

1618 US-84, Mexia, TX | Industrial for Sale



167,507 Total SF

±75 Acres

Heavy Power

Outside City Limits

US-84 Visibility

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1618 Highway 84, Mexia, TX

Investment Overview.

M&D Commercial Group is now offering this 167,507 square-foot industrial plant for sale, outside of city limits. The plant includes three different facilities covering around 75 acres, with the option to sub-divide. With 20 separate buildings, ranging from 1,200 - 35,500 square-feet, the listing features multiple fabrication units and offices, each with their own water meter, electricity, and septic system. The site features 3-phase heavy power, industrial cranes, manufacturing equipment and more, which can be included in the sell upon negotiation. Located along Highway 84, fully fenced, with a security gate, the property has prime highway frontage with a centralized location.



Central Facility Overview

The central facility of the plant is the largest of the three facilities covering 57.53 acres. The facility is fully fenced and features the main security gate and guard shed.

The central facility features 14 buildings ranging from $\pm 1,200$ - 28,000 square-feet each. Features include the plant's main office with a reception, conference room, and multiple private offices, alongside a variety of fabrication shops. Each building includes its own water meter, electricity, and septic system. 3-phase heavy power is located throughout the industrial units.

Equipment can be included in the transaction. Contact the listing agent for more information.



Central Facility Photos



West Facility Overview

The west facility of the plant is adjacent to the central facility covering 9.07 acres. The facility is fully fenced and can be accessed through the central facility or direct road access.

The west facility features two buildings ranging from $\pm 8,000$ - 35,000 square-feet each. Features include a large open warehouse with private offices, chow hall, and restrooms throughout alongside three additional warehouses. Each building includes its own water meter, electricity, and septic system. 3-phase heavy power is located throughout the industrial units.

Equipment can be included in the transaction. Contact the listing agent for more information.



West Facility Photos



East Facility Overview

The east facility of the plant is located less than half a mile from the central facility covering 11.87 acres. The facility is fully fenced and has direct road access.

The east facility features four buildings ranging from $\pm 3,000$ - 35,000 square-foot each. Features include a large open warehouse with private offices, chow hall, and restrooms throughout alongside three additional warehouses. Each building includes its own water meter, electricity, and septic system. 3-phase heavy power is located throughout the industrial units.

Equipment can be included in the transaction. Contact the listing agent for more information.



East Facility Photos



Property Site Plan



Central

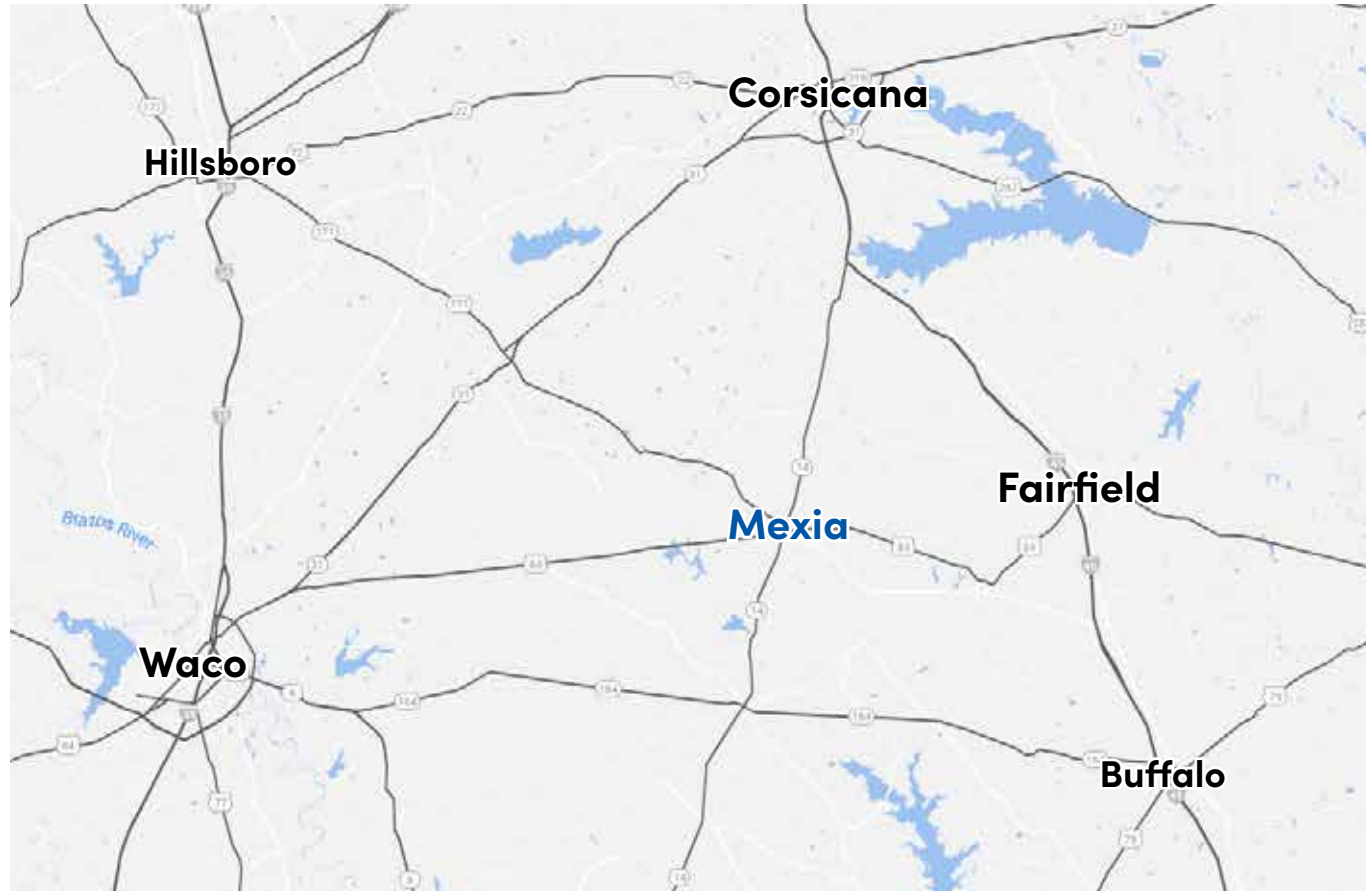
West

East

Unit	Type	% AC	Size (SF)	% Office	Clear Height	Year Built
1	Guard Shack	0	96	0	NA	2004
2	Main Office	100	6,504	100	12	2004
3	Parts Warehouse	10	4,800	10	26	2007
4	Office	100	1,248	100	8	1970
5	Fabrication Shop	10	28,000	10	26	1970
6	Storage Warehouse	10	3,400	20	26	2011
7	Fabrication Shop	0	7,140	10	26	2007
8	Fabrication Shop	10	5,736	10	26	2007
9	Metal Warehouse	10	7,800	10	20	1978
10	Metal Warehouse	10	7,140	0	26	2004
11	Back Blast Wall	NA	NA	NA	NA	NA
12	Metal Warehouse	10	5,000	10	26	1978
13	Paint Shop	0	3,198	0	26	2004
14	Fabrication Shop	10	6,360	10	26	2004
15	Fabrication Shop	10	28,830	10	26	2007
16	Fabrication Shop	10	8,000	10	26	2007
17	Fabrication Shop	10	35,556	10	30	1978
18	Metal Warehouse	10	5,793	10	26	2004
19	Metal Warehouse	10	3,984	10	16	2007
20	Metal Warehouse	10	3,198	10	26	2004



Mexia Location



The property is centrally located around several major cities and traffic routes.



22 Miles to Fairfield



31 Miles to Corsicana



41 Miles to Waco



58 Miles to Palestine

Freestone County Demographic Overview

Freestone County is a balanced economic region in terms of industrial sectors. U.S. Census survey data indicated the top three industry sectors in 2018 in Freestone County were healthcare, government and oil, gas and mining. However, Agriculture in Freestone County, at 3.81% of the total county industry, was the highest percentage of any county in Texas. Energy generation is also a significant segment of Freestone's industrial base. The Jewett Mine is located in both Freestone and Limestone County and supplies lignite to the Limestone Electric Generating Station owned by NRG Texas. The Freestone Energy Center generates electricity as a natural gas-fired facility located on approximately 500 acres near Fairfield, Texas.

Manufacturing and industrial sectors are a prime contributor to the Freestone County job market. Some common manufacturing industries in the area include food processing, metal fabrication, and wood products manufacturing.

Overall, while agriculture remains a cornerstone of the economy and job market in Freestone County, efforts have been made to diversify and attract a broader range of industries to create more employment opportunities and bolster economic growth. For the most current and specific data on demographics, industries, and the job market in Freestone County, it's recommended to refer to the latest official government sources or local economic development agencies.



19,950

2022 Population
Freestone County



\$55,910

2021 Median HH Income
Freestone County



\$534,063

Feb '23 Average Home Value
Freestone County



40.8

2020 Median Age
Freestone County

Property Summary

Location	1618 US-84 Mexia, TX 76667
Zoning	Outside City Limits
Square-Feet	167,507 SF
Acres	75 Acres
Opportunity	Option to acquire a prime industrial plant with the option to sub-divide.



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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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date