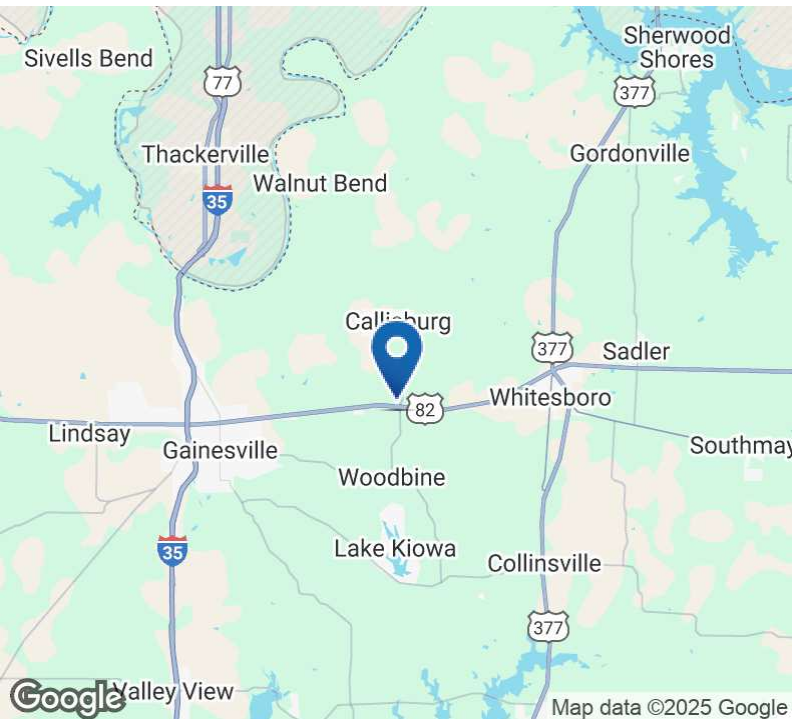


FOR SALE & LEASE

9129 FM 678

WHITESBORO, TX 76273



Offering Summary

Sale Price:	Call For Pricing
Lease Rate:	Call For Pricing
Number of Buildings:	2
Building 1:	10,150 SF
Building 2:	4,800 SF
Lot Size:	3 Acres



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PROPERTY DESCRIPTION



Property Description

This versatile two-building complex offers 15,150 square feet of climate-controlled space on a 3-acre visible, convenient site along FM 678 in Whitesboro, TX. Built in 2023, the improvements feature modern construction, high clear heights, and functional layouts suitable for a range of uses including sports/recreation, flex space, light manufacturing, or distribution.

Building 1 (10,350 SF) is currently configured as an indoor sports & training facility with a regulation-size multi-use court including basketball, pickleball, and volleyball, as well as a 1,200 SF strength/conditioning area and a 600 SF office/restroom area. It features 24' clear height, high-quality sports flooring, and four (4) 5-ton HVAC units for full climate control. The building is setup turnkey for continued recreational use or can be converted to other commercial applications.

Building 2 (4,800 SF) is currently leased to RBI Baseball & Softball, a private batting cage operator. The building features 16' clear height, private restroom, a 300 SF office area, and two HVAC units (5-ton and 4-ton) for full climate control.

In addition to the existing buildings, the site features a +/- 18,000 SF graded pad for expansion of a 3rd building. The property can be leased or sold as a turnkey sporting complex operation (FF&E is negotiable), or as a vacant site to an end-user or investor for a different use.



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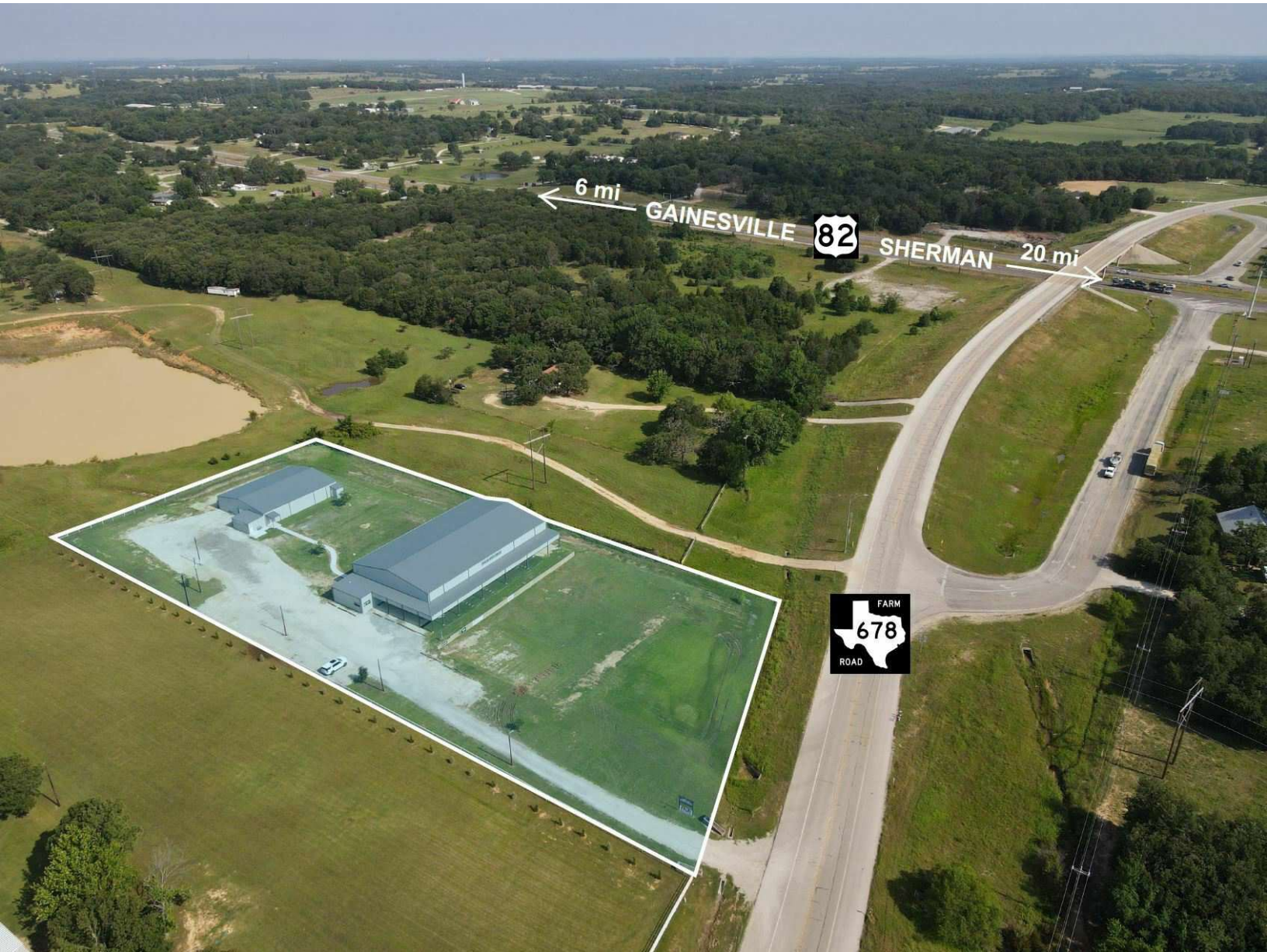
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BUILDING 1



Building Information

Size	10,150 SF
Office	600 SF
Restrooms	2
Clear Height	24'
Year Built	2023
HVAC	(4) 5-ton units
Lighting	LED
Power	Single Phase / 400 amp
Water	Woodbine Water Supply
Sewer	Septic (1,000 gal)
Natural Gas	None
Buildout	Basketball / Pickleball / Volleyball court Strength & Conditioning area



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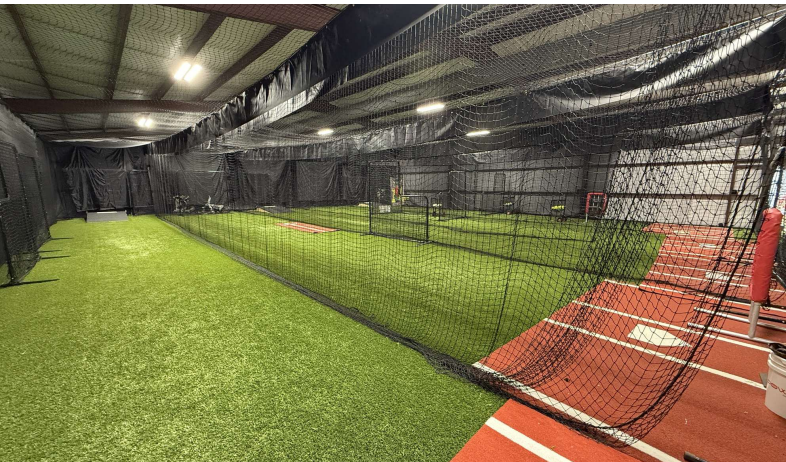
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BUILDING 2



Building Information

Size	4,800 SF
Office	300 SF
Restrooms	1
Clear Height	16'
Year Built	2025
HVAC	(1) 4-ton & (1) 5-ton unit
Lighting	LED
Power	Single Phase / 200 amp
Water	Woodbine Water Supply
Sewer	Septic (1,000 gal)
Natural Gas	None
Buildout	Batting Cages



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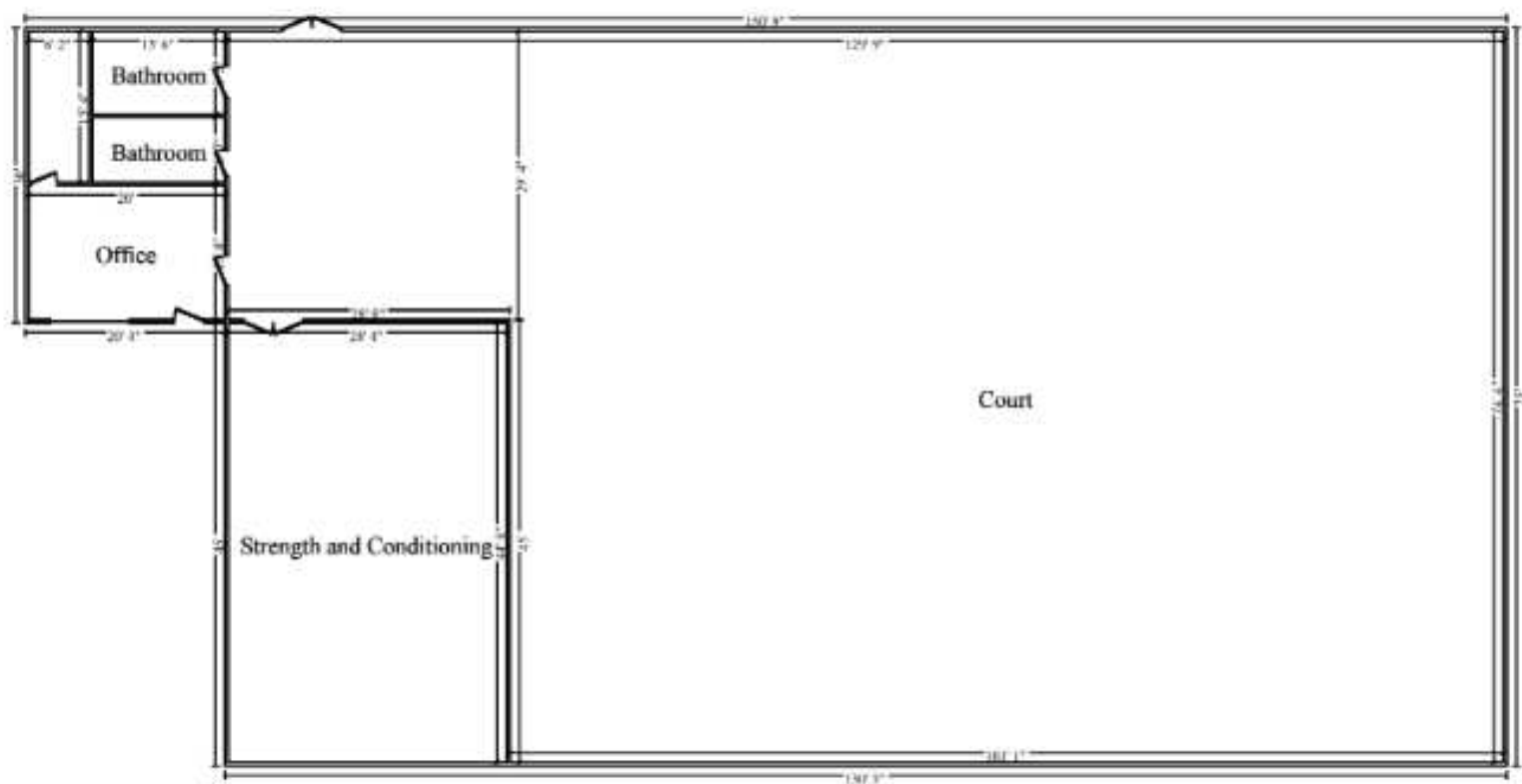
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FLOOR PLAN - BUILDING 1



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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.

11-2-2015



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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Brad Andrus	656647	brad@axisrealty.biz	940-891-2947
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date