

# FOR SALE Office and Warehouse



Offering Memorandum

133 FM 2738

Alvarado TX 76009

# Property Description

Address	133 FM 2738, Alvarado TX 76009
Buildings	2
Buildings Size	Office 3,240 SF, Warehouse 9,000 SF
Land Size	5.72 Acres
Zoning	Outside City Limits, No Zoning
Utilities	SUD Water, Septic, 3 Phase Electric
List Price	\$2,350,000 USD

- Over 5 Acres of Yard
- 5 Rollup Doors 14-16' Clear Height
- Located Off Hwy 67 Behind Future 7-Eleven Fleet
- Easy Access to Major Transportation Routes



## Property Summary

Prime industrial property offering  $\pm 9,000$  SF warehouse,  $\pm 3,240$  SF office building, and  $\pm 5$  acres of improved, stabilized yard on a highly visible site along FM 2738. The warehouse features five (5) 14'-16' high roll-up doors for efficient truck access and loading. The separate office building provides professional workspace with excellent natural light and functionality.

The expansive  $\pm 5$ -acre yard is fully improved and ready for outdoor storage, parking, or expansion. This well-positioned property sits outside Alvarado city limits in unincorporated Johnson County, providing fewer restrictions, greater operational flexibility, and a favorable tax structure. New 7-Eleven Fleet location developing on the corner, delivering excellent exposure and future traffic growth.

Just 30-35 minutes south of downtown Fort Worth via I-35W, 10 minutes South of HWY 287 in Midlothian, and directly off HWY 67. This property presents an outstanding opportunity in a rapidly growing North Texas industrial corridor. Ideal for logistics, fabrication, or service-oriented businesses.

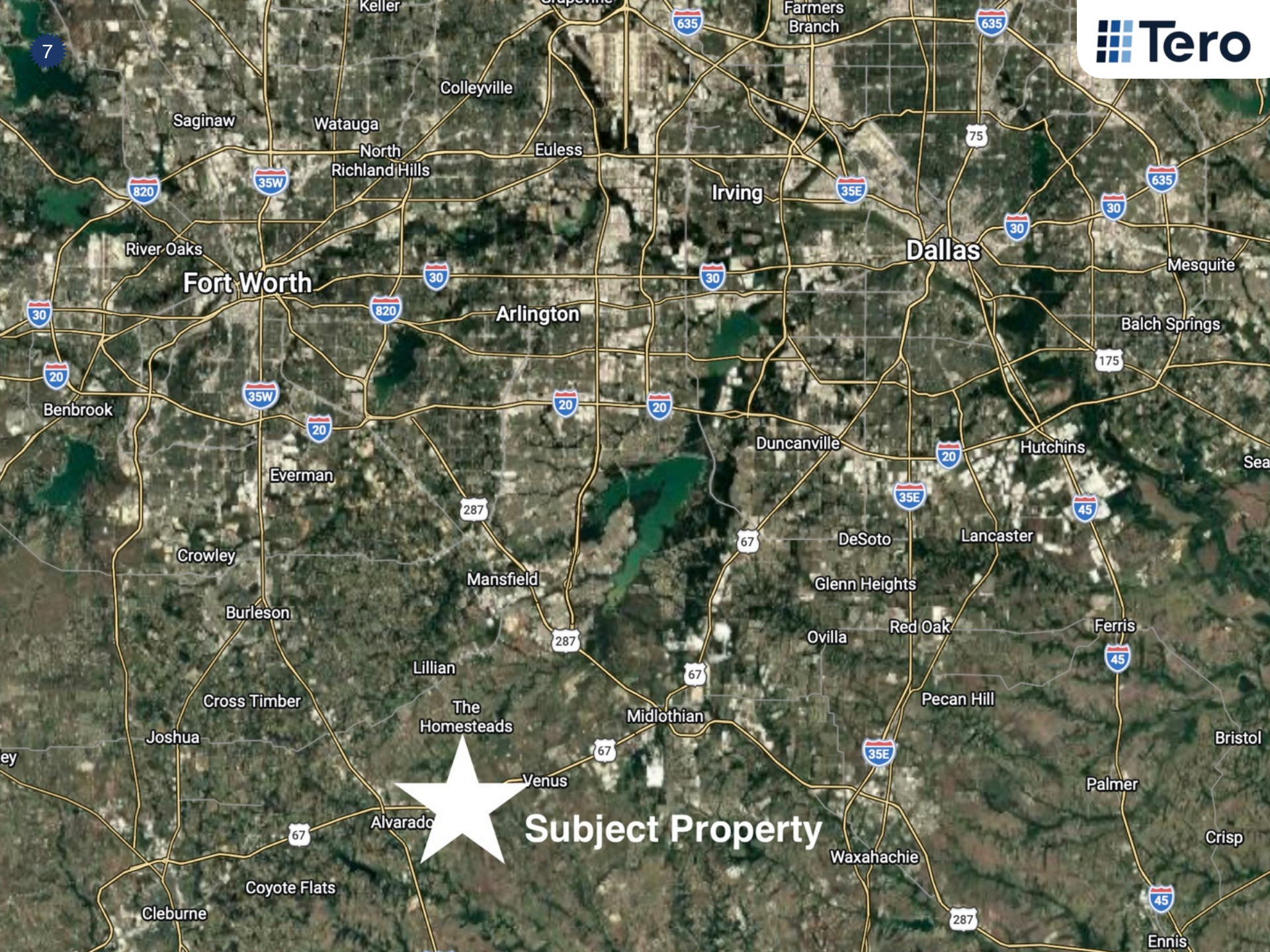






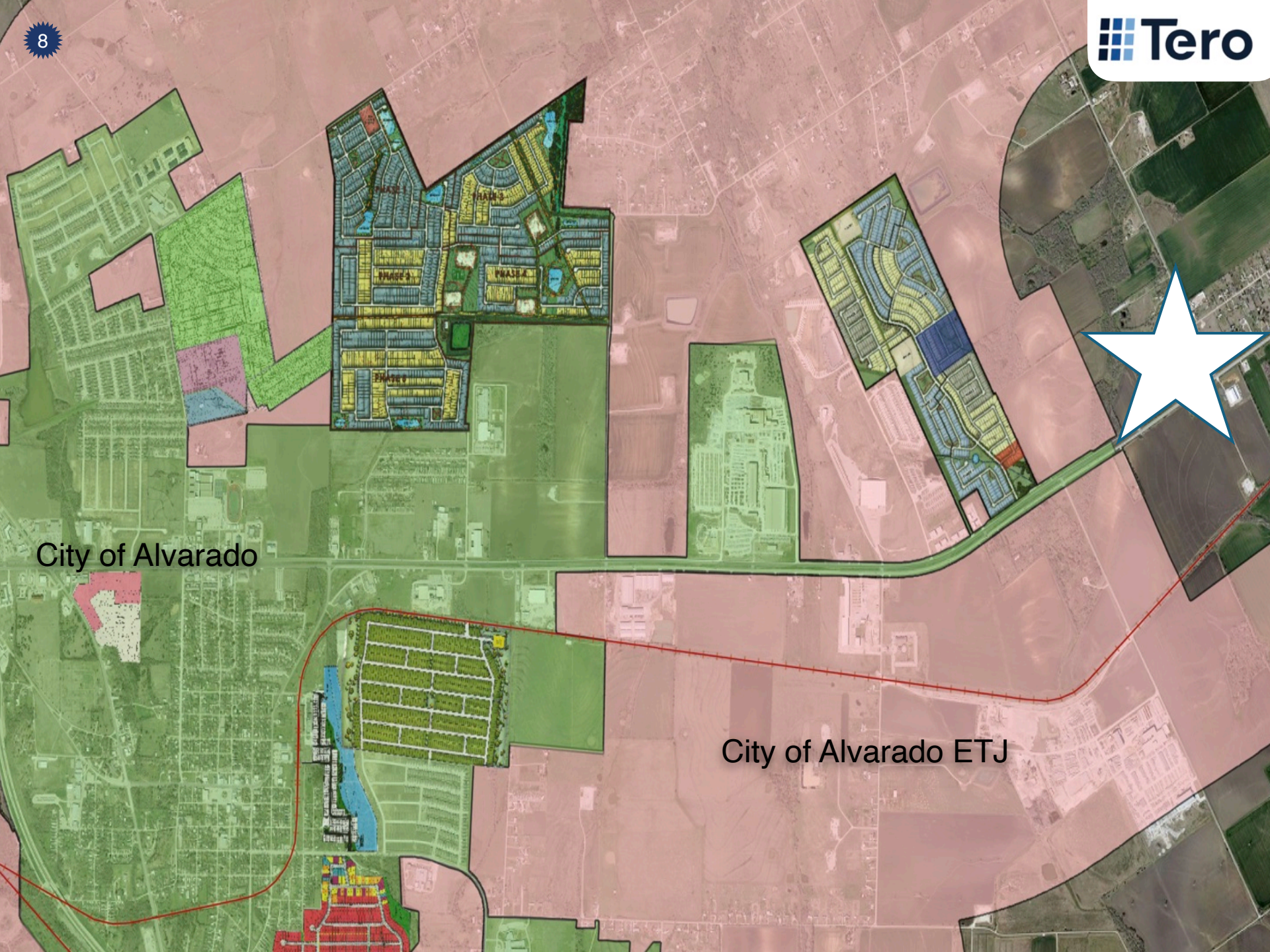






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Subject Property



City of Alvarado

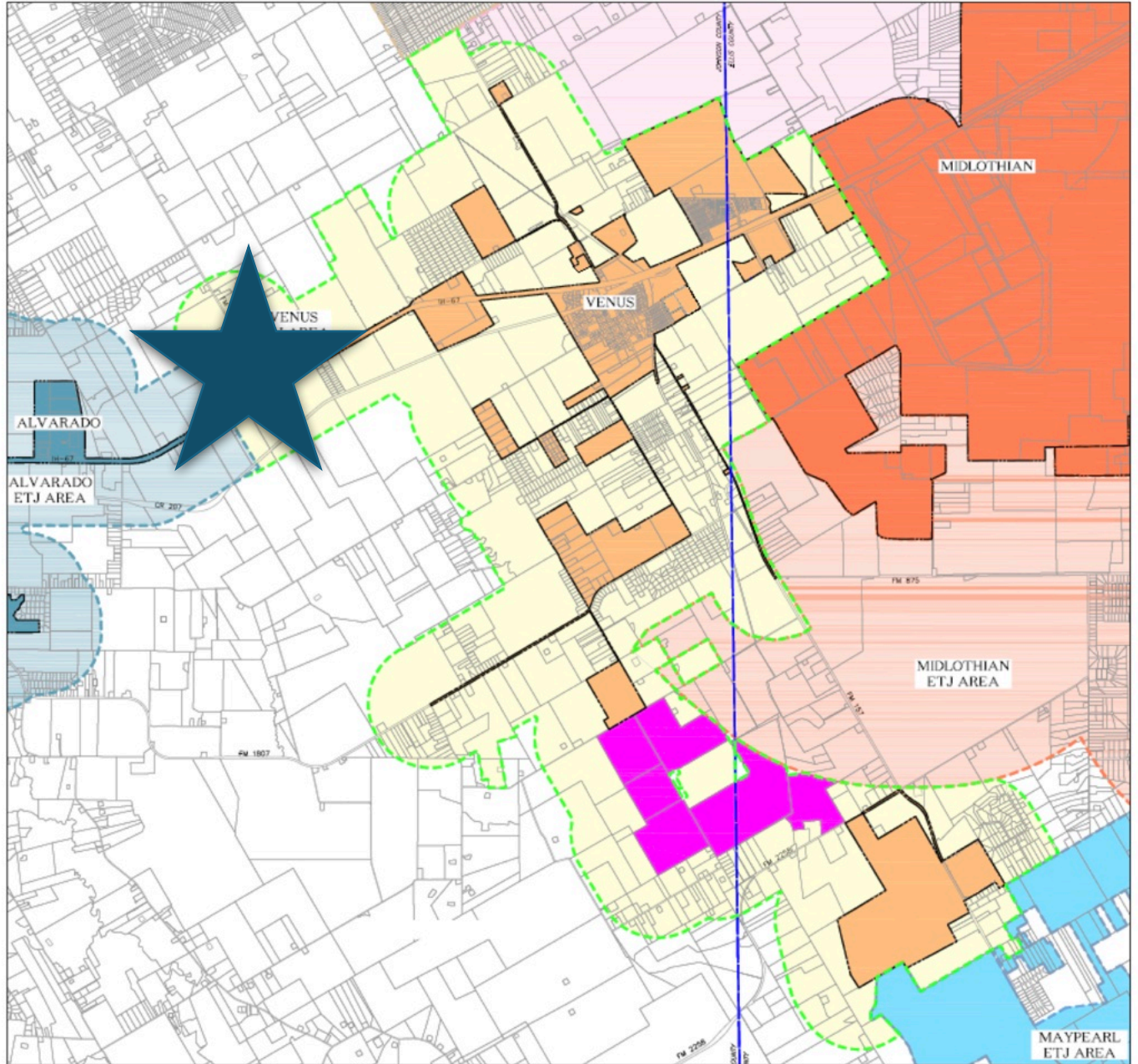
City of Alvarado ETJ





Map of City Limits and Extraterritorial Jurisdiction August 2019

- Venus City Limits
- Venus Extraterritorial Jurisdiction (ETJ)
- Land Development Agreements



# For Land and Commercial Real Estate Services

Let's Talk!



Dustin Jordan

Broker & Partner

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# Marketing Disclaimer



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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.*

2-10-2025



### 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.