



732 COUNTY RD 214 | **FOR LEASE**

732 COUNTY RD 214, VENUS, TX 76084

Presented By

PAYNE PITTMAN

817.368.9670

paynepittman@pmwrealty.com

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property features a 2,400 SF warehouse accompanied by a 400 SF separate office building, all situated on a secure 2.35-acre fenced and stabilized yard, providing ample space for industrial operations. Featuring two 12x12 grade-level doors, a dock, 14ft clearance, LED interior lighting, and airline plumbing throughout the shop, this property is tailored to meet diverse industrial needs. With multiple air reel locations, 240 amp plug-in boxes, updated exterior lighting, a fuel island pad, and new keyless locks, the space is designed for efficiency and security. Zoned as ETJ with 200 amp service, this property offers a versatile canvas for your business needs.

PROPERTY HIGHLIGHTS

- - 2,400 SF Warehouse
- - 400 SF Separate Office Building
- - 2.35 Acre Fenced and Secured Stabilized Yard
- - Two 12x12 Grade Level Doors
- - One Dock
- - 14ft Clearance

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,800 SF
Lot Size:	2.35 Acres
Building Size:	2,800 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	118	3,738	20,317
Total Population	499	13,379	65,499
Average HH Income	\$67,695	\$72,508	\$76,888



732 COUNTY RD 214 | FOR LEASE

ADDITIONAL PHOTOS



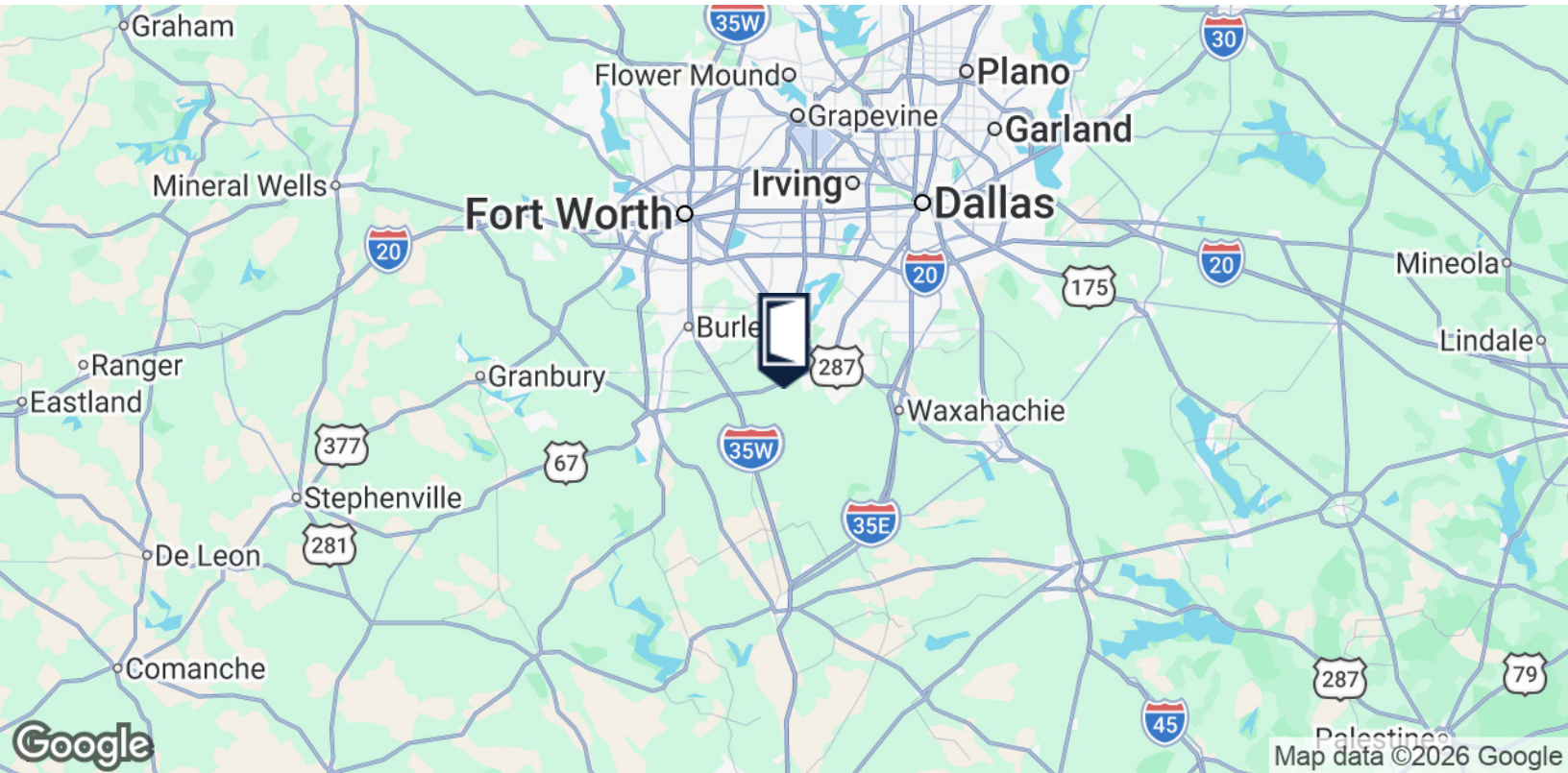
732 COUNTY RD 214, VENUS, TX 76084

paynepittman@pmwrealty.com
817.368.9670

PMWREALTY.COM



LOCATION MAPS





Information About Brokerage Services

Texas law requires all real estate licensees 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.

PMW REALTY PARTNERS	373068		(817)588-3500
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date