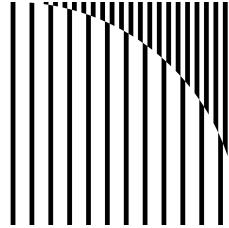


Office / Industrial | Bridgeport

191 Energy Way



Location	191 Energy Way, located behind Community Bank of Bridgeport off of 380
Size: Land	+/- 1.25 Acres
Size: Building	+/-3,940 SqFt/ Office +/-3,000 SqFt/ Industrial
Zoning	Commercial C
Price	\$1,200,000

Property Details

- Office space with +/- 10 private offices
- Break room with full kitchen
- Reception and M/W bathrooms
- Ample parking and yard perfect for extra parking and outdoor storage
- +/-3,000 industrial shop with finish out

Ross Moncrief

REALTOR®

817.235.4224

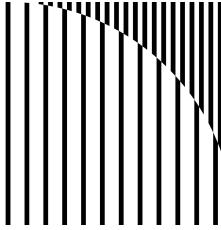
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Office / Industrial | Bridgeport

191 Energy Way



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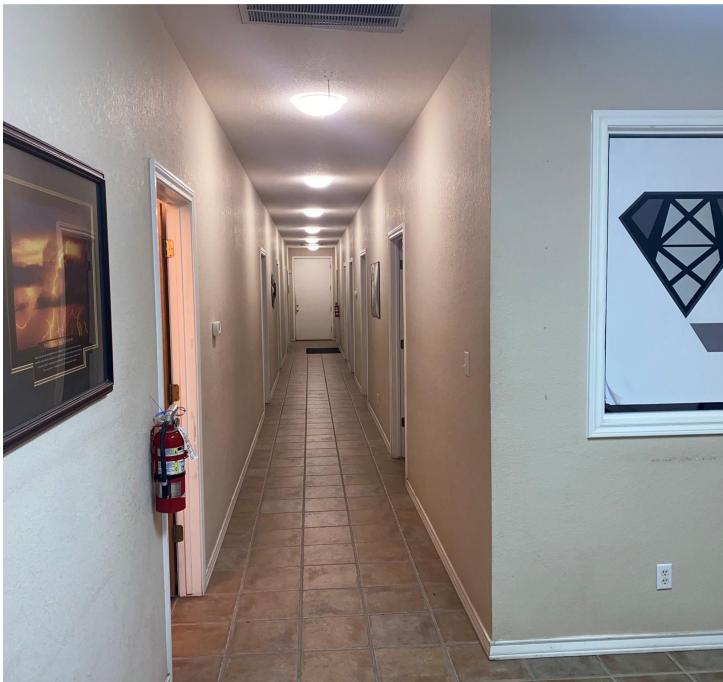
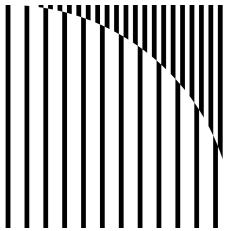
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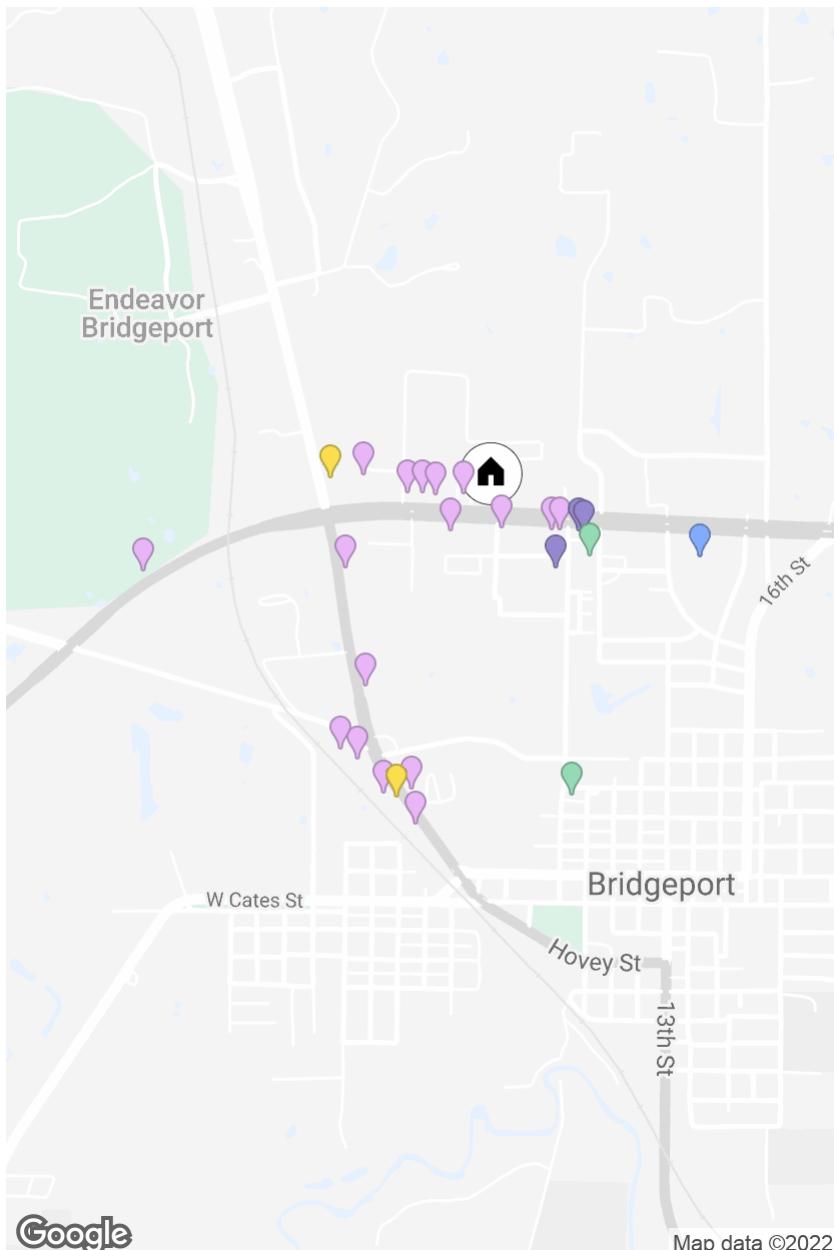
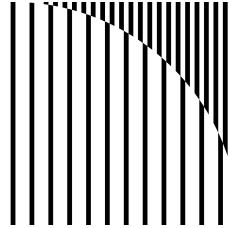
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Points of Interest

191 Energy Way



SCHOOLS

Bridgeport Intermediate School, 0.55mi

RESTAURANTS

McDonald's, 0.09mi
Subway, 0.14mi
Taco Bell, 0.15mi
Pizza Hut, 0.18mi
Yesterday's 50s Diner, 0.18mi
Chicken Express, 0.20mi
Domino's Pizza, 0.21mi
Linda's Sandwich Shop, 0.22mi
Taqueria San Miguel, 0.32mi
Taqueria La Campechanita, 0.43mi
Dasi Sushi and Asian Cuisine, 0.61mi
Dos Chiles Grandes, 0.78mi
Allsup's Convenience Store, 0.78mi

PARKS

Bridgeport Soccer Fields, 0.32mi
Bridgeport Parks & Recreation, 0.82mi

GYMS

Health First Fitness, 0.40mi
Edge Fitness, 0.84mi

ENTERTAINMENT

Bridgeport Library, 0.26mi
aa, 0.27mi
Skin & Body Works Spa, 0.28mi

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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.

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.

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.

Compass RE Texas, LLC	9006927	jrene.walker@compass.com	512-575-3644
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
J. Rene Walker	493420	jrene.walker@compass.com	512-575-3644
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Brenda Sims	660479	brenda.sims@compass.com	817.522.3250
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Ross Moncrief	768828	ross.moncrief@compass.com	817.235.4224
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date