



325 HANCOCK
HUDSON OAKS, TX 76087

VERSATILE INDUSTRIAL FLEX BUILDING



PROPERTY HIGHLIGHTS:

- 31,752 SQ FT BUILDING
- 2.31 ACRES
- QUICK ACCESS TO INTERSTATE 20
- DURABLE TILT WALL CONSTRUCTION



SALE PRICE: \$6,000,000

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The information contained herein was obtained from sources believed reliable; however, Clark Real Estate Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors, omissions, change of price prior to sale or lease or withdrawal without notice.



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PROPERTY INFORMATION

Available for sale is this under construction Industrial-Flex Building with 31,752 square feet designed to accommodate a wide range of industrial, distribution, or light manufacturing needs.

The building features 18-foot clear height, allowing for efficient racking, mezzanine options, or the use of tall equipment. Constructed with durable tilt-wall concrete panels, the structure ensures long-term reliability and minimal maintenance.

The property will be landscaped and irrigated, providing a clean and professional appearance, while the concrete parking lot and driveway offer durable and low-maintenance solutions for both employee and truck access.

Situated in a prime location with quick access to I-20, this site has excellent connectivity for logistics and commuting. This is a great opportunity to acquire a modern, high-quality industrial asset in a strong growth corridor.

Whether for owner occupancy or investment, this facility is built to support operational efficiency and long-term value.

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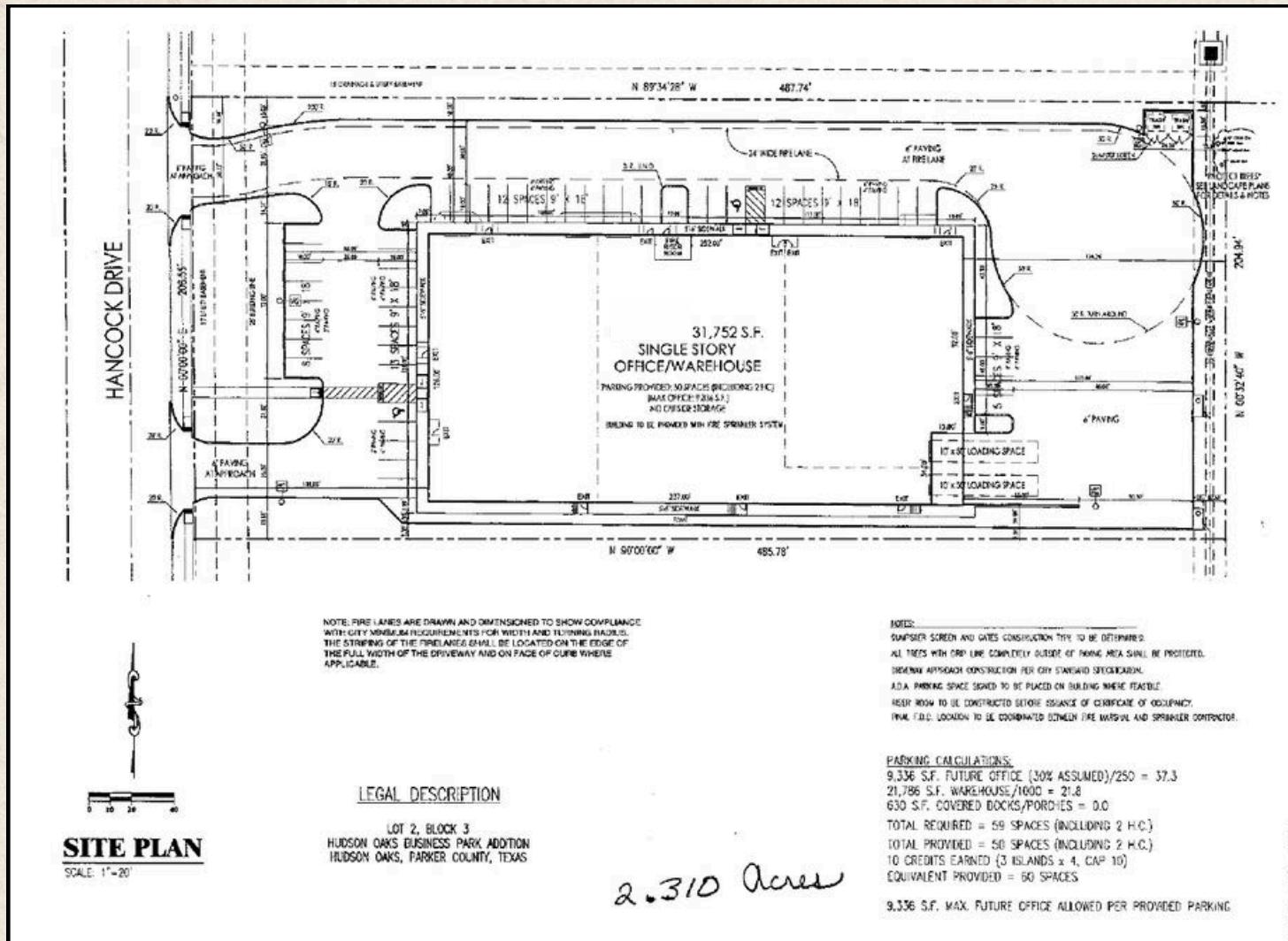
PROPERTY PHOTOS



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SITE PLAN



AERIAL



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
POPULATION	20,816	45,592	100,666
POPULATION GROWTH	2.66%	2.42%	3.01%
EMPLOYEES	6,513	21,868	38,474
MEDIAN HH INCOME	\$100,010	\$84,315	\$103,815

LOCAL MARKET PROFILE **WITHIN 10 MILES OF SITE**



218
RESTAURANTS



168
HOSPITALS &
HEALTHCARE FACILITIES



130
SPIRITUAL
CENTERS



44
FOOD &
BEVERAGE



37
SCHOOLS &
PLACES FOR EDUCATION



2
PARKS &
GARDENS



23
AMUSEMENT
DESTINATIONS



4
LIBRARIES



5
PLAYGROUNDS



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	