

# For Sale

**Multi-Purpose Building &  
3.36 Acres of Commercial Land  
Marlin, Falls County, TX**

**\$150,000**

For a virtual tour and investment offering go to [www.dubescmercial.com](http://www.dubescmercial.com)



**DUBE'S  
COMMERCIAL INC.**

TREC# 484723

Bob Dube 512-671-8008 (office) 512-423-6670 (mobile)

[bob@dubescmercial.com](mailto:bob@dubescmercial.com) [www.dubescmercial.com](http://www.dubescmercial.com)

FOR  
Sale

# Multi-Purpose Building & 3.36 Acres of Commercial Land Marlin, TX, 76661

## Property Highlights

**Location:** The property is located at 100 Live Oak, Marlin, TX 76661. It is off the intersection of Hwy 7 and business Hwy 6 across from the Falls County Court House. The property is approximately .42 miles from HEB and 1.27 miles from Walmart. The TXDOT 2014 traffic count at the intersection of Hwy 7 and business Hwy 6 is 6,170.

**Use:** Retail, Office, Medical

**Land Size:** 3.36 Acres or 146,362 SF

**Description:** A 6,000 sf (per FCAD) multi-purpose building with paved parking lot behind it. A .84 acre lot sits across the road from the parking lot. Another 1.66 acre lot is on the next block over.

**Year Built:** Unknown

**Construction:** Brick, wood & concrete

**Improvements:** The 6,000 SF building is two stories with wood and tile floors

**Utilities:** All utilities are on the property (water, sewer & electric)

**Parking:** Approximately .6 acres of paved parking behind building.

**Zoning:** Commercial

**Showings:** By appointment only. Buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

**Presented At:** \$150,000 or \$25.00/SF Building or \$1.02/SF Land

FOR  
Sale

# Multi-Purpose Building & 3.36 Acres of Commercial Land Marlin, TX, 76661

## Property Pictures

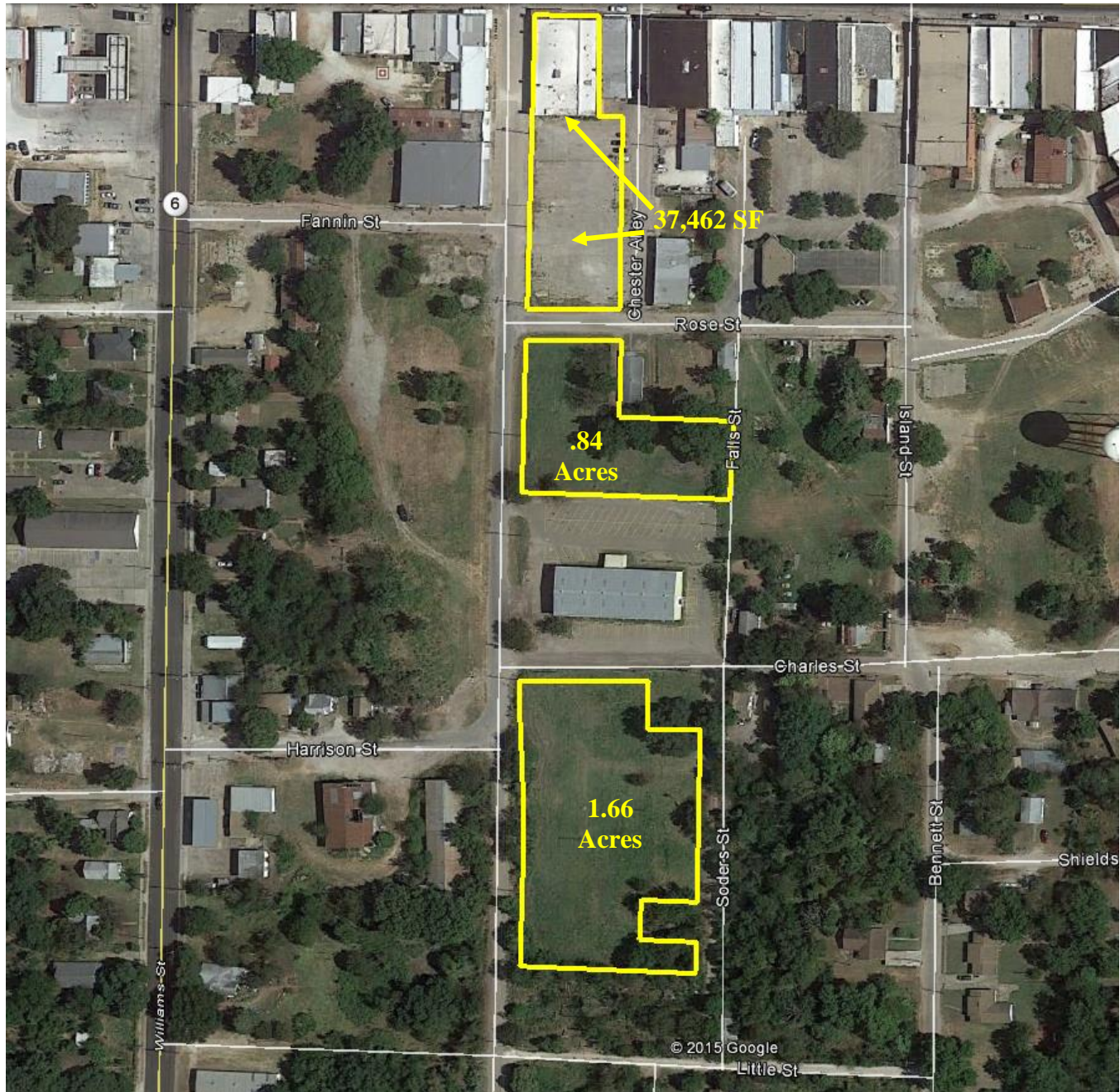




FOR  
Sale

# Multi-Purpose Building & 3.36 Acres of Commercial Land Marlin, TX, 76661

## Property Aerial View

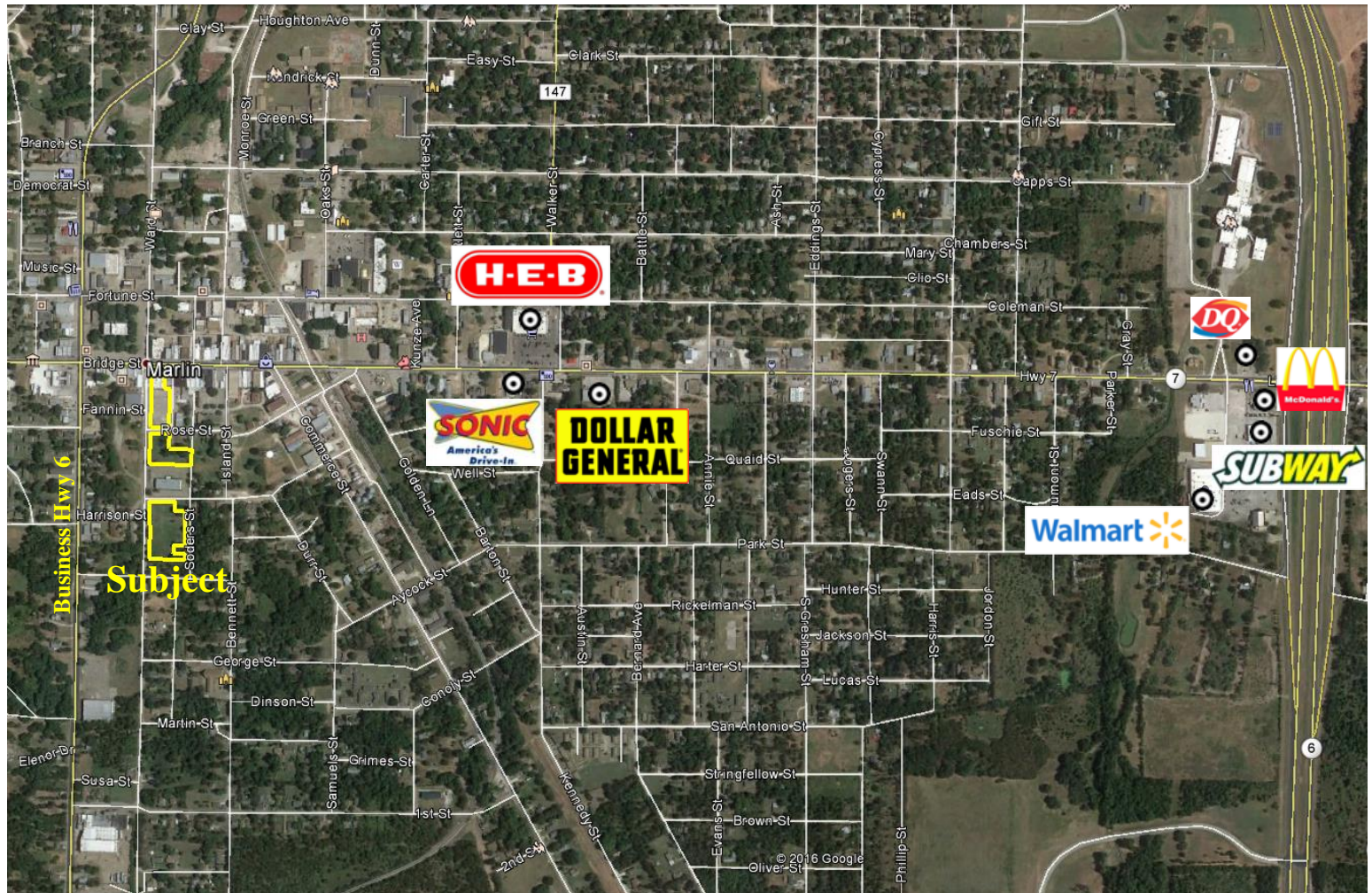




FOR  
Sale

# Multi-Purpose Building & 3.36 Acres of Commercial Land Marlin, TX, 76661

## Property Aerial View

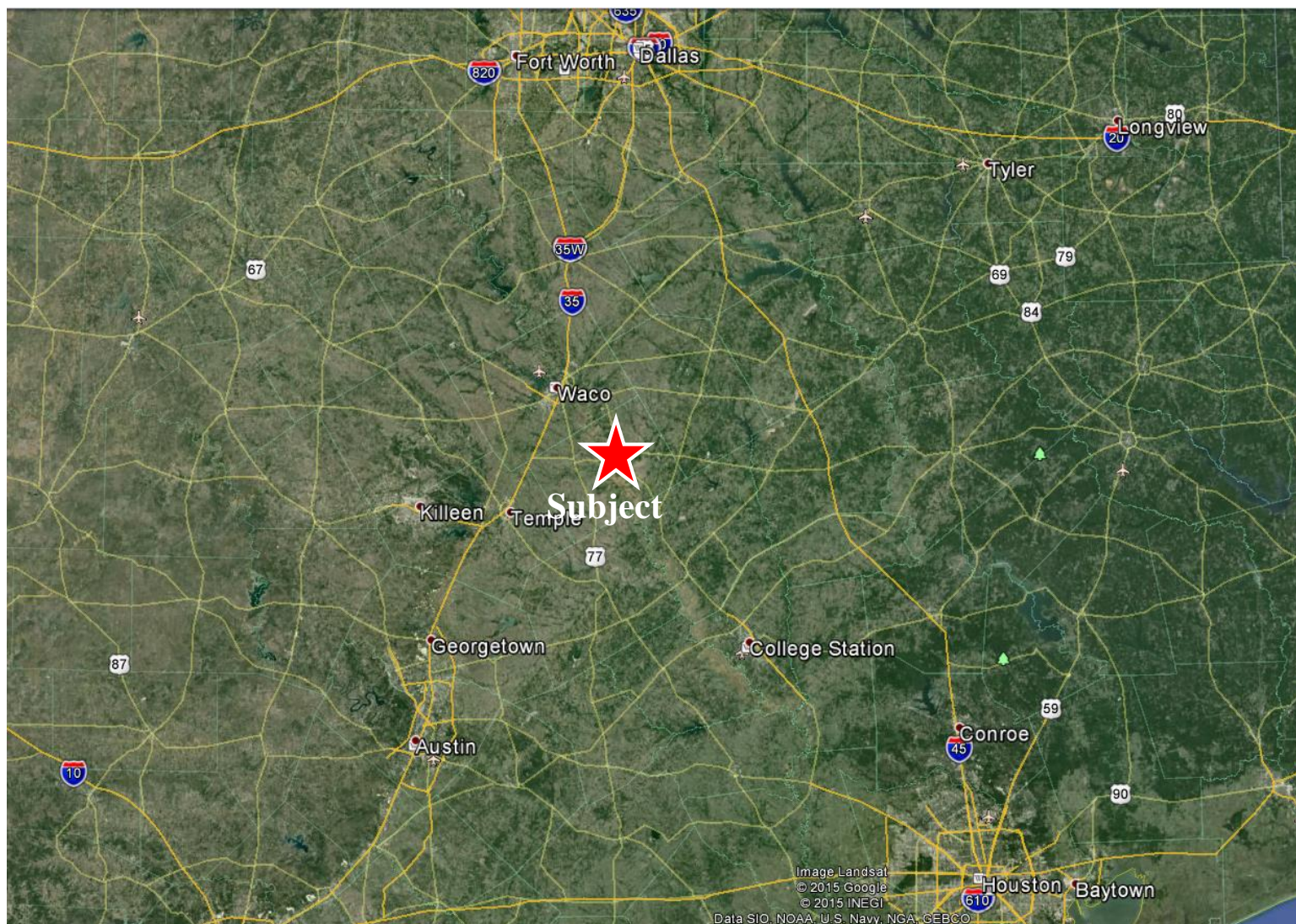




FOR  
Sale

# Multi-Purpose Building & 3.36 Acres of Commercial Land Marlin, TX, 76661

## Property Location Relative to DFW, Austin and Houston



FOR  
Sale

# Multi-Purpose Building & 3.36 Acres of Commercial Land Marlin, TX, 76661

## CONFIDENTIALITY & DISCLAIMER

The information contained in the following Investment Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Dube's Commercial Inc. and should not be made available to any other person or entity without the written consent of Dube's Commercial Inc. This Investment Brochure has been prepared to provide summary information to prospective investors, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Dube's Commercial Inc. makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Investment Brochure has been obtained from sources we believe to be reliable; however, Dube's Commercial Inc. makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.



**DUBE'S  
COMMERCIAL<sub>INC</sub>**

TREC# 484723

Bob Dube 512-671-8008 (office) 512-423-6670 (mobile)

[bob@dubescmercial.com](mailto:bob@dubescmercial.com) [www.dubescmercial.com](http://www.dubescmercial.com)



# 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>Dube's Commercial, Inc.</u>	<u>484723</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(512) 671-8008</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Robert T. Dube</u>	<u>365515</u>	<u>bob@dubescmercial.com</u>	<u>(284) 803-5263</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Morgan Tindle</u>	<u>644820</u>	<u>morgan@texasfarmbranchrealt</u>	<u>(254) 803-5263</u>
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](http://www.trec.texas.gov)

TAR 2501

ABS 1-0

Dube's Commercial Inc 401 Congress Austin, TX 78701  
Robert Dube

Phone: (512)423-6670

Fax: (512)671-8011

Info about Bro

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.ziplogix.com](http://www.ziplogix.com)