

FOR SALE PACKAGE

**1315 Franklin Drive
San Marcos, Texas 78666**

FOR SALE

A|C|R|E ONE
AUSTIN COMMERCIAL REAL ESTATE

INDUSTRIAL FOR SALE

ASKING PRICE
\$2,950,000.00

- APPROXIMATELY 26,907SF WAREHOUSE ON 1.55 ACRES WITH A FENCED YARD
- LOCATED 1.1 MILES AWAY FROM TEXAS STATE UNIVERSITY
- ROUGHLY 2.5 MILES FROM IH-35, AND EASY ACCESS TO HIGHWAY 12
- GENERAL INDUSTRIAL ZONING
- 220 VOLT 3 PHASE POWER
- 1 GRADE LEVEL, 1 SEMI-DOCK LEVEL, AND 4 DOCK HIGH DOORS
- THREE COVERED LOADING DOCKS
- PRICED BELOW REPLACEMENT COST

BROKER CONTACT:

TONY GULLA
TONY@ACRE-ONE.COM
(512) 565-8525

ACREONE
AUSTIN COMMERCIAL REAL ESTATE

PROPERTY DETAILS

1315 Franklin Drive San Marcos, Texas 78666

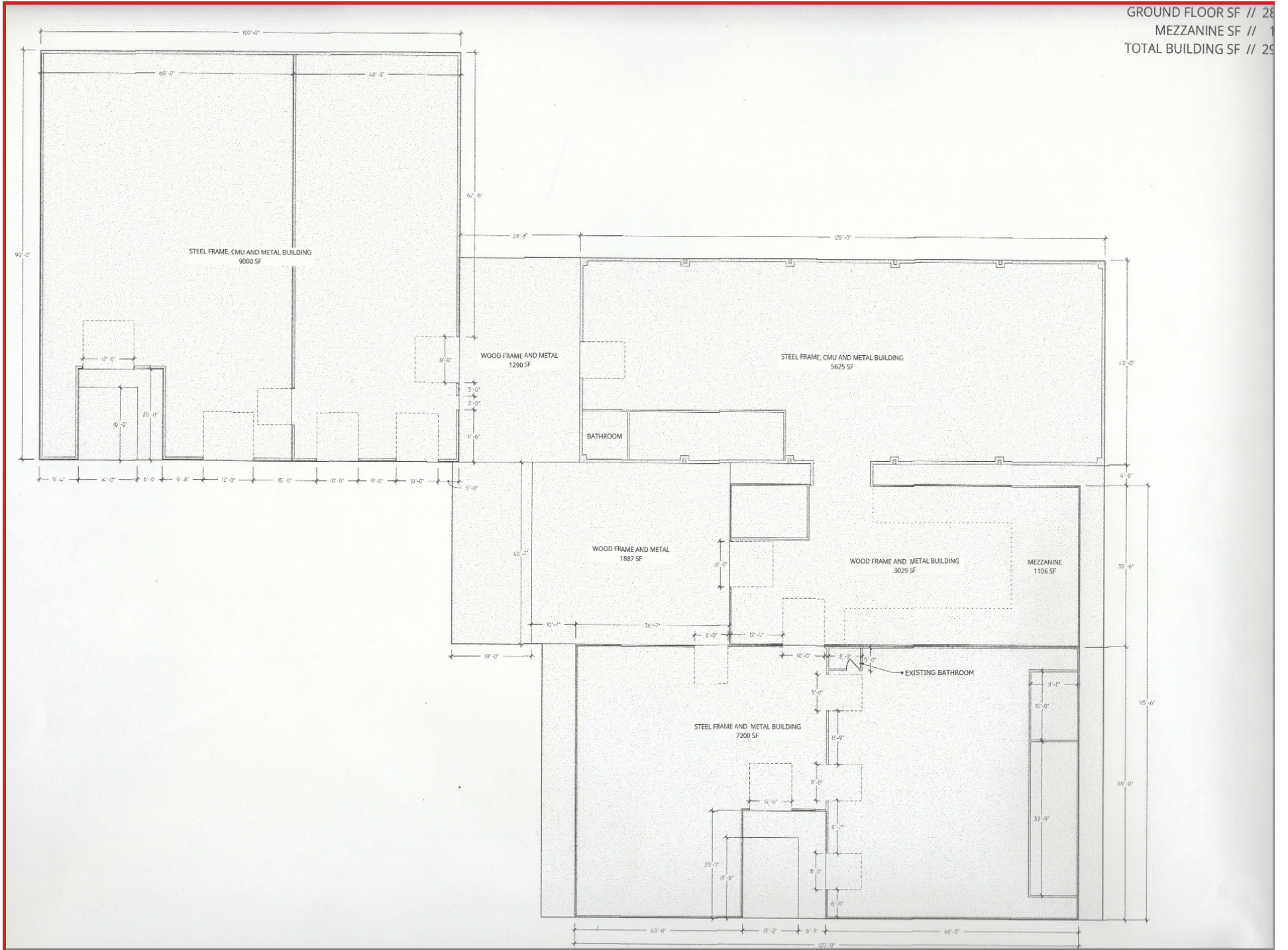
Warehouse Square Feet	Approx. 24,854 SF
Office SF	Approx. 540 SF
Clear Height	Variable
Grade Level, Semi Dock, Dock High	1 - 1 - 4
Land (Acres)	Approx. 1.55 acres
Water	Reworked Water Well
Power	3-Phase - 220 Amps
Mezzanine SF	Approx. 2053 SF
Concrete Slab Under Roof	Approx. 5212 SF



1315 Franklin



FLOOR PLAN

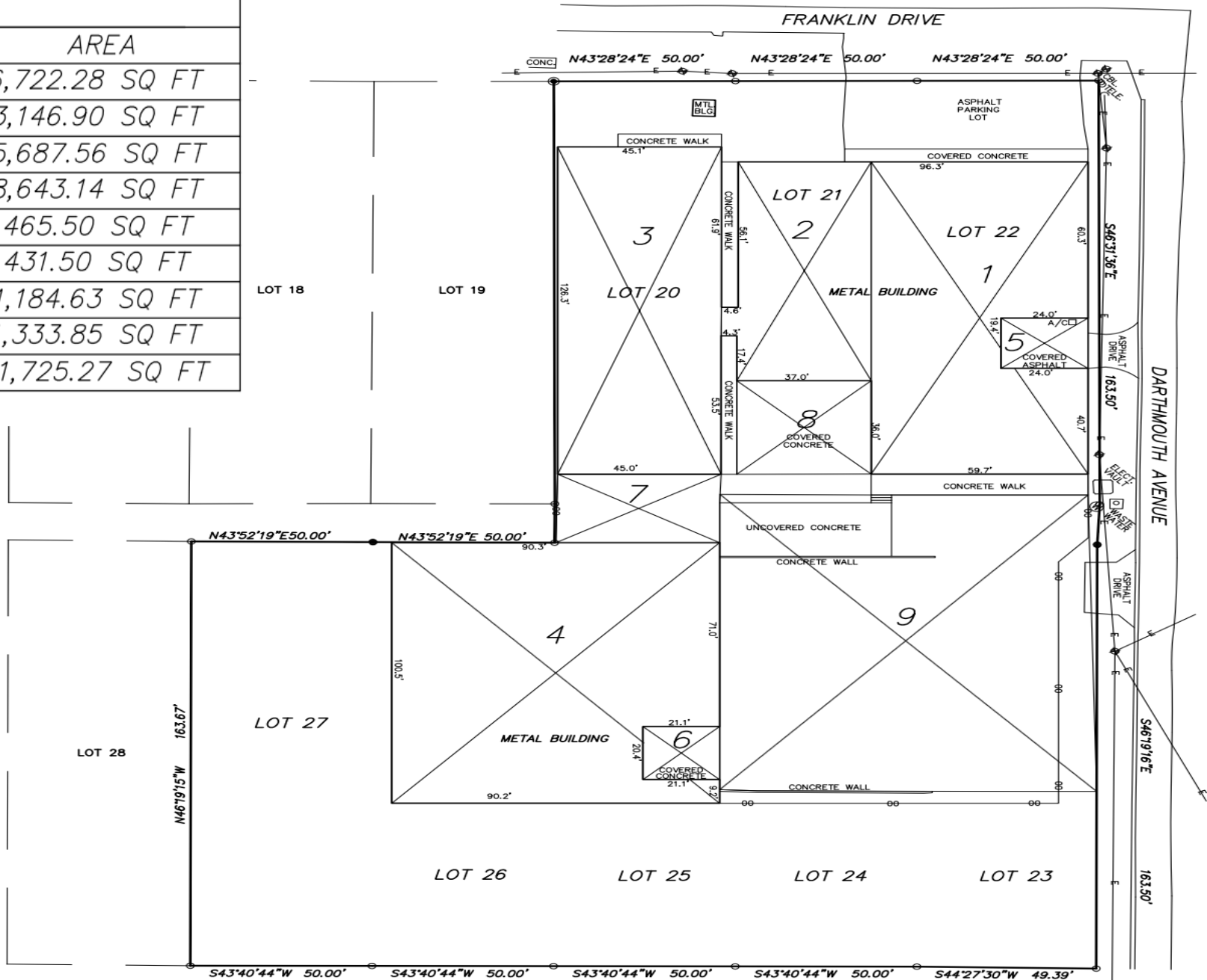


FRONT

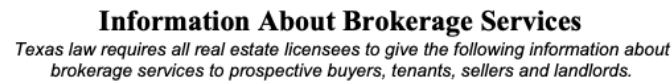


SURVEY

TAG	AREA
1	6,722.28 SQ FT
2	3,146.90 SQ FT
3	5,687.56 SQ FT
4	8,643.14 SQ FT
5	465.50 SQ FT
6	431.50 SQ FT
7	1,184.63 SQ FT
8	1,333.85 SQ FT
9	11,725.27 SQ FT







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.

- 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.

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.

- 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.

Buyer/Tenant/Seller/Landlord Initials

Date _____

Information available at www.trec.texas.gov

TAX-2007

ACRE One, LLC, 198 Bradshaw Dr. Austin TX 78737

Tony Gulla Producer

TX 78737 Phone: 5125658525 Fax: 5125658525
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St. Suite 2200, Dallas, TX 75201 www.lwolf.com

Phone: 5125658525 Fax:
Suite 2200, Dallas, TX 75201 www.lwpilf.com

Fitzhugh