CLARK REAL ESTATE GROUP

1409 BARNARD ST

GLEN ROSE, TX 76043

COMMERCIAL

A PLACE THAT RETROFITS ANY BUSINESS MODEL



PROPERTY INFORMATION:

- LOCATED IN THE BUSINESS DISTRICT
- EQUIPPED FOR LARGE TRUCK DELIVERIES
- ABUNDANT SPACE THROUGHOUT
- 4800 SF OF AIRCONDITIONED SPACE
- ADDITIONAL 3600 SF METAL BUILDING

PRICED AT: \$1,225,750



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AREA MAP



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PROPERTY PHOTOS







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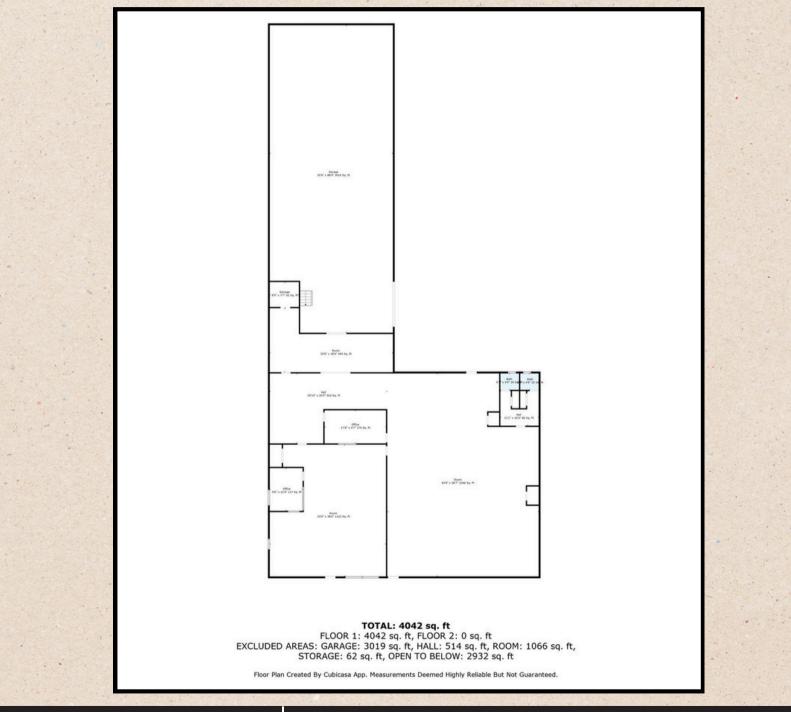


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FLOOR PLAN MAIN BUILDING

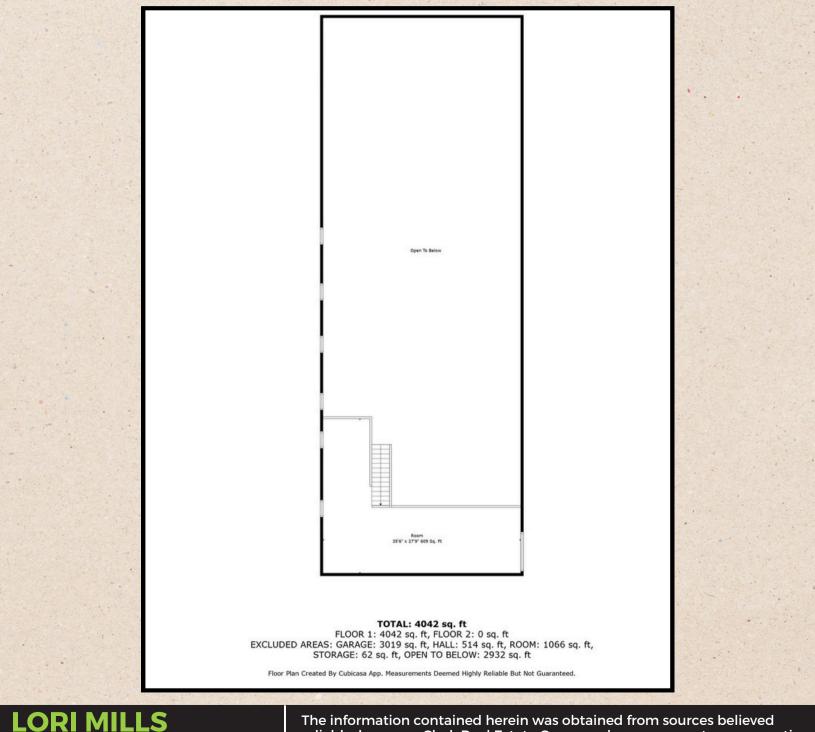


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FLOOR PLAN WAREHOUSE BUILDING

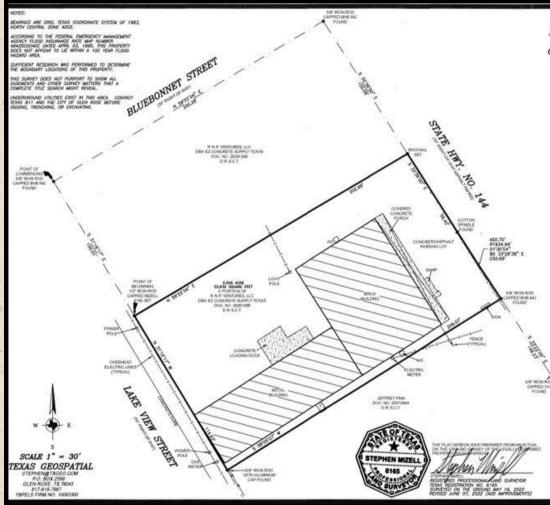


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SURVEY



Survey Plat 0.526 acre situated in the MILAM COUNTY SCHOOL LAND SURVEY, Abst. No. 136, City of Glen Rose, Somervell County, Texas,

FIELD NOTES:

0.526 acre situated in the MLAM COUNTY SCHOOL LAND SURVEY, Abst. No. 135, City of Gen Rase, Somervell County, Texas, being a portion of the froat described in deed to R.N.P. Ventures, LLC abs EZ Concrete Supply Texas by deed recorded in Document Number 2020/20269, Deed Records, Somervell County, Texas, and being more particularly described, as follows:

Commencing at a 5/8" iron rad capped BHB INC found, the westernmost corner of sold R.N.P. Ventures, LLC dbg EZ Concrete Supply Texas Inacl, in the northeasterly line of LAKE WEW STREET (a 50' Right-of-Way), in the southeasterly line of BULEBONNET STREET (a 50' Right-of-Way), from which, a 1' iron rad found, the northernmost carner of Lot 1, Block I, OEENK WEST OHEYNE CENTER, on AddItion to the City of Gen Rose, Somerveil County, Texas, according to the Plat thereof recorded in Plat Cablet 1, Silde 181, Plat Records, Somervell County, Texas, bears S 06'47'42" E 20.69 feet and from which, a 5/8" iron rad capped BHB INC found, the northernmost corner of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, in the southwesterly line of STATE HIGHWAY NO. 144 (a 50' Right-of-Way);

THENCE S 3176'17" E, along the southwesterly line of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, 100.01 feet to a 1/2" iron rad capped MIZELL 6165 set, the Point of Beginning of the herein described tract;

THENCE N 59'22'04" E, 202.69 feet to a Mag Nail set in the northeasterly line of axid R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract and the southwesterly line of said STATE HOHMAY ND, 144;

THENCE S 32'39'00" E, along the northeast line of said R.N.P. Ventures, LLC dba EZ Concrete Supply Texas tract, 59.42 feet to a cotton spindle found at the beginning of a curve to the left whose radius is 1334.39 and whose long chord bears S 33'28'38" E, 50.69 feet;

The provided for the set of the set of said R.N.P. Ventures, LLC double Concrete Supply Texas tract, along said curve, in a southeasterly direction, through a central angle of 01'30'04", a distance of 50.70 feet to a 5/3' into no rad capped BHB INC found, the eastermment corner of said R.N.P. Ventures, LLC double Z concrete Supply Texas tract, the northermost corner of the tract described in deed to defrey Fin by deed recorded in Document Number 2021/2044, doed Records, Samervell County, Texas, from which, a 5/3'' iron rad capped 314 found, the eastermast corner of said Fin tract, bears S 33'22'05'' E, 149.23 feet;

THENCE S 58'05'07" W, along the common line of said R.N.P. Ventures, LLC aba EZ Concrete Supply Texas and Finn tracts, 206.07 feet to = 5/8" iron red with alumnium copy found for th southermost comer of said R.N.P. Ventures, LLC aba EZ Concrete Supply Texas tract, the westermost corner of said FINN tract, in the northeastery line of said LAKE VEW STREET;

THENCE N 3176'17" W along the southwesterly line of sold R.N. Yentures, LLC dba EZ Concrete Supply Texas tract, 114,63 feet to the POINT OF BECINIUNG and containing 0.526 acre (22,932) square feet of land.

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/	Fenant/Seller/Landlord Initials	Date	
Regulated by the Texas Real Estate Commission		Information available at www.trec.texas.gov	
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