



Office & Canopy Shops on 4+ Acre Fenced Yard in South Texas

2075 Farm to Market Road 186, Carrizo Springs, TX 78834

FOR SALE



CONTACT BROKERS:

JOHN JINKS, CCIM
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512.791.7329



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.



PROPERTY DESCRIPTION

Ideal equipment / rig yard and field office for oil and gas operator or service company on the south side of Carrizo Springs. Facility includes 3 offices, training room, separate storage shop, wash pit and mechanic's shop.

PROPERTY HIGHLIGHTS

- Freestanding Office: 2,400 S.F. w/
- Canopy Warehouse (1): 3,600 S.F. (60' X 60') under roof
- Canopy Warehouse (2): +/-3,800 S.F. under roof
- Multiple trailer hookups
- 4.27 Acre Lot
- Fully barbed-wire fenced and rocked
- Gated and paved entry
- Asphalted areas - 1+ acre

OFFERING SUMMARY

Sale Price:	\$350,000
Lease Availability:	Negotiable
Lot Size:	4.27 Acres
Building Size:	2,400 SF
Year Built:	2007
Zoning:	None



DESCRIPTION

This versatile industrial property is ideal for trucking or equipment companies needing secured outside storage with maintenance and administrative functionality.

The site is well positioned for oilfield related users operating in the Eagle Ford Shale oil and gas play. It is located along FM 186 less than 2 miles from U.S. Hwy 83, approximately 30 miles from the US / Mexico border at Eagle Pass and just over an hour's drive to booming Laredo, TX.

The property is for sale or lease, please contact broker for additional details:

John Jinks, CCIM, Broker

Cell: (512) 791-7329

Email: jjinks@formationtx.com



ADDITIONAL PHOTOS

FOR SALE



ADDITIONAL PHOTOS

FOR SALE



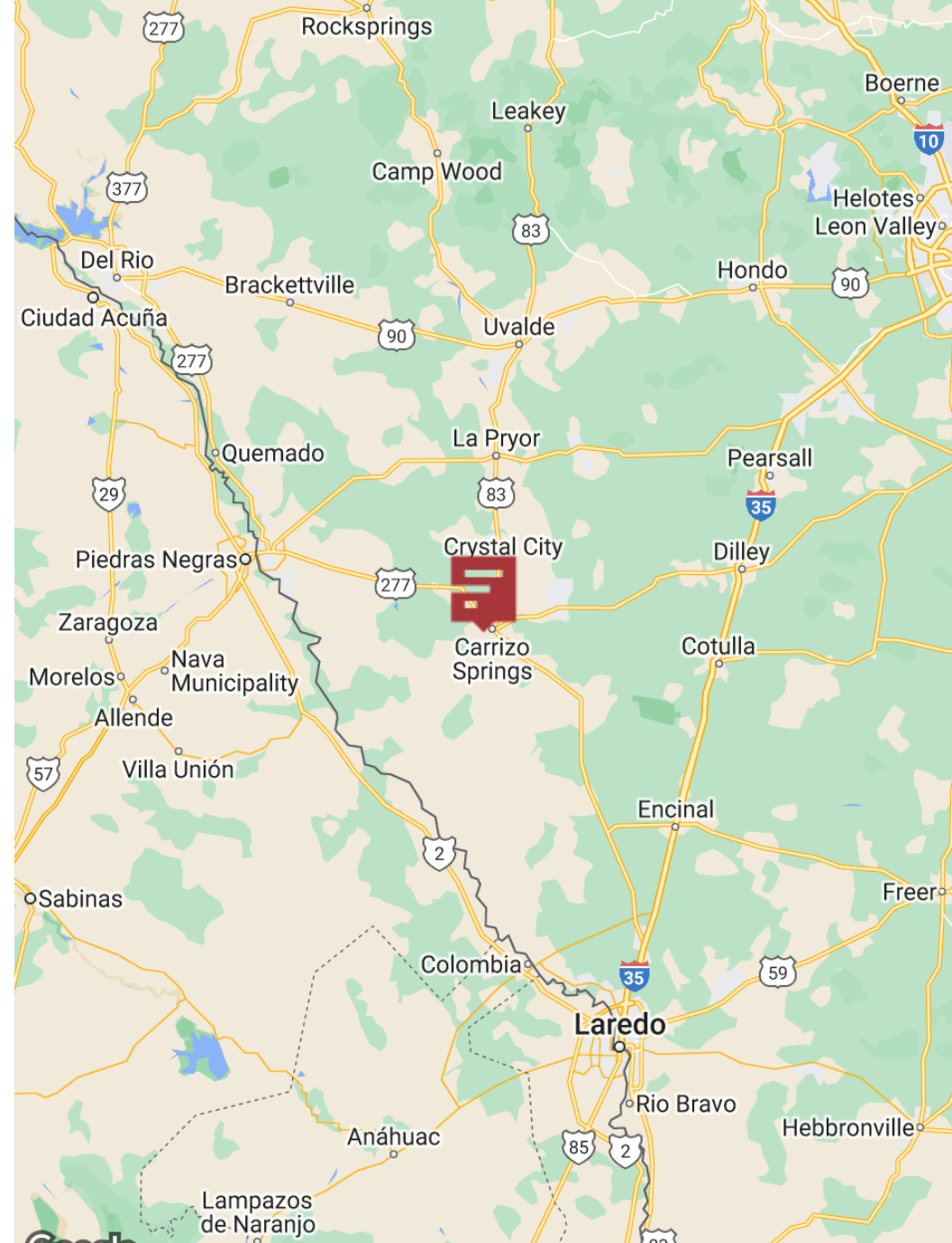
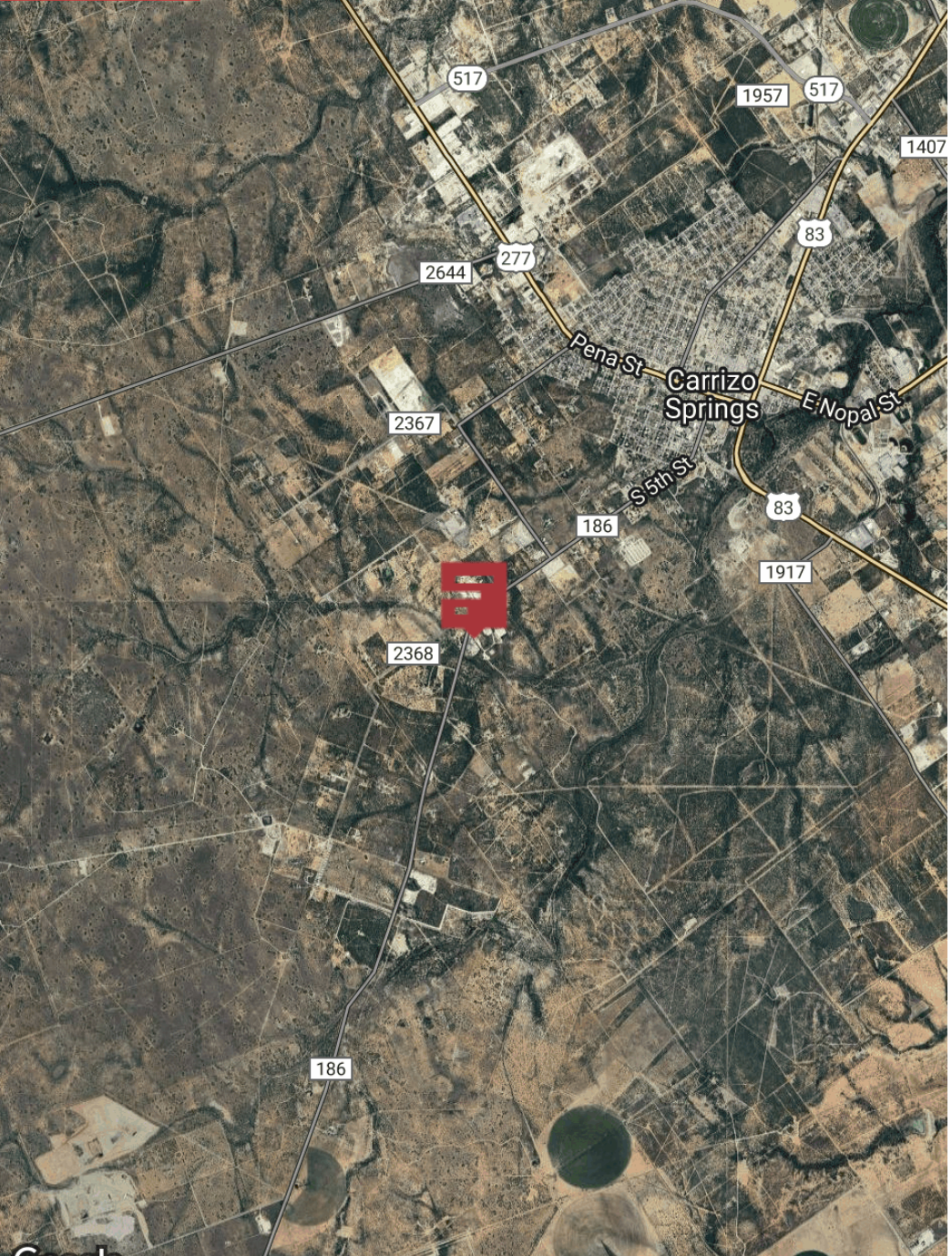
ADDITIONAL PHOTOS

FOR SALE



LOCATION MAP

FOR SALE





PRESENTED BY:

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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): HOLDERS:

- 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 other 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.

Formation Real Estate, LLC	9004385	(817) 368-6050
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License #	Phone
_____	_____	_____
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Robert Sawyer	578726	(817) 368-6050
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Licensed Supervisor of Sales Agent/Associate	License #	Phone
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