

10,292 Square Feet on 8.39 Acres ◇

FOR SALE OR LEASE

493 U.S. HIGHWAY 84, TEAGUE, TX 75860



PROPERTY OVERVIEW

Highly functional, drive through warehouse / yard facility with office on 8.39 Acres, previously used for equipment rental business.

Building: ± 10,292 Square Feet

Lot Size: ± 8.39 Acres

Doors: Six (6) Grade Level

Year Built: 2007

Lease Rate: \$7,720 / Month, NNN

Sales Price: Contact Brokers

HIGHLIGHTS

- Office, warehouse and wash bay with fenced and graveled outside storage.
- Well kept, versatile building with functional design formerly occupied by Sunbelt Rentals.
- Frontage on major E/W thoroughfare- US Hwy 84.
- Located between Fairfield and Teague, TX, approximately 4.85 miles southwest of Interstate 45.



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PROPERTY DETAILS - 10,292 SF on 8.39 Acres

493 U.S. HIGHWAY 84, TEAGUE, TX 75860



SUMMARY

10,292 SF warehouse with office on 8.39 acres well-suited for corporate office, energy service, transportation, or equipment sales / rental uses.

2,852 SF OFFICE

- Private offices, breakroom, conference, m&t restrooms
- Paved front end parking

5,400 SF WAREHOUSE + WASH BAY

- Enclosed shop= 60' wide by 90' long
- Six (6), overhead doors
- Two (2) fully drive through bays
- 3-Phase power
- End bay is a covered awning wash bay (approx. 60' wide by 34')
- Paved aprons and driveway
- Gas lines for heaters

8.39 ACRE LOT

- Including approximately 3.40 Acres of graveled area, fenced with 6' fence +3 strands of barbed wire.
- Gated (2), with single paved driveway from highway
- 3-sided storage structure in yard

OTHER FEATURES

- Over 600 feet of frontage on US-84
- 3-phase, 110/240 volt power
- Security cameras throughout building
- No zoning restrictions (Freestone County)
- For sale or lease

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PICTURES - 10,292 SF on 8.39 Acres

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PROPERTY MAP

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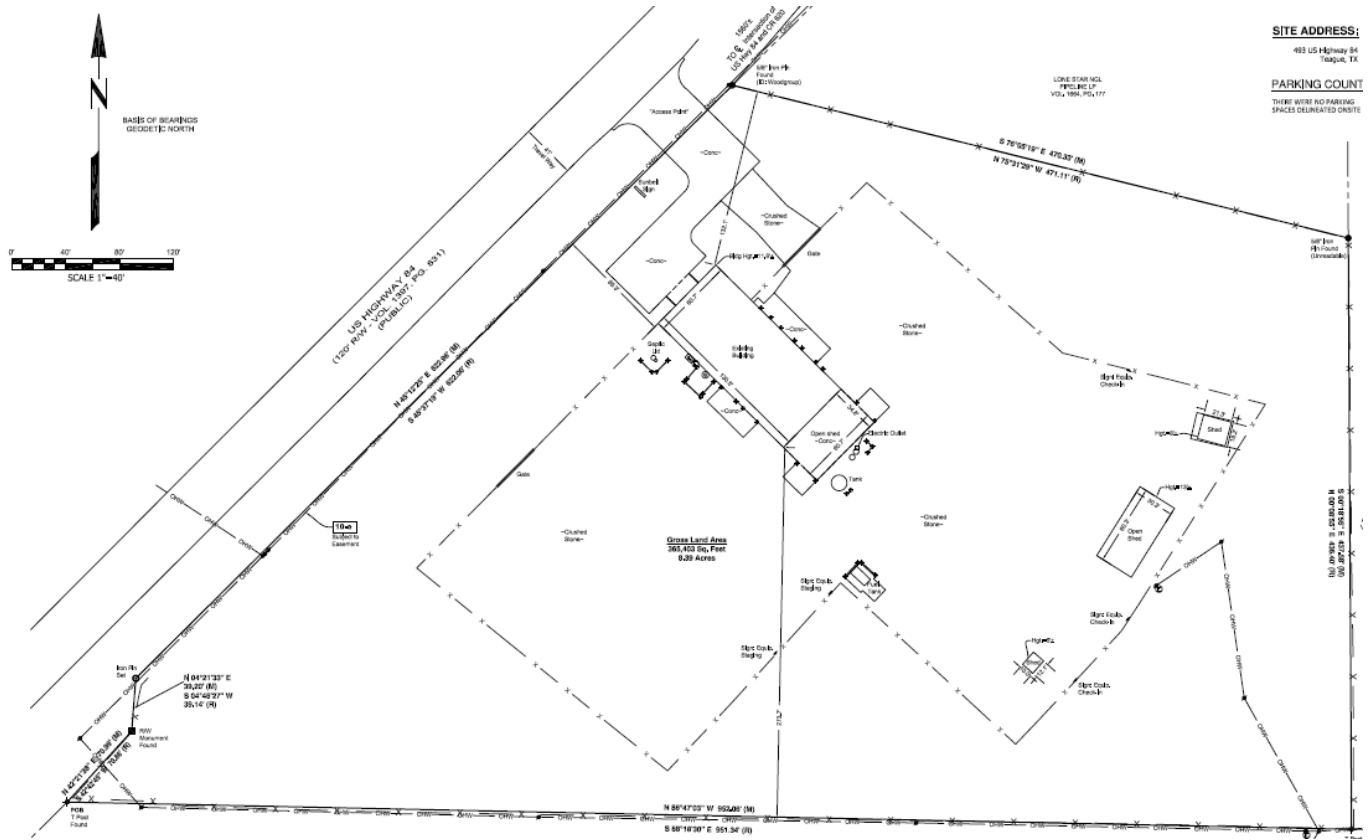
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SITE PLAN - 10,292 SF on 8.39 Acres

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SITE ADDRESS:

493 US Highway 84
Teague, TX

PARKING COUNT:

THERE WERE NO PARKING SPACES DELINEATED ON SITE

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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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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