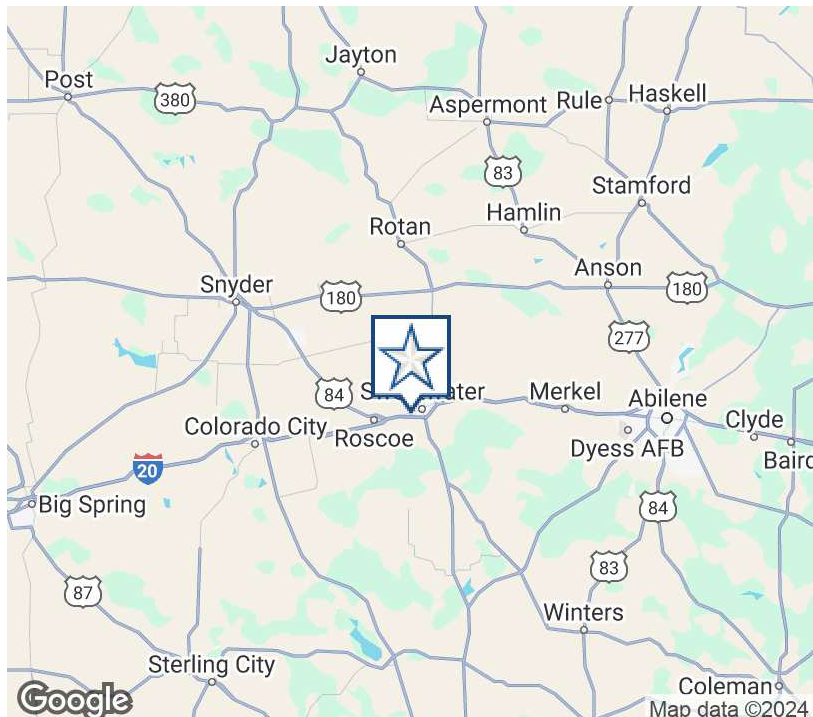


110 CR 141, SWEETWATER

110 CR 141, Sweetwater, TX 79556

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,950,450
Lot Size:	5.0 Acres
Year Built:	2013
Building Size:	21,218 SF
Renovated:	2015
Zoning:	M—Second Manufacturing District
Price / SF:	\$91.92

PROPERTY OVERVIEW

This Office-Warehouse, located north of I-20, encompasses a total of 21,218 sq ft of building space.

The main building is office with warehouse. The office area is built out with six offices, reception with waiting area, a conference room with kitchenette, data room, copy room, and two restrooms. It is updated with modern finishes and soundproof insulation. The attached warehouse is 7,550 +/- sf. It features two 14' grade-level automatic overhead doors, three-phase power, a two-ton and one-ton crane system, plumbed airlines for compressed air, and closed-cell spray foam insulation. It has a restroom and small break area. The attached covered awning is equipped with a one-ton crane hoist. The second improvement is the original 1,638 sf building with 5,000 sf warehouse attached. The warehouse area has seven grade level overhead doors, timed lights, and offers ample room for parts storage and organization.

The yard is improved with caliche, security fence with keypad access. The front parking area is improved with asphalt and four covered parking spaces.

FF&E includes: Forklift, welder, two air compressors, lathe, natural gas burnout oven, two 40' sea containers with shelving, assorted pipe racks, warehouse racks. Please note FF&E is subject to change.

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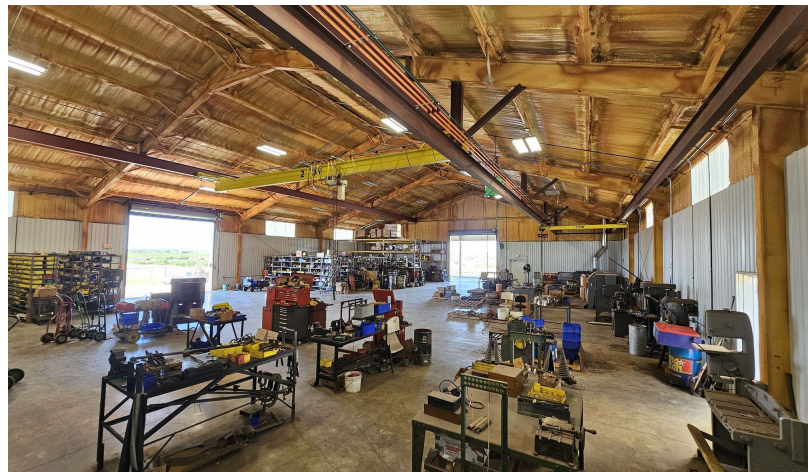
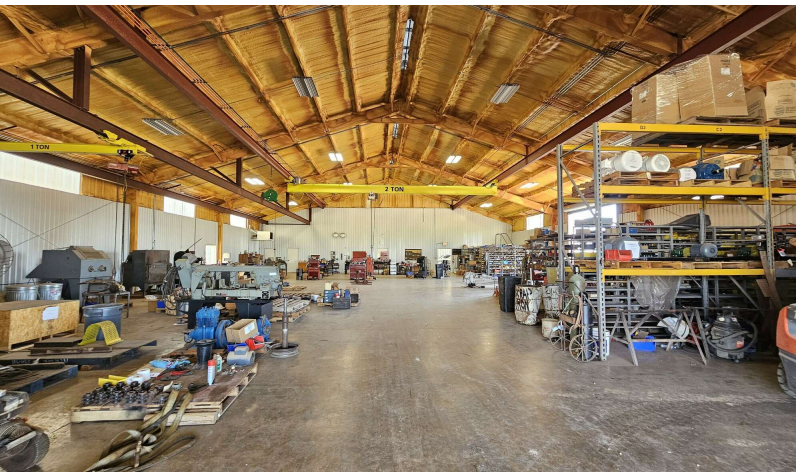
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ADDITIONAL
PHOTOS



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Brokerage makes no representation as to accuracy of all data presented.

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LOCATION
MAP



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COMPLETE
HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Yard improved with caliche and fence.
- 9 - Grade Level Overhead Doors
- 1 two-ton crane; 2 one-ton crane
- Three-phase power



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110 CR 141, SWEETWATER

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PROPERTY
DETAILS

Sale Price	\$1,950,450
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M—Second Manufacturing District
Lot Size	5 Acres
APN #	17906

LOCATION INFORMATION

Building Name	110 CR 141, Sweetwater
Street Address	110 CR 141
City, State, Zip	Sweetwater, TX 79556
County	Nolan

PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	M—Second Manufacturing District
Lot Size	5 Acres
APN #	17906

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

BUILDING INFORMATION

Building Size	21,218 SF
Number of Cranes	3
Ceiling Height	28 ft
Minimum Ceiling Height	16 ft
Office Space	2,448 SF
Number of Floors	1
Year Built	2013
Year Last Renovated	2015

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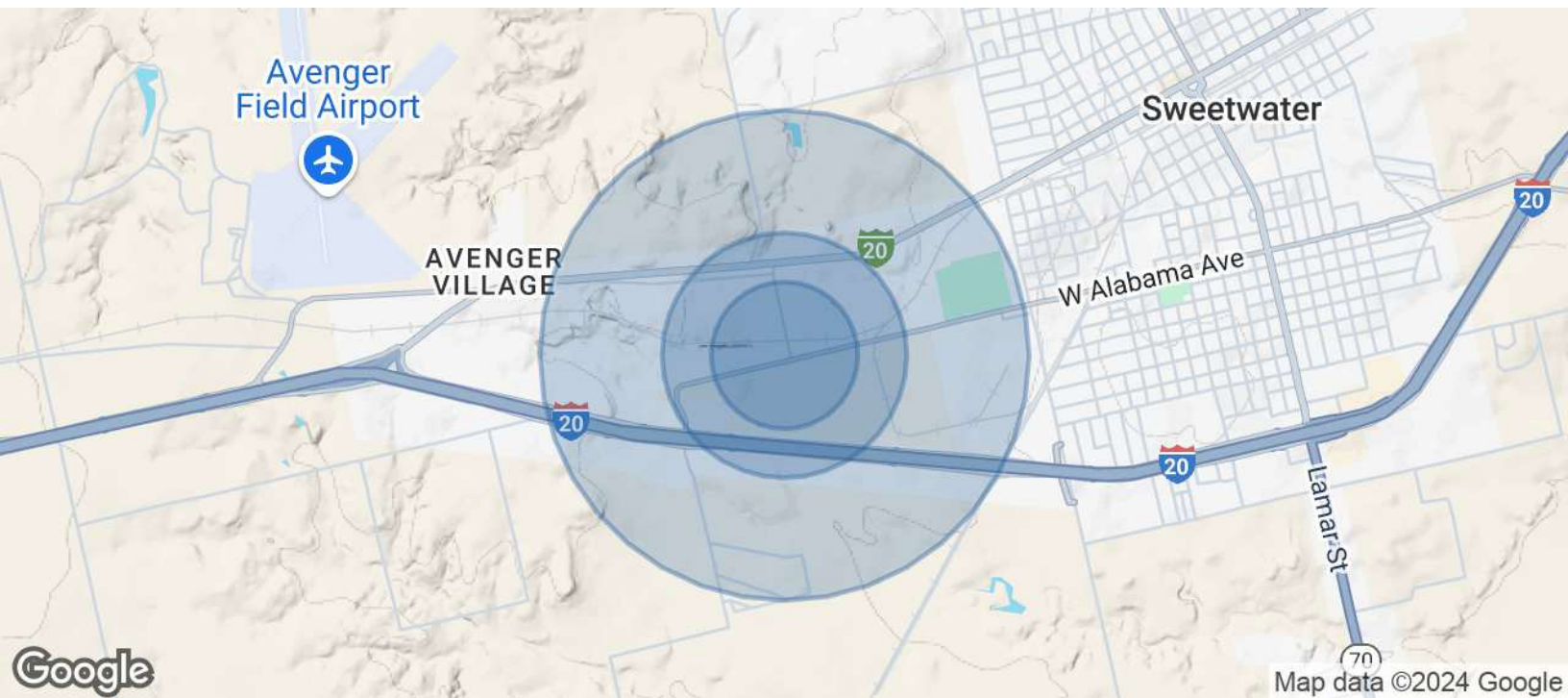
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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2	22	239
Average Age	44	40	41
Average Age (Male)	42	39	39
Average Age (Female)	45	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	9	97
# of Persons per HH	2	2.4	2.5
Average HH Income	\$83,184	\$56,364	\$57,257
Average House Value	\$206,450	\$122,676	\$112,954

Demographics data derived from AlphaMap

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