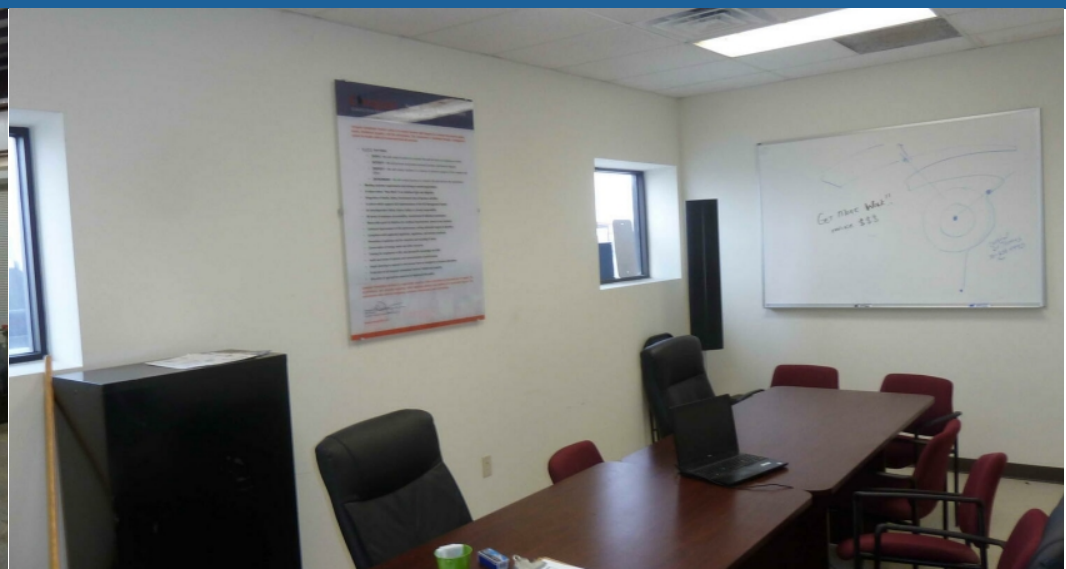




563 Shale
Pleasanton, TX 78064
OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



John Paul Padgett
John Paul Padgett
Direct: 2102791558
johnpaul@brohillrealty.com
License #: 548393

TABLE OF CONTENTS

4

PROPERTY SUMMARY

Overview
Investment Highlights
Location Highlights

9

TENANT ROSTER

Tenant Highlights
Tenant Locations

15

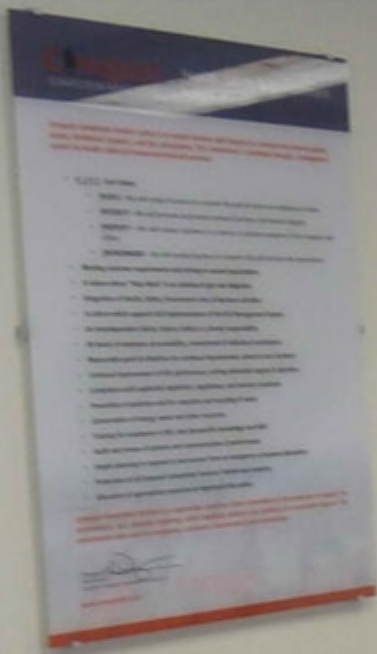
PLEASANTON

About Pleasanton

Brohill Realty
1004 W Oaklawn
Pleasanton, TX 78114
Office: 8305694455
brohillealty.com

Built By: www.crebuilder.com





PROPERTY SUMMARY

Offering Price	\$2,475,000
Building SqFt	11,250 SqFt
Year Built	2015
Lot Size (SF)	421,661.00 SqFt
Parcel ID	R164413
Zoning Type	Commercial
County	Atascosa
Frontage	0.00 Ft
Coordinates	28.930831,-98.478887

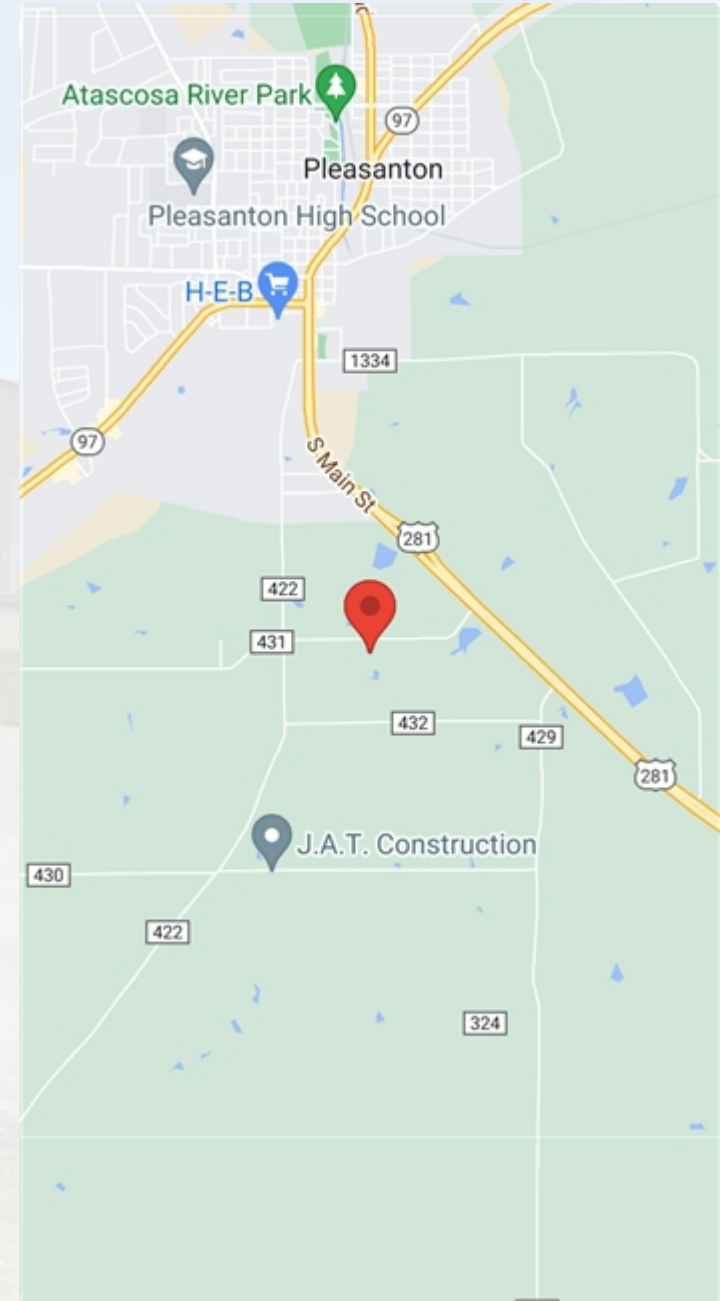
INVESTMENT SUMMARY

This is a prime investment opportunity located at 563 Shale, Pleasanton, Tx 78064 in Pleasanton, TX. The property is occupied by a Redhawk Coil Tubing company. With an annual net operating income of \$198,000 1st year, \$202,980 2nd year and \$208,056 3rd year , the property is a sustainable income-producing investment. The office sits on a 9.68 Acre site, which offers additional buildable expansion. The site is within an opportunity zone. This building has excellent visibility and high traffic counts located on the south service road of Interstate 30.



INVESTMENT HIGHLIGHTS

- Property is fully fenced, secured and features ample parking in addition to a large paved storage area.





LOCATION HIGHLIGHTS

- Smart investment opportunity in Eagleford Shale with industrial tenants, low vacancy rates and open inbound / outbound transportation options.





TENANT PROFILES

Redhawk Coil
Tubing







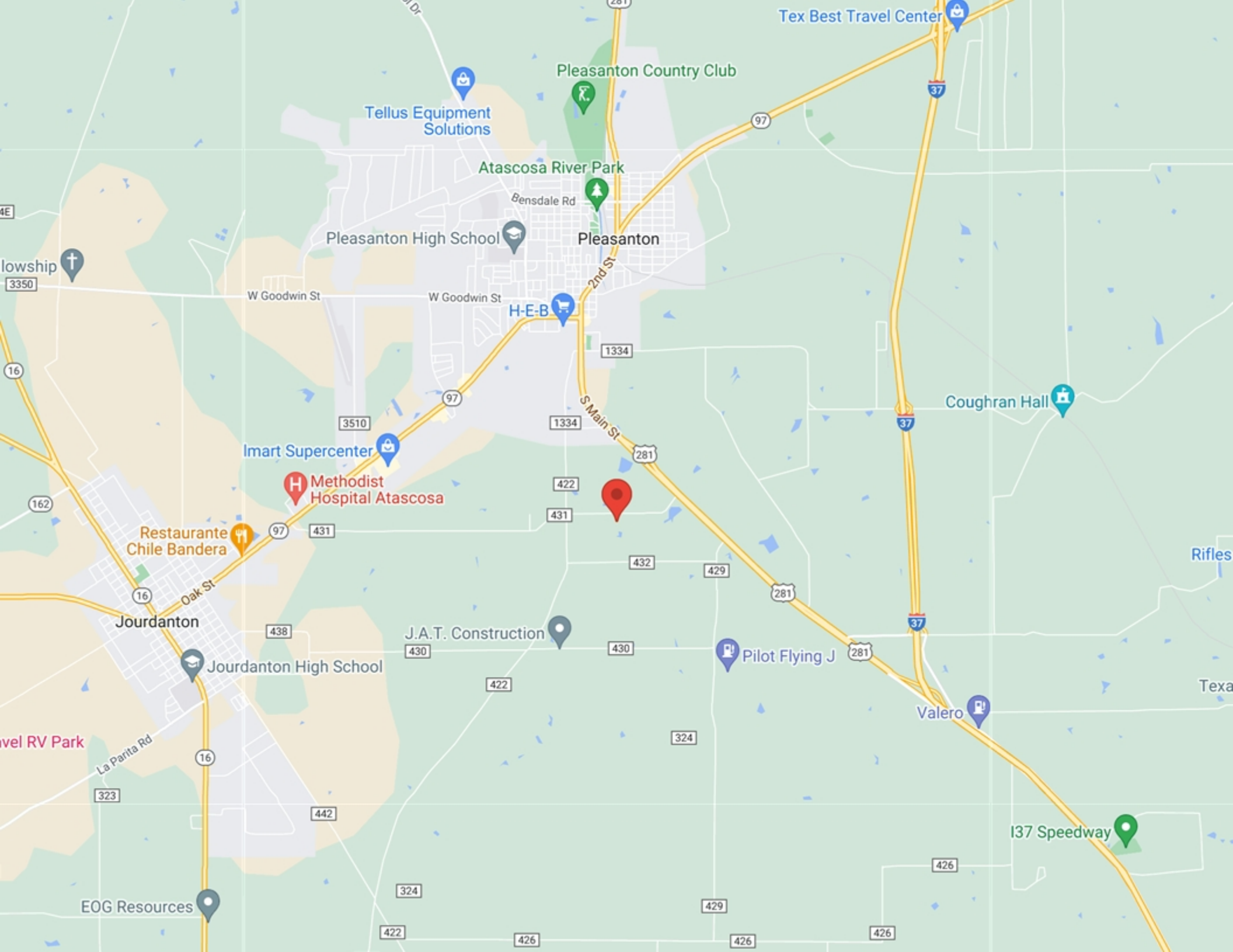
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15	7,228	13,494
2010 Population	19	7,667	14,778
2023 Population	14	8,222	15,978
2028 Population	14	7,931	15,565
2023-2028 Growth Rate	0 %	-0.72 %	-0.52 %
2023 Daytime Population	603	11,213	18,849



2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	0	365	498
\$15000-24999	1	276	452
\$25000-34999	0	296	725
\$35000-49999	1	235	501
\$50000-74999	2	494	896
\$75000-99999	2	462	1,005
\$100000-149999	3	622	1,166
\$150000-199999	0	141	252
\$200000 or greater	0	76	320
Median HH Income	\$ 79,585	\$ 63,569	\$ 68,989
Average HH Income	\$ 92,747	\$ 77,837	\$ 87,752

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	7	2,556	4,669
2010 Total Households	9	2,753	5,320
2023 Total Households	10	2,968	5,814
2028 Total Households	10	2,895	5,732
2023 Average Household Size	1.4	2.71	2.7
2023 Owner Occupied Housing	7	1,864	3,973
2028 Owner Occupied Housing	7	1,825	3,926
2023 Renter Occupied Housing	3	1,104	1,841
2028 Renter Occupied Housing	3	1,070	1,806
2023 Vacant Housing	1	463	731
2023 Total Housing	11	3,431	6,545







ABOUT PLEASANTON

Pleasanton is a city in Atascosa County, Texas, United States. The population was 8,934 at the 2010 census. Pleasanton's official motto is "The City of Live Oaks and Friendly Folks." It is part of the San Antonio-New Braunfels Metropolitan Statistical Area.



CITY OF PLEASANTON	
County	Atascosa
AREA	
City	9 sq mi
Land	9 sq mi
Elevation	361 ft
POPULATION	
Population	8,934
Estimate (2019)	10,855
Density	1,211.63 sq mi

CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from BROHILL REALTY and it should not be made available to any other person or entity without the written consent of BROHILL REALTY.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to BROHILL REALTY. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. BROHILL REALTY has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, BROHILL REALTY has not verified, and will not verify, any of the information contained herein, nor has BROHILL REALTY conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE BROHILL REALTY ADVISOR FOR
MORE DETAILS.**

EXCLUSIVELY PRESENTED BY:

John Paul Padgett

John Paul Padgett

Direct: 2102791558

johnpaul@brohillrealty.com

License #: 548393

Built By:
www.crebuilder.com

Brohill Realty
1004 W Oaklawn
Pleasanton, TX 78114
Office: 8305694455
brohillrealty.com