



FOR SALE

TWO FREE STANDING BUILDINGS

(Can be sold together or separately)

20300 FM 963 and 748 CR 209 Lampasas, TX 76550

HIGHLIGHTS:

- Turn-key, manufacturing ready facility
- Located in Burnet County, less than a mile from US 183 between Lampasas and Briggs
- No zoning - allowing for a variety of different uses
- Stabilized yard with full semi-truck turnaround capability and outdoor storage area



FOR MORE INFORMATION AND PRICING, PLEASE CONTACT:

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20300 FM 963 (BUILDING 1)

Total Land Area: ± 3.43 acres

Building Area: ± 37,500 SF

Light manufacturing facility with heavy electrical service (see notes on page 7)

Four (4) grade level overhead doors with one (1) dock high loading platform

New roof installed in 2023

Compressed air lines throughout the building

Availability: June 2026

Sales Price: \$2,775,000.00



CLICK HERE
For Additional Photos

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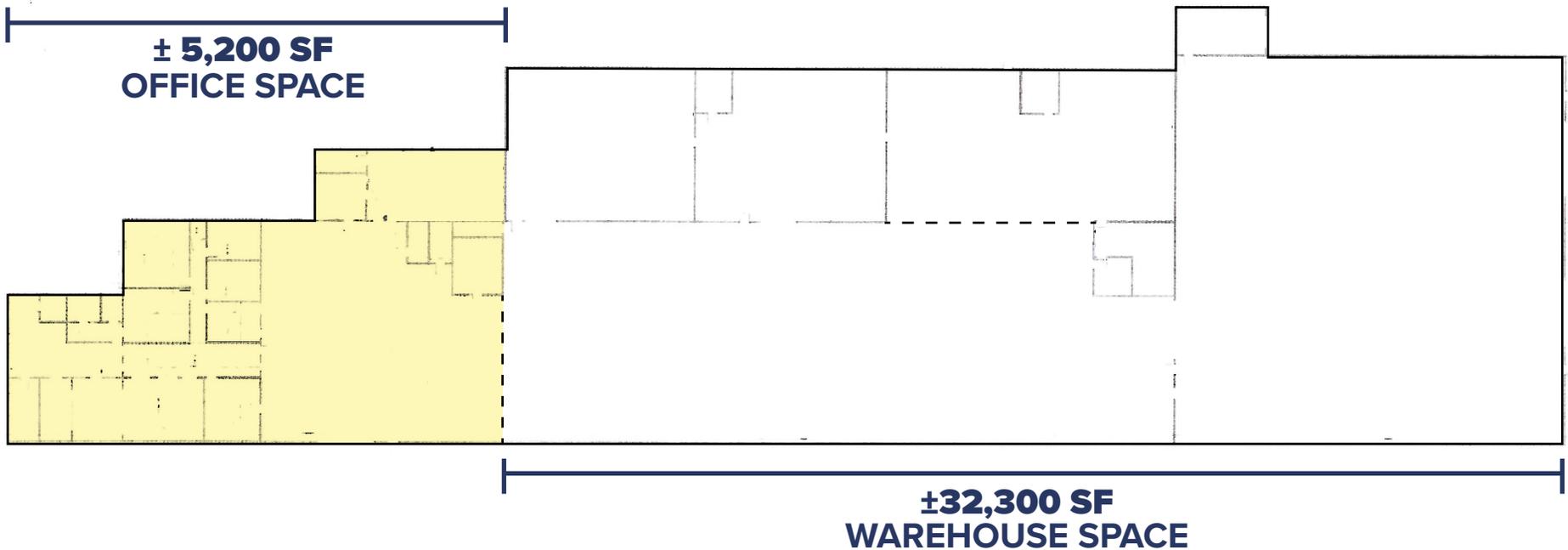
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20300 FM 963 (BUILDING 1) FLOOR PLAN



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748 CR 209 (BUILDING 2)

Total Land Area: ± 2.00 acres

Building Area: ± 3,750 SF (Constructed in 2023)

Two (2) grade level overhead doors and one
(1) dock high loading platform

Availability: June 2026

Sales Price: \$485,000.00



CLICK HERE
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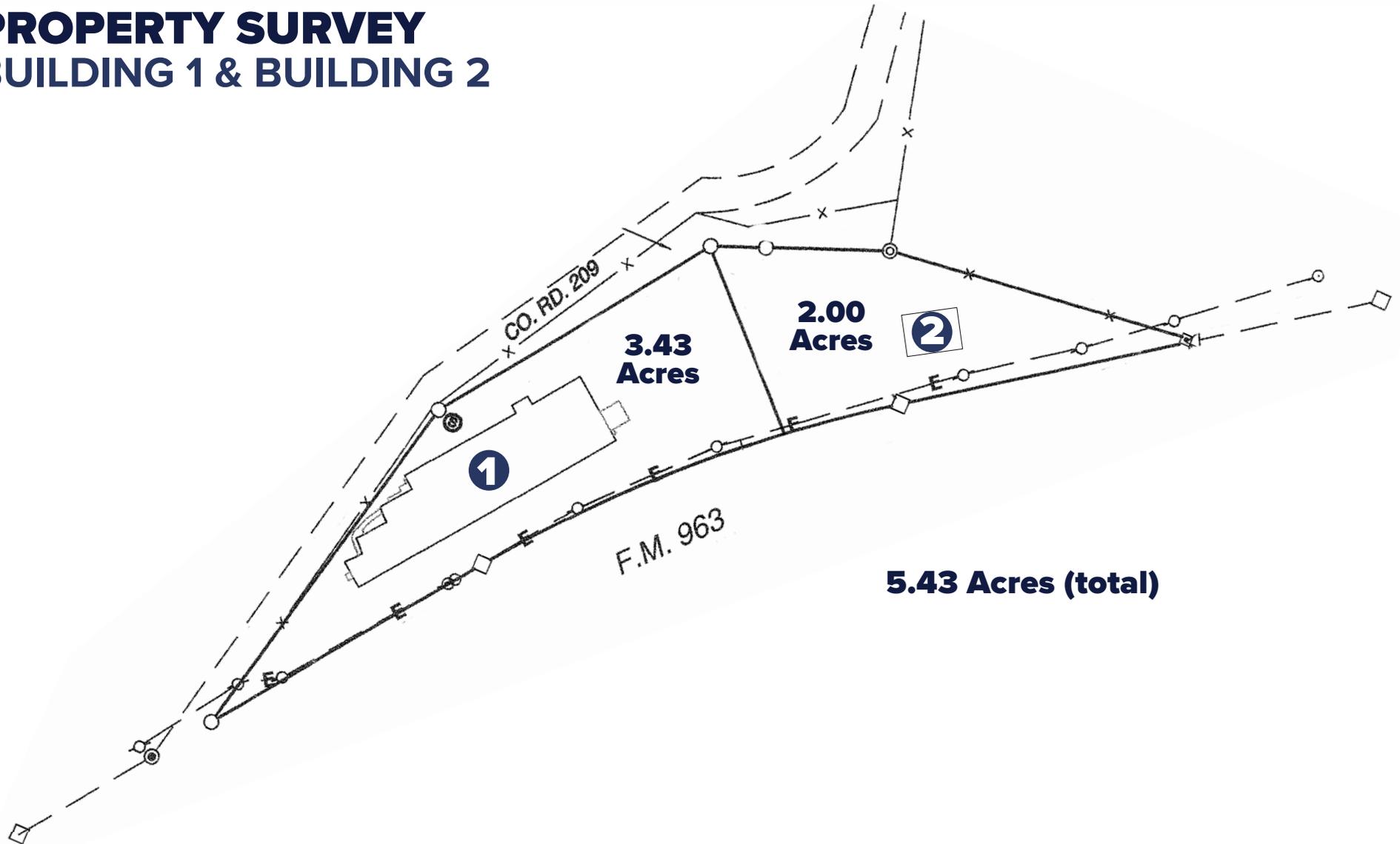
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PROPERTY SURVEY BUILDING 1 & BUILDING 2





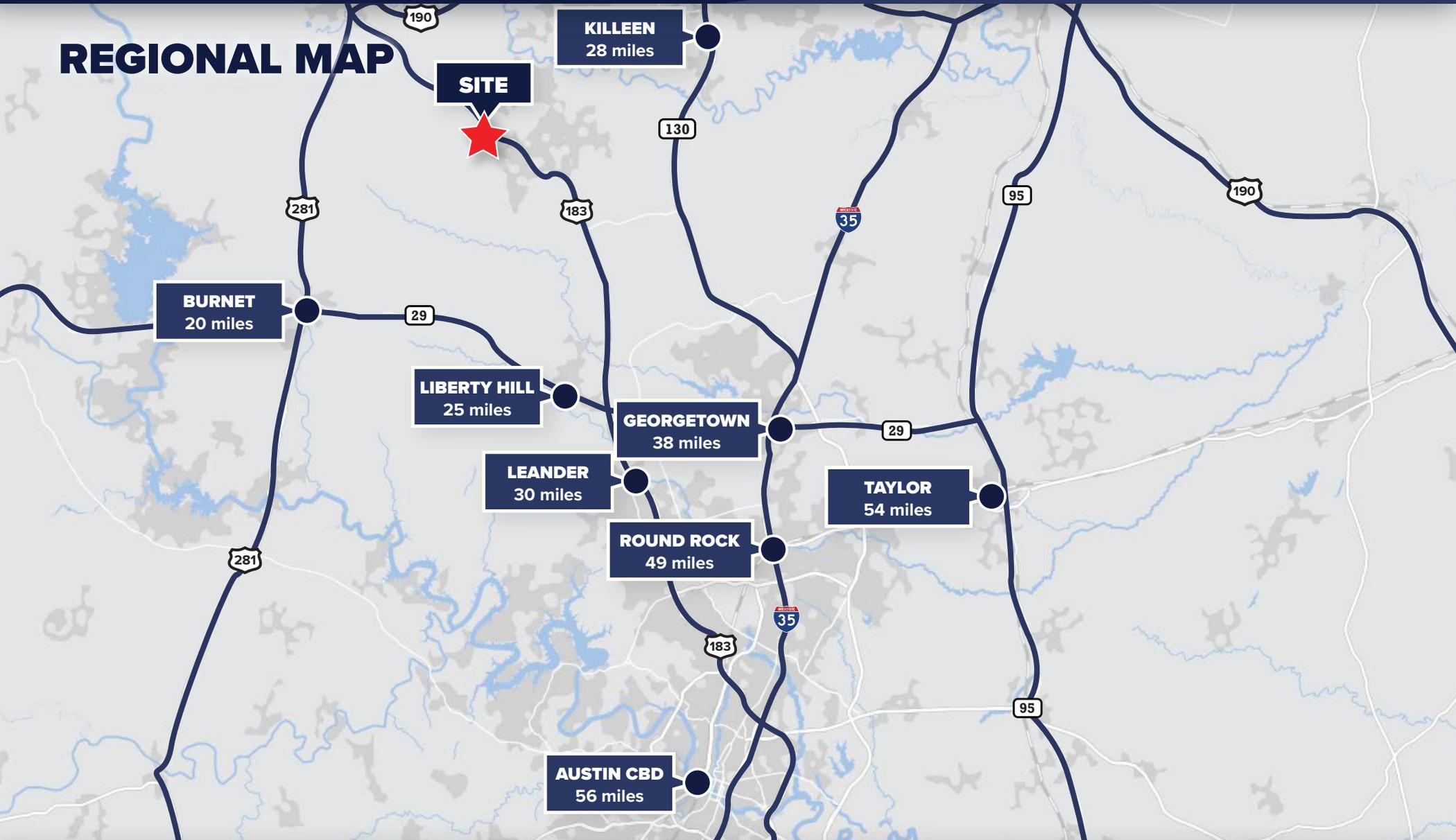
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REGIONAL MAP



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ELECTRICAL SERVICE SPECIFICATIONS

20300 FM 963 (BUILDING 1)

Available Power:

1. 480V/277V 3 phase WYE Y (CT Metered)

Phase voltage: A-277V B-277V C-277V

1-600A main service disconnect (fused)

1-400A main service disconnect (fused)

2. 120V/240V 3 phase Delta (high leg)

Phase voltage: A-120V B-120V C-208

1-400A main service disconnect (fused)

748 CR 209 (BUILDING 2)

Available Power:

120/240V single phase (320A meter base)

Phase voltage: A-120V B-120V

2-200A main breaker service disconnects (1 in use)

1-200A interior panel

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>Centric Commercial LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9004397</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
<u>Craig Couch</u> Designated Broker of Firm	<u>479537</u> License No.	<u>couch@centric-re.com</u> Email	<u>512-320-9190</u> Phone
<u>Russell Todd</u> Licensed Supervisor of Sales Agent/ Associate	<u>342608</u> License No.	<u>todd@centric-re.com</u> Email	<u>512-917-9753</u> Phone
<u>Andrew Swanson</u> Sales Agent/Associate's Name	<u>507102</u> License No.	<u>swanson@centric-re.com</u> Email	<u>512-777-9916</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date