

COMMERCIAL DIVISION

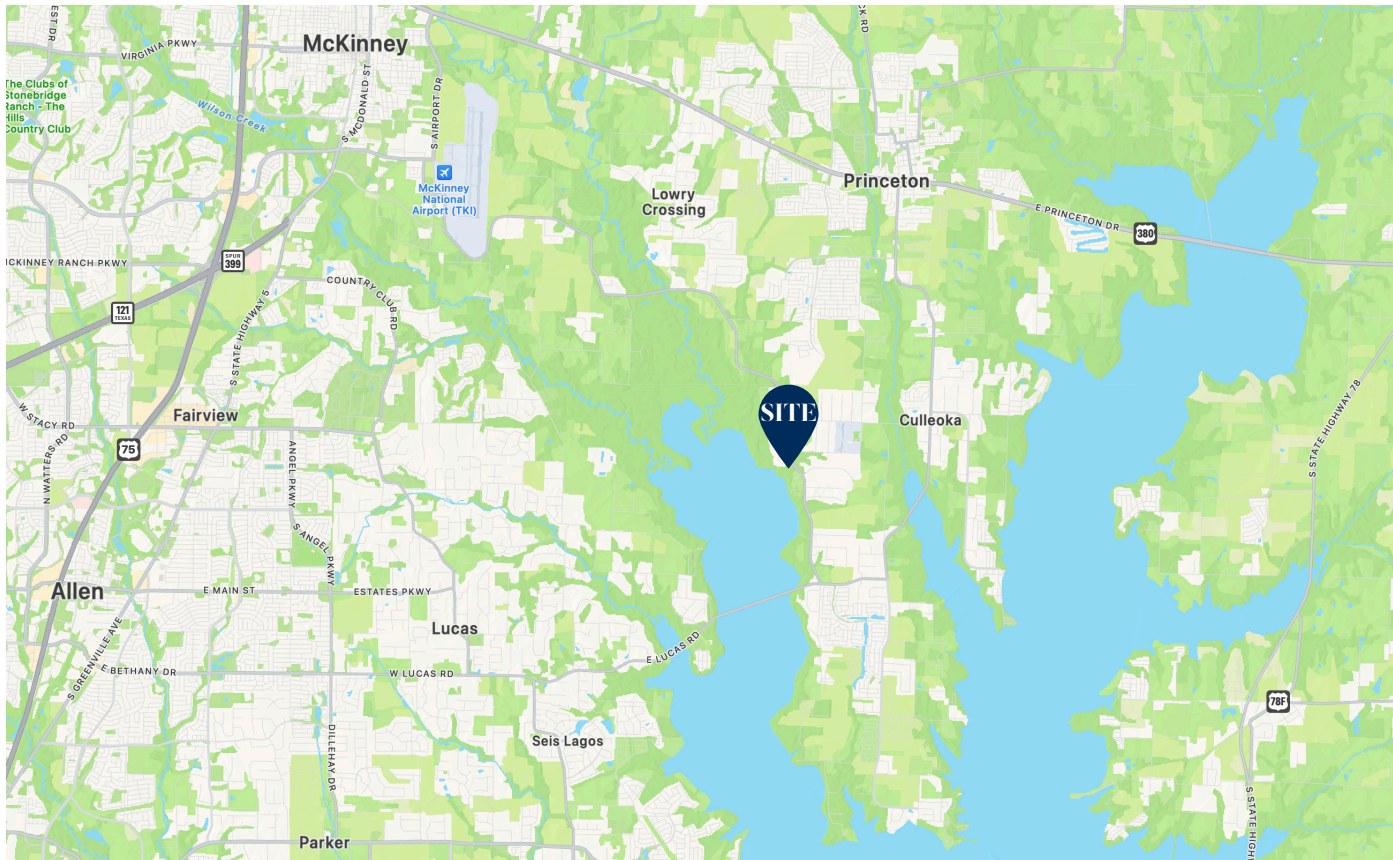
Briggs
Freeman

Sotheby's
INTERNATIONAL REALTY

RARE FLEX PROPERTY LOCATED IN AN EXPANDING MARKET

PRINCETON, TEXAS



**LOCATION**

5427 FM 546
Princeton, Texas 75407

AVAILABLE SPACE

± 27,108 SF Building
± 12 AC Lot

ZONING

F1 - Commercial

TRAFFIC COUNTS

FM 546: 6,030 VPD
E Lucas Branch Rd: 11,701 VPD

PRICE

\$3,400,000

BY THE NUMBERS**Median Household Income**

1-mile	3-miles	5-miles
\$80,400	\$100,000	\$107,000

Population

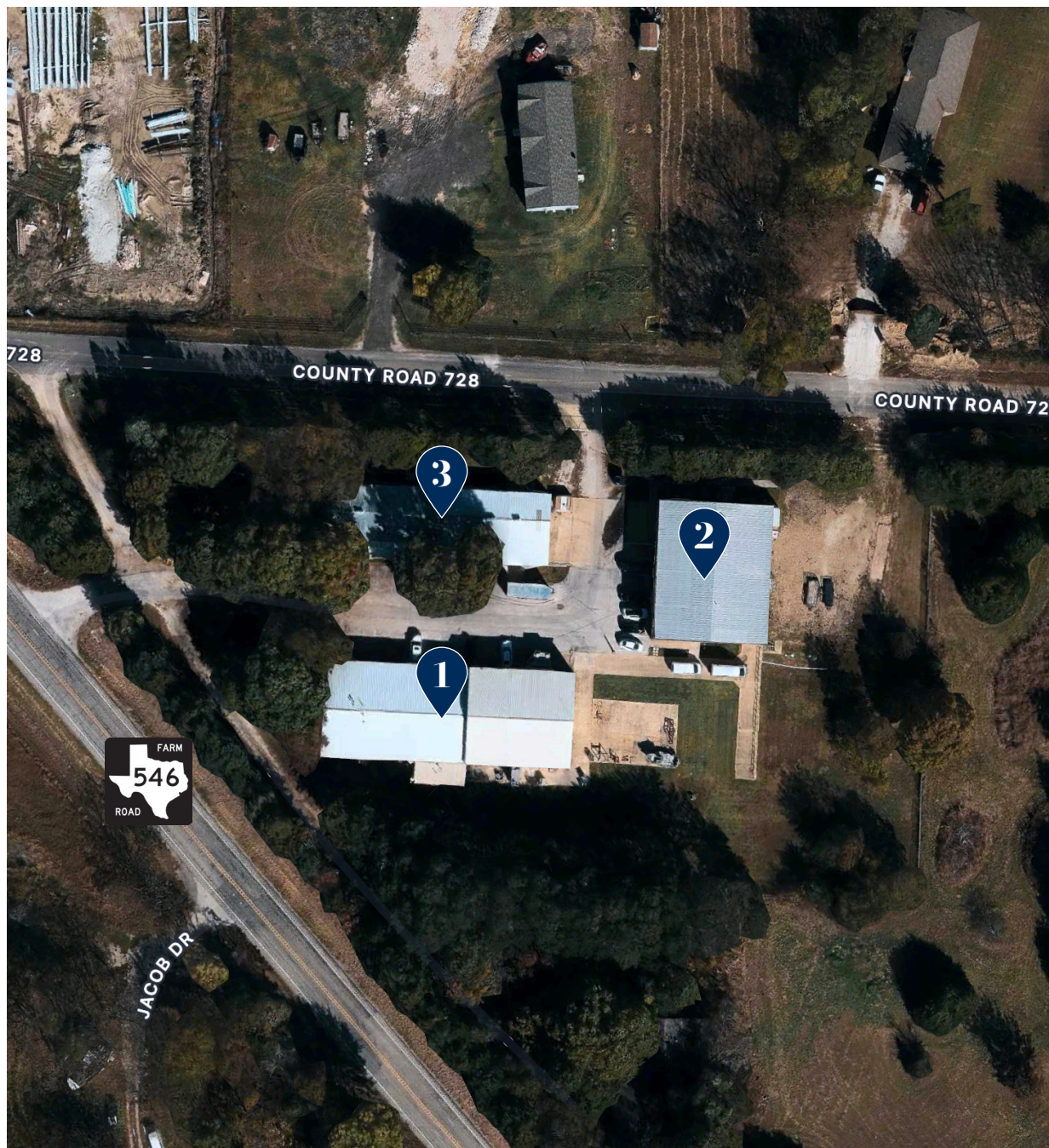
1-mile	3-miles	5-miles
4,961	31,400	69,100

Population Growth (since 2018)

1-mile	3-miles	5-miles
+ 19%	+ 43%	+ 16%

HIGHLIGHTS

- This property is connected to Culleoka's water supply via an 8-inch line
- Property consists of 3 flex buildings in a yard secured by a cyclone and barbed wire fence
- Permitted helipad with adjacent hangar / warehouse space
- Each building has its own 1,000 gallon above ground propane storage tank
- Opportunity to develop additional warehouses on surrounding land to create an industrial park
- This collection of warehouses includes space for manufacturing, showroom and offices
- Located in an emerging industrial submarket near Lake Lavon
- Property consists of multiple entry / exit points
- Power delivered to the site is 220V 3-phase, with the main building having two 400 amp circuit breaker panels and one 225 amp circuit breaker panel

**BUILDING 1**

- 30% office | 70% showroom / warehouse
- Showroom and warehouse spaces have easily accessible storage lofts
- Showroom space has 1 roll-up door and large sliding doors out to helipad
- Large walk-in electronic combination safe
- High caliber weapons testing room

BUILDING 2

- 50% office | 50% warehouse
- Warehouse on lower level, office space on second level
- Warehouse space has $\pm 14'$ clear height with 2 sliding doors
- Second-level office space has its own exterior entrance

BUILDING 3

- 100% warehouse
- Entire building has a $\pm 9.5'$ clear height
- 4 shop spaces divided by roll-up doors
- Storage loft in part of building
- Ventilated paint booth



LISTING TEAM

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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.

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