

# ±9,180 SF Office/Warehouse

With Fenced Yard on ±5.01 Acres

FOR SALE

W. TX-199

 FORMATION  
REAL ESTATE

5092 W. TX-199  
SPRINGTOWN TEXAS

# EXCLUSIVELY MARKETED BY

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# PROPERTY OVERVIEW

FOR SALE



**±9,180**  
BUILDING SIZE (SF)

**±5.01**  
ACRES

**NONE**  
ZONING

5092 W. TX-199 | SPRINGTOWN, TEXAS



## 9,180 SF Office/Warehouse

- ± 1,600 SF Office Building
- ± 7,580 SF Warehouse
- (8) OH Grade Level Doors
- (3) Pass Through Bays
- Wash Pit w/ Drain, Sump

## 5.01 Acres

- Fence & Gated Perimeter
- Rock Stabilized
- 300' of Frontage on TX-199

## Industrial Service Facility with Office, Shop & Yard – Springtown, TX.

This site is ideal for trucking, equipment or industrial service companies and includes frontage on Hwy 199 just outside Springtown City Limits.

The facility features office and multiple truck bays including drive through and ample stabilized outside storage. It is served by septic, rural water and plumbed for gas, and includes multiple trailer hookups.

**SALE PRICE:** \$1,100,000 (\$119.82 PSF)

# PHOTOS

FOR SALE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

5092 W. TX 199, Springtown, TX 76082

FOR SALE

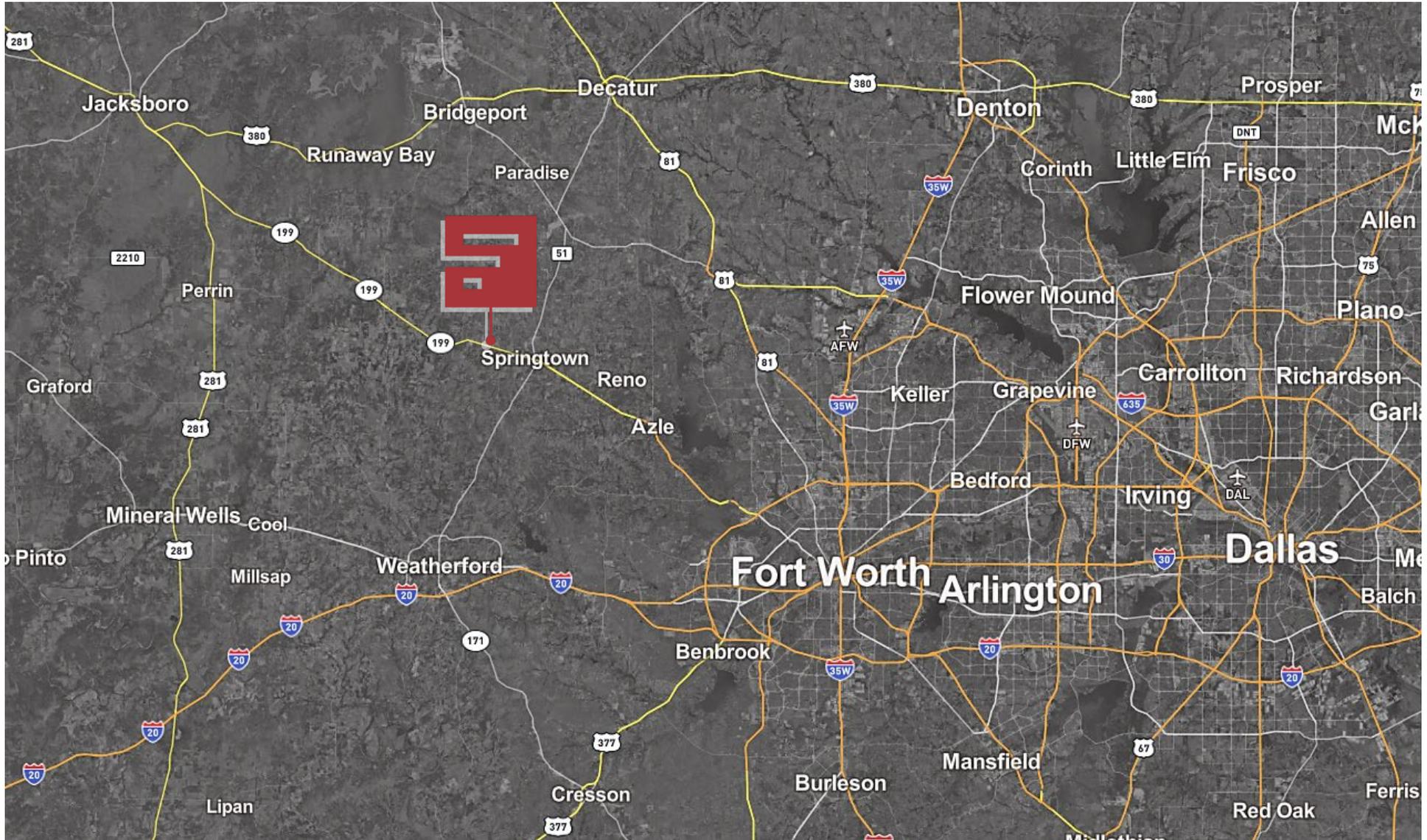


W. TX-199

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# PROPERTY MAPS & AERIALS

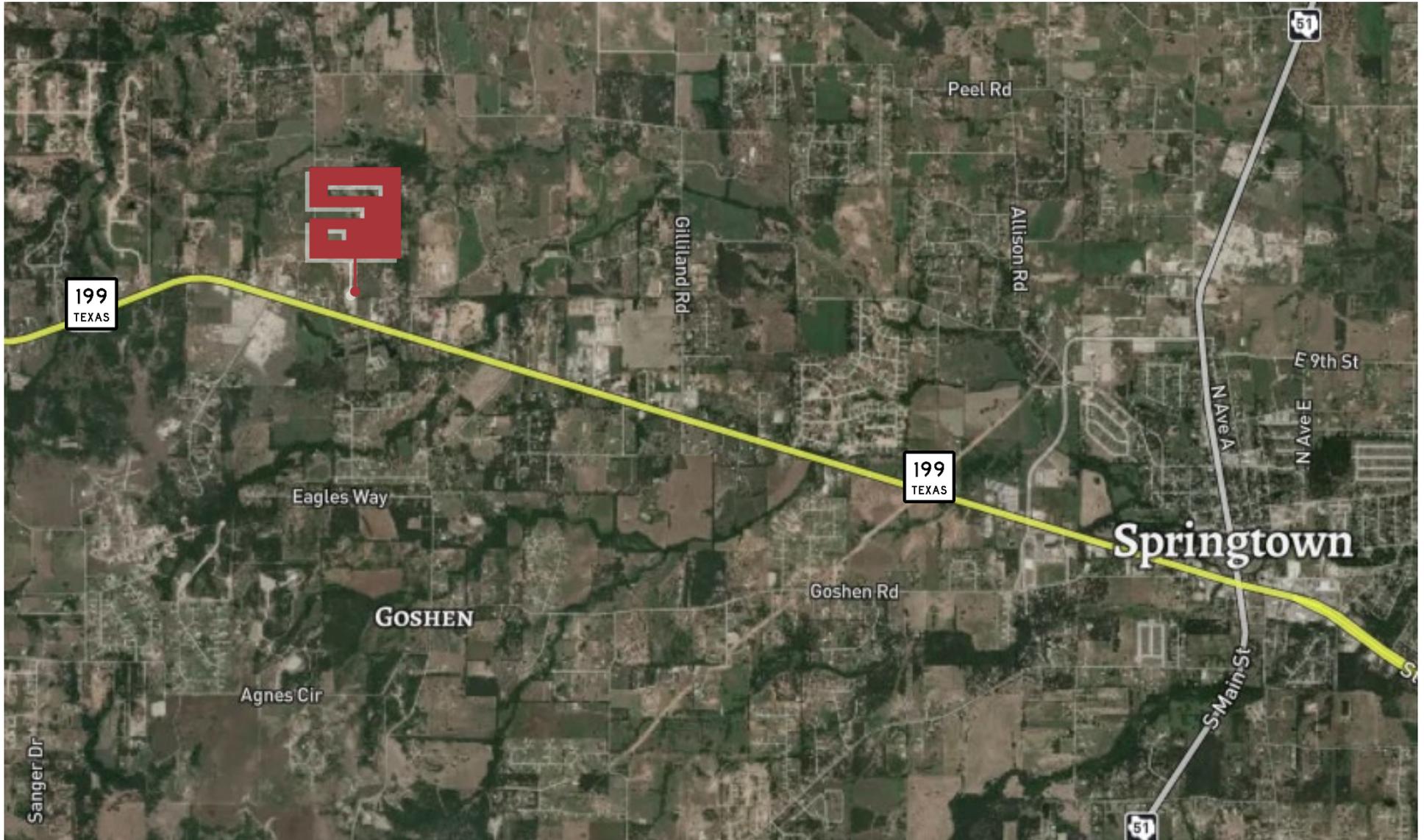
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**FORMATION**  
REAL ESTATE

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[FORMATIONTX.COM](http://FORMATIONTX.COM)

# 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): HOLDERS:

- 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 other 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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