



705 INDUSTRIAL LOOP

BRECKENRIDGE, TX 76424

EXCELLENT INDUSTRIAL PROPERTY



PROPERTY INFORMATION:

- 10+ ACRE INDUSTRIAL PROPERTY
- 10,000 SF OF HIGH CLEAR HEIGHT COLUMN FREE SHOP
- 3 PHASE POWER 6 LARGE OVERHEAD DOORS, MAN DOORS & RESTROOM FOR EMPLOYEES
- 2,000 SF OFFICES ATTACHED TO SHOP THAT IS DESIGNED TO VIEW DISPATCHING OF SHIPMENTS
- 15K SF COVERED MATERIAL STORAGE AREA W/ POWER & LIGHTING
- PROPERTY IS TOTALLY FENCED WITH OPAQUE R PANELS SITTING ON ROBUST FOOTING
- FOUR MASSIVE SECURITY GATES
- IDEAL FOR STEEL FABRICATION OR ANY OTHER INDUSTRIAL APPLICATION

PRICED AT:

\$749,000

JOHN McMACKIN
817.992.4423
JTM@CLARKREG.COM
DAN GOAD
210.884.3448
DAN@CLARKREG.COM

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AERIAL



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EXTERIOR PHOTOS



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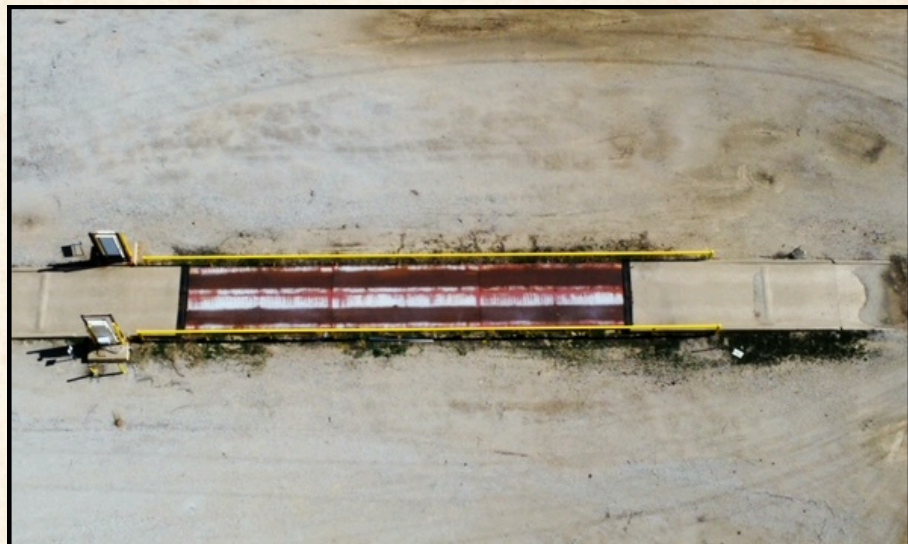
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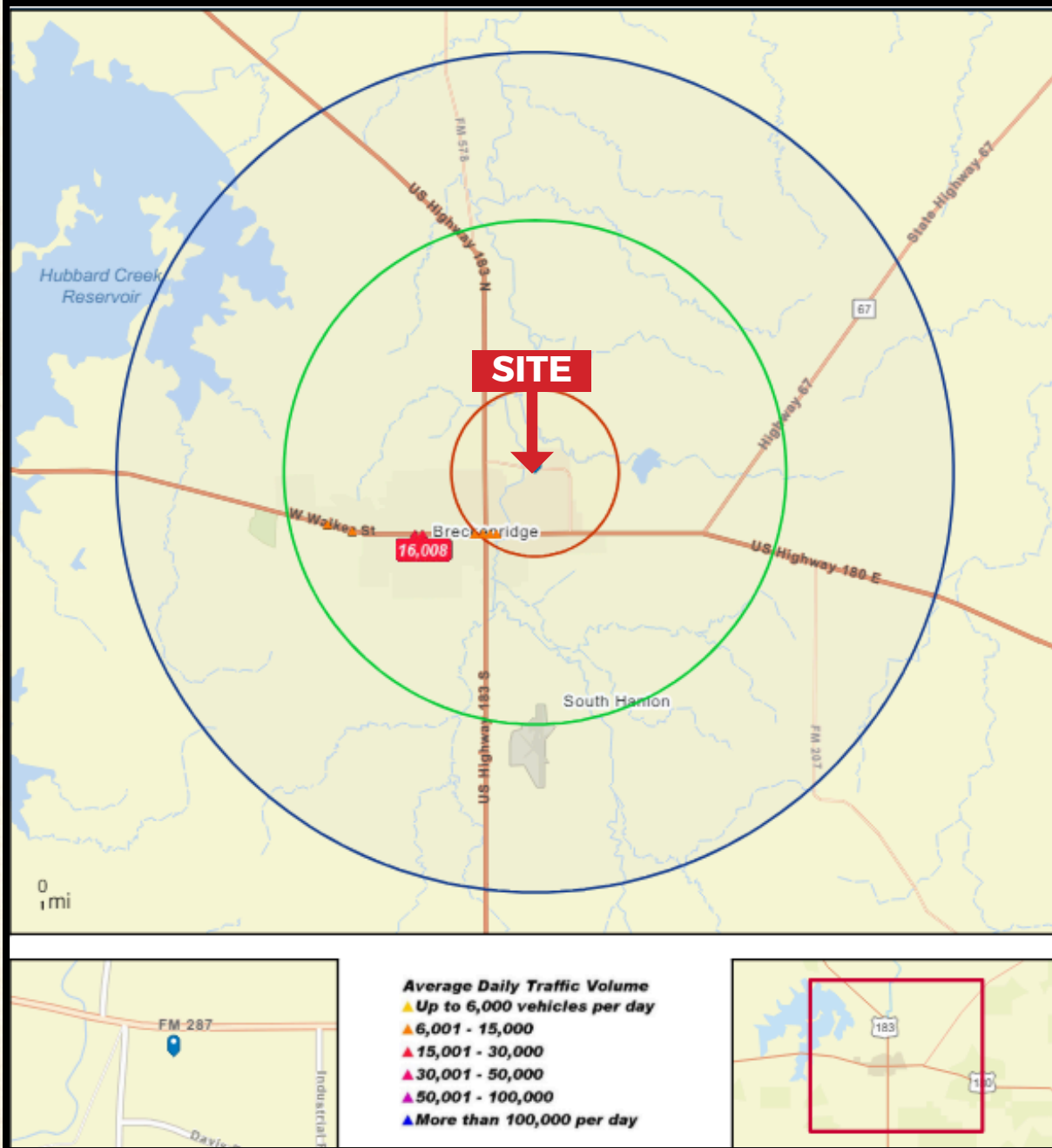
LOCATION MAP



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DAILY TRAFFIC COUNTS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,650	21,205	41,075
POPULATION GROWTH	.44%	.24%	.23%
EMPLOYEES	1,114	2,533	2,778
MEDIAN HH INCOME	\$39,926	\$40,997	\$42,058

LOCAL MARKET PROFILE WITHIN 5 MILES OF SITE



15
RESTAURANTS



6
HOSPITALS &
HEALTHCARE FACILITIES



18
SPIRITUAL
CENTERS



6
FOOD &
BEVERAGE



6
SCHOOLS &
PLACES FOR EDUCATION



1
PARKS &
GARDENS



3
AMUSEMENT
DESTINATIONS



1
LIBRARIES



1
PLAYGROUNDS



Information About Brokerage Services

11-2-2015

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.

<u>Clark Real Estate Group</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0590750</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 458-0402</u> Phone
<u>Tim Clark</u> Designated Broker of Firm	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>Tim Clark</u> Licensed Supervisor of Sales Agent/ Associate	<u>0516005</u> License No.	<u>tim@clarkreg.com</u> Email	<u>(817) 578-0609</u> Phone
<u>John McMackin</u> Sales Agent/Associate's Name	<u>687523</u> License No.	<u>jtm@clarkreg.com</u> Email	<u>(817) 992-4423</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Clark Real Estate Group, 8901 E. Hwy. 377 Cresson, TX 76035
Timothy Clark

Phone: 817-578-0609 Fax: 817-396-4544

IABS

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com



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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Tim Clark	0516005	tim@clarkreg.com	(817)578-0609
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Goad	752405	dan@clarkreg.com	(210)884-3448
Sales Agent/Associate's Name	License No.	Email	Phone

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