FOR SALE/LEASE

207 Allison Drive
Taylor, TX 76574

DON QUICK
& Associates, Inc.

PROPERTY DESCRIPTION

121,383 SF Metal Industrial Building –
Manufacturing & Warehouse Space
7-minute drive to new Samsung Semiconductor Plant

- Office Space: Building includes 3,283 SF of office space.
- Land: The facility is situated on 14.030-acres, which allows for expansion of additional building(s), facilities, and/or a yard area.
- Power: Heavy 3-phase Industrial with 3,600 amps of service available - provided by Oncor Electric.
- Connectivity - Spectrum High-Speed fiber optic phone and data.
- Clear Height(s): At the high points of the building's gable roof, it's 23' to the roof deck and 21' clear of its support beams sloping down to 12'.
- Utilities: Water & Wastewater – City of Taylor; Natural Gas – Atmos Energy
- Overhead Doors/Loading Docks: The facility has a total of 19 overhead doors of varying sizes, of which 6 are dock high doors – 3 with dock shelters.
- Fire Sprinklers: Wet Pipe Sprinkler System

*Present facility uses: Primarily Industrial powder coating, wet painting, localized zinc plating, detailed masking and assembly work for its customers involved in several industries including Computer & Electronics, Military, Oil & Gas, metal & mining and commercial equipment.

DON QUICK & Associates, Inc.

Lennard Coplin, CCIM
lennard@donquick.com
512.814.1832

Darren Quick
darren@donquick.com
512.814.1820

LEASE RATE

$9.00/SF/Year + NNN

SALE PRICE
- NEW PRICING -

Call for Pricing

*Possible Owner Financing
with 30% down payment*

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DRIVE TIMES

Samsung Semiconductor Plant .... 7 min.
Hutto .... 15 min.
Round Rock .... 25 min.
Austin .... 35 min.

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Reception

Conference Room

Break Area

AERIAL VIEW

Crestview Dr.
Gravel Pit Rd.
Mockingbird Ln.
Mariposa Ln.
E 4th St.
S 4th St.
Carlos G Parker Blvd. SE
E 4th St.
Allison Lake
Gym St.
Allison Rd.
N Dolan St.
Price St.
Scott St.
Carlos G Parker Blvd. SE
Tennessee St.
1st Ave.
Royal St.
2nd Ave.
Robinson Park
E Martin Luther King Jr Blvd.
E Martin Luther King Jr Blvd.
Parker Blvd. SE

*All lines are approximate.

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. **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.

	License No.	Email	Phone
Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name			
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Designated Broker of Firm			
Darren Quick	443913	darren@donquick.com	(512) 255-3000
Licensed Supervisor of Sales Agent/Associate			
Lennard Coplin, CCIM	267712	lennard@donquick.com	(512) 255-3000
Sales Agent/Associate's Name			

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date