



TRANSWESTERN

REAL ESTATE
SERVICES



FOR SALE

9699-9701 INTERSTATE 20 EASTLAND, TX 76448

Absolute Net Lease Office Investment with Interstate 20 Frontage

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EXECUTIVE SUMMARY

9699-9701 Interstate 20 in Eastland, Texas offers a stabilized office investment opportunity supported by predictable cash flow and minimal management requirements. The offering consists of two leased office buildings totaling approximately 19,500 square feet situated on approximately 2.43 acres with prominent frontage and visibility along Interstate 20. The improvements include a 13,000 SF office building and a 6,500 SF office building, both fully leased under absolute net lease structures.

The absolute net leases provide investors with highly predictable income and limited landlord responsibilities, making the property well suited for passive ownership. The office buildings feature functional layouts designed to support administrative, operational, and support users, and benefit from established tenancy in a location offering convenient regional access.

With direct Interstate 20 exposure, strong accessibility, and stabilized in-place income, the property presents an attractive opportunity for investors seeking durable cash flow in a low-management structure. The combination of long-term tenancy, net lease economics, and a highly visible interstate location positions the asset as a compelling standalone office investment within the Eastland market.

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PROPERTY SUMMARY



ADDRESS	9699-9701 Interstate 20 Eastland, TX 76448	BUILDING FEATURES	Building 1 (9701)- 13,000 SF single story office building Building 2 (9699)- 6,500 two-story office building with 3,250 SF of finished office on first floor and storage room on second floor. Features a full racquet ball court and dry sauna.
SQUARE FOOTAGE	+/- 19,500 SF	LEASE STRUCTURE	Office buildings - Absolute Net
NUMBER OF BUILDINGS	2 Office Buildings	ZONING	ETJ (Extraterritorial Jurisdiction)
LAND AREA	2.43 Acres	ACCESS/FRONTAGE	Direct Interstate 20 Frontage

LEASED OFFICE BUILDINGS

Property	9699-9701 Interstate 20 Eastland, TX 76448
Building Size	13,000 SF Office 6,500 SF Office
Building Features	Private offices, conference/work areas, administrative layout (6,500 SF office has 3,250 finished office on first floor with storage room on the second floor. Features a full racquet ball court and dry sauna.)
Lease Term	5 Years
Lease Type	Absolute NNN
Landlord Responsibilities	None under Absolute Net Lease
Tenant Responsibilities	Tenant is responsible for Property Taxes, Property Insurance, all maintenance and repairs, including roof, structural components, HVAC, plumbing/electrical, and parking lot/landscaping. Tenant is also responsible for operational dues such as utilities, janitorial/cleaning, code compliance and capital expenditures



TENANT PROFILE - EAGLE RAILCAR SERVICES / EQT INFRASTRUCTURE VI FUND

The office facilities are leased by Eagle Railcar Services, a leading provider of railcar repair, maintenance, and compliance services across North America. In April 2025, EQT Infrastructure VI Fund, a globally recognized institutional investor focused on long-term, essential infrastructure assets, acquired Eagle Railcar with the intention of supporting its continued expansion. Following the acquisition, Eagle Railcar remains in place and fully operational, backed by EQT's significant capital resources, industry expertise, and commitment to scaling mission-critical transportation and industrial service platforms. This alignment of a proven operating company with a major international infrastructure fund further enhances the stability, credit quality, and long-term occupancy strength of the tenancy at 9701 Interstate 20.

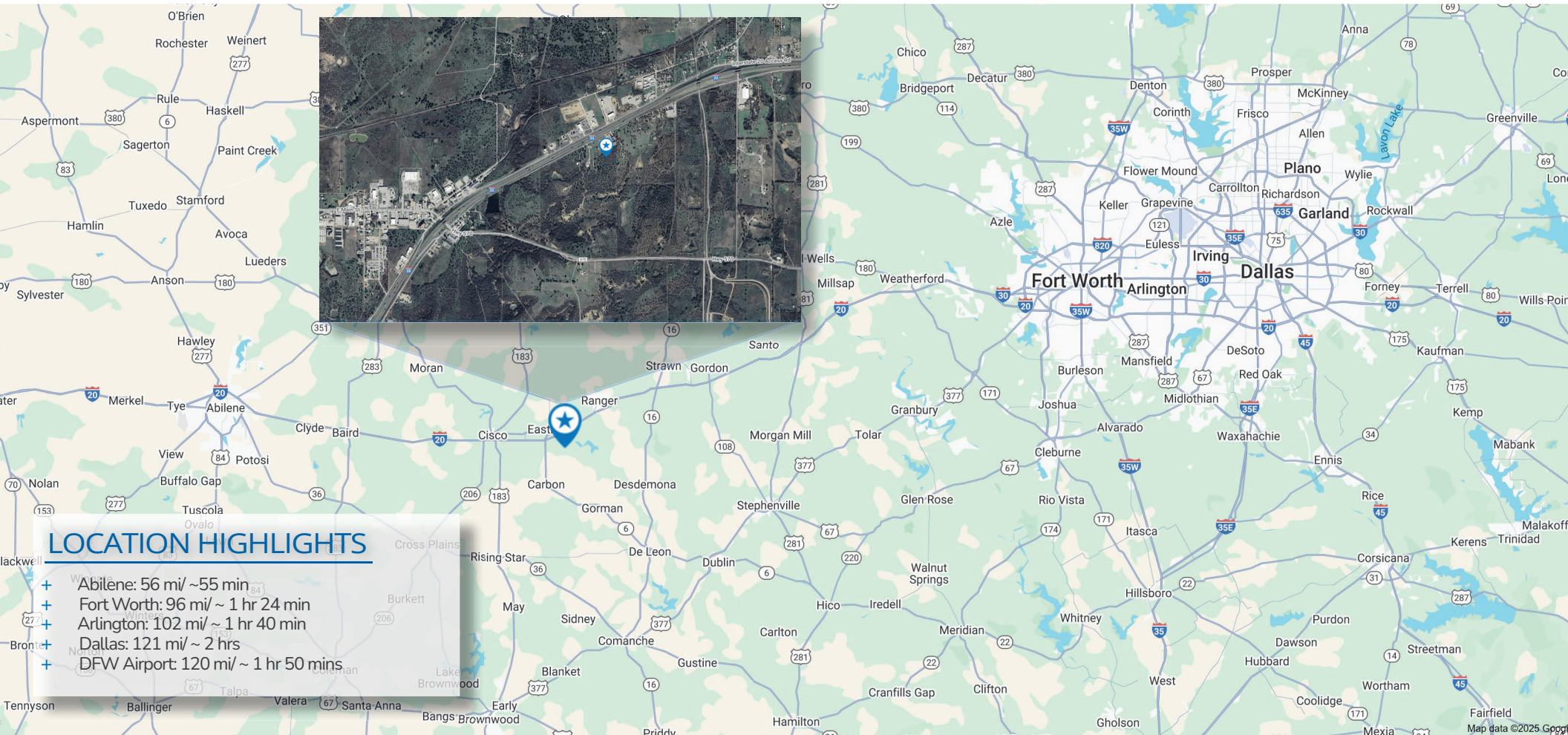
AREA DEMOGRAPHICS

Eastland is positioned along the Interstate 20 corridor in a stable, service-oriented region drawing from a multi-county labor pool and benefiting from lower operating costs compared to larger Texas metros. Its central location between the DFW Metroplex and Abilene provides strong regional connectivity for industrial, trade, and logistics users. The broader area is experiencing additional momentum from major investment in Abilene, including a large multi-phase data center development that is bringing significant capital, infrastructure expansion, and job creation to the region. This growth further strengthens the I-20 corridor as an emerging hub for industrial operations and enhances Eastland's appeal for businesses seeking access, affordability, and long-term economic stability.



REGIONAL LABOR POOL SNAPSHOT

- + **Eastland County Population:** ~ 17,700
- + **30-Minute Labor Shed:** ~ 35,000 + residents
- + **Multi-County Labor Access:** Eastland, Erath, Stephens, Callahan Counties
- + **Key Workforce Sectors:** Trades, transportation, manufacturing, energy services
- + **Regional Momentum:** Strengthened by Abilene's tech expansion and large-scale data center development





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.

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

Buyer/Tenant/Seller/Landlord Initials	Date
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