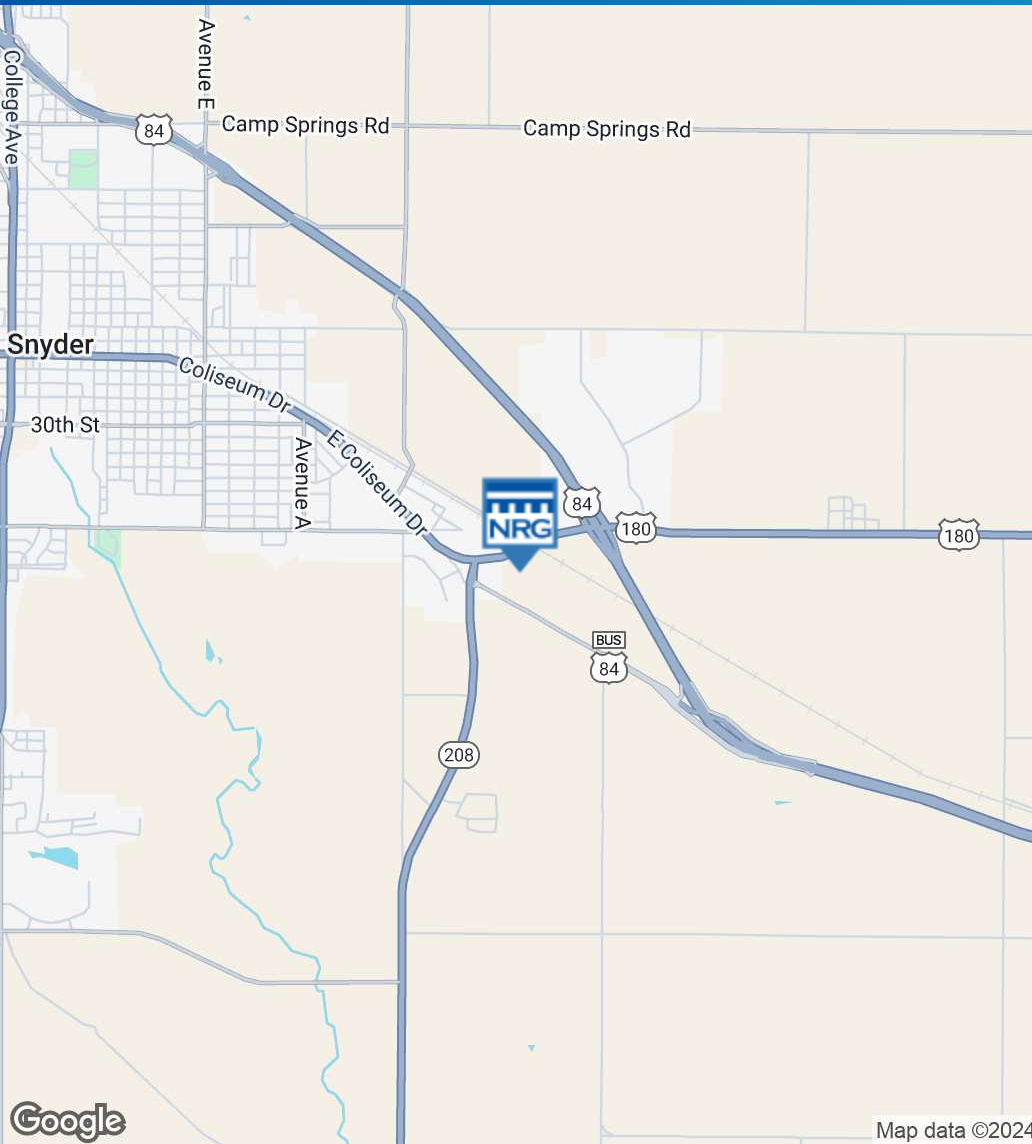
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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### 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.

NRG Realty Group LLC	9004023	justin@nrgrealtygroup.com	2145347976
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Justin Dodd	0601010	justin@nrgrealtygroup.com	2145347976
Designated Broker of Firm	License No.	Email	Phone
John W. B. McDaniel	405514	john@nrgrealtygroup.com	2143254851
Sales Agent/Associate's Name	License No.	Email	Phone
Larry Nielsen	680101	larry@nrgrealtygroup.com	4322600088
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



**2066 US HWY 84 SNYDER, TX 79549**

E COLISEUM DR / HWY 180

BNSF RAILROAD

US HWY 84

SWEETWATER HWY

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**NRG REALTY GROUP**

**DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX  
214.432.7930

**MIDLAND OFFICE**

1611 W Illinois Ave, Midland, TX 79701  
432.363.4777

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