

3 DRIVE-THRU BAY, CRANE SERVED SHOP W/ DOUBLE WASH-BAY

INDUSTRIAL FOR SALE OR LEASE

7659 U.S. 281

PLEASANTON, TX 78064

CONTACT BROKER:

LAYTON LOWRY

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NRG REALTY GROUP

NRGREALTYGROUP.COM



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OFFERING SUMMARY

Sale Price:	\$1,950,000
Price / SF:	\$91.12
Lease Rate:	Contact Broker
Building Size:	21,400 SF
Lot Size:	8.2 Acres
Year Built:	1980
Zoning:	Outside City Limits

PROPERTY OVERVIEW

Excellent industrial service facility totaling 21,400 SF on 8.2 Acres with $\pm 830'$ of frontage on US Hwy 281! The main building is 12,600 SF containing 5,600 SF of office and 7,000 SF of shop. Office features include 5 private offices, 2 restrooms, large kitchen/break room, 1 large conference room or cubicle space, and additional office space on the second floor. The warehouse has (6) 16' overhead doors forming 3 drive-through bays, (1) 3-ton crane, and a covered 2 bay wash-bay. Other features include and air compressor, mechanic inspection pit, shop heaters, a truck weighing station, and an oil change station. The second building is an 8,000 SF warehouse with 1 dock-high door and 1 grade-level door. The site is serviced by 3-phase/480V power, water well, and septic system.

LOCATION OVERVIEW

This property is located on the Southeast corner of the US Hwy 281 & 1470 intersection in Pleasanton, TX; approximately 30 miles South of San Antonio in the Eagle Ford Shale.

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PROPERTY HIGHLIGHTS

- 2 Buildings Totaling 21,400 SF on 8.2 Acres
- ±830' of frontage on US Hwy 281
- 12,600 SF Main Building; 5,600 SF Office, 7,000 SF Shop
- 5 Private Offices, Large Kitchen/Break Room, Conference Room
- Additional 2nd Floor Office
- (6) 16' Overhead Doors Forming 3 Drive-Through Bays
- (1) 3-ton Overhead Bridge Crane
- Covered 2 Bay Wash-Bay
- Air Compressor, Mechanic's Pit, Shop Heaters
- Truck Weighing Station, Oil Change Station



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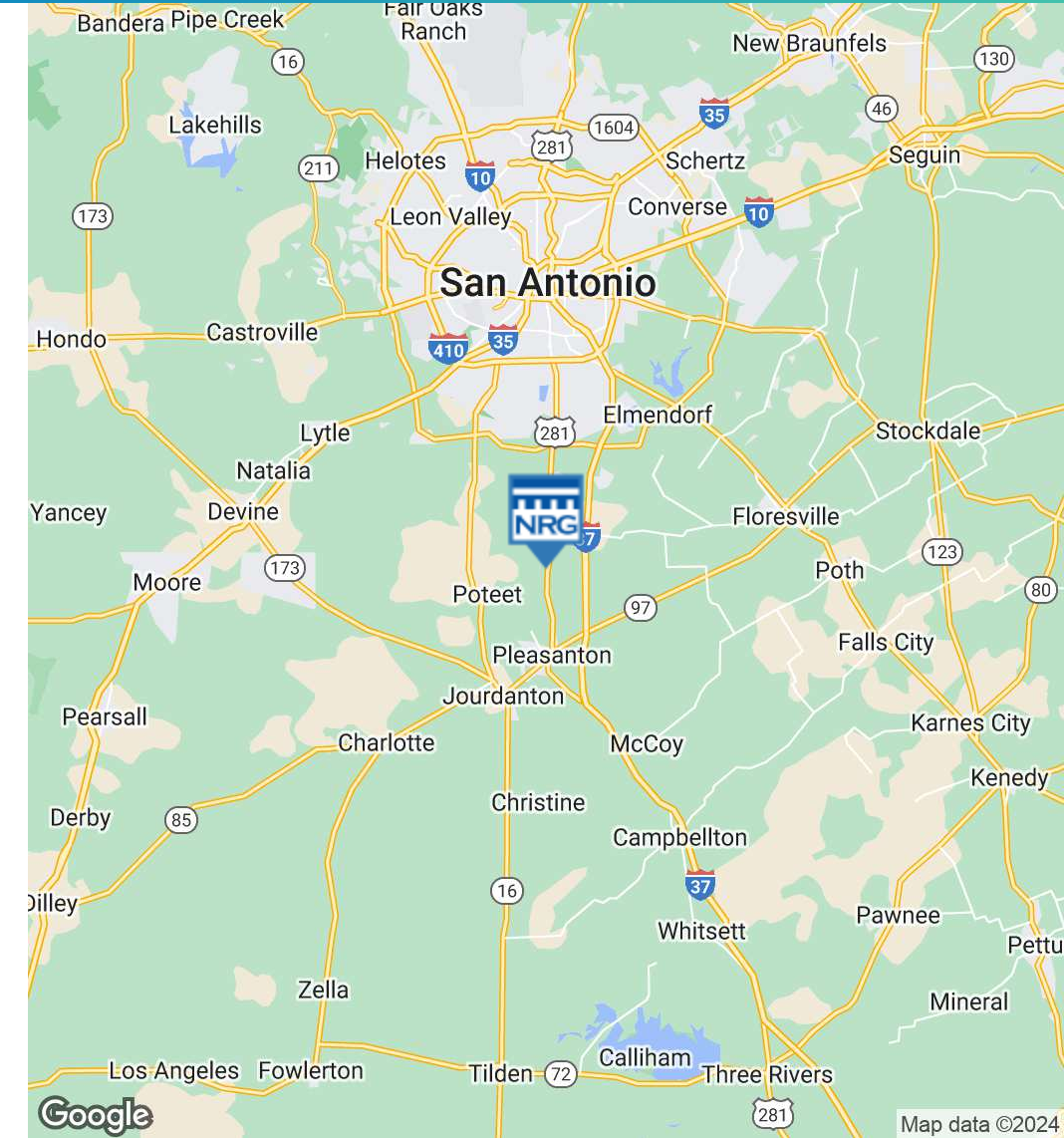
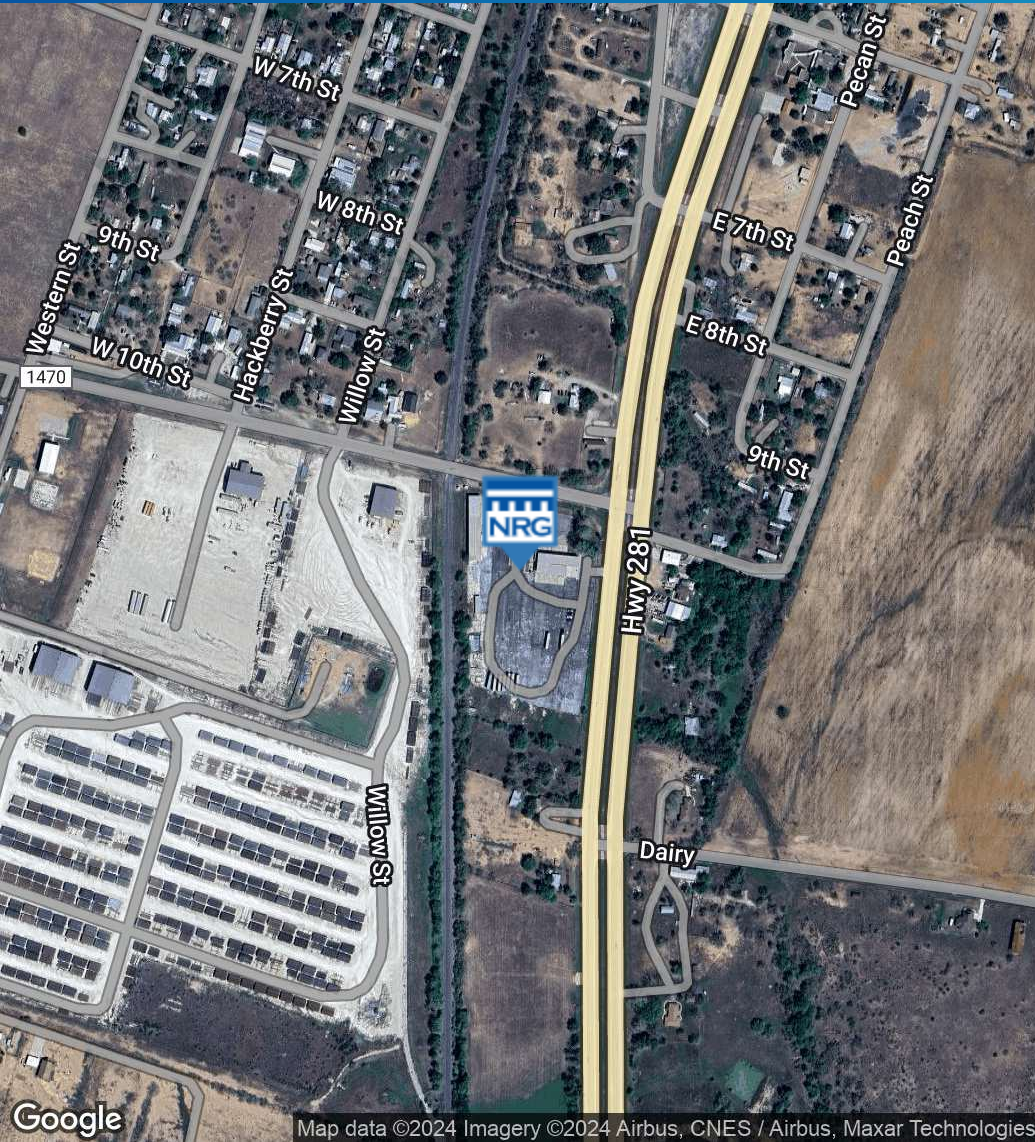
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Information About Brokerage Services

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



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