

OFFERING
MEMORANDUM
For Sale



6000 E. 1st St. Suite 100, Dallas, TX 75206

Price Guidance: \$1,200,000



Jessie Contreras

JC@JessieContreras.com



661-213-7947



www.capitalvistarealestate.com



SUMMARY

Introducing a prime commercial opportunity in the rapidly growing Buda and Kyle area, just moments from the I-35. This 3.49-acre property offers excellent frontage along Gateway Blvd and S Loop 4, providing outstanding visibility and accessibility for a variety of commercial or industrial uses. The site is a contiguous parcel with ample space, making it ideal for a variety of end users. The property features a office approximately 3,500 SF, suitable for administrative or operational use. A Main Warehouse 6,000 SF (60' x 100') with 20 foot height at the eaves, allowing ample space for a potential mezzanine. Two additional separate Sheds Each 5,200 SF (40' x 130'), providing covered storage or flexspace. The subject property is currently vacant and ready for immediate occupancy. While zoned for retail, the City of Kyle has indicated openness to alternative uses that would complement the surrounding area. This is a rare opportunity to secure a versatile property in a high-growth corridor with excellent connectivity. Contact us today for more details or to schedule a site tour and explore the potential this property holds for your business.

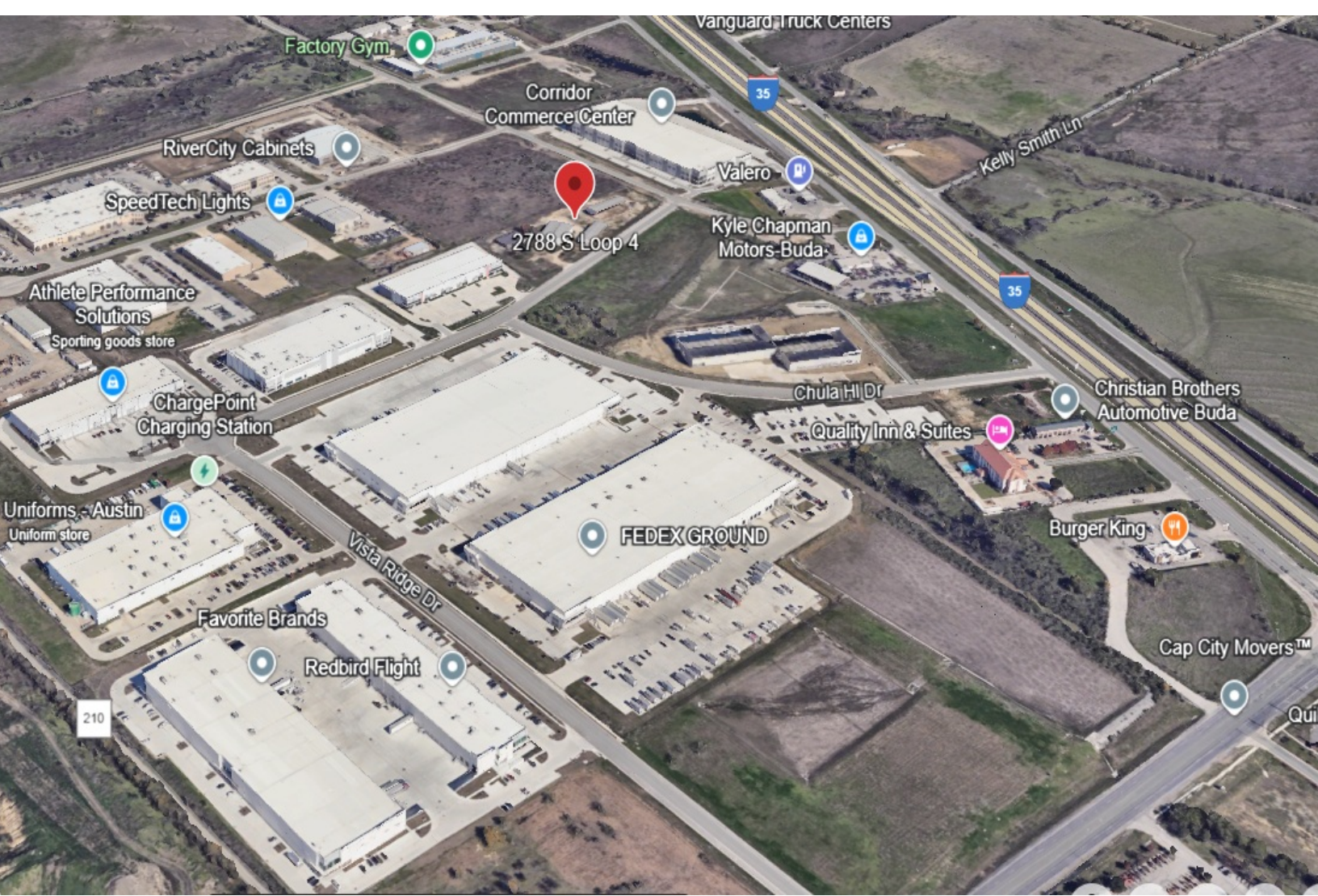
Disclaimer: All information provided is deemed reliable, but is not guaranteed and should be independently verified.



PHOTOS



Areal Map



Acres	Land SQ FT	Price Guidance
3.49 acres	149,367	\$2,900,000





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.

<u>Capital Vista Real Estate LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9010110</u> License No.	<u>info@capitalvistarealestate.com</u> Email	<u>(512) 777-0199</u> Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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