

# *For Sale* 8.33 Acres

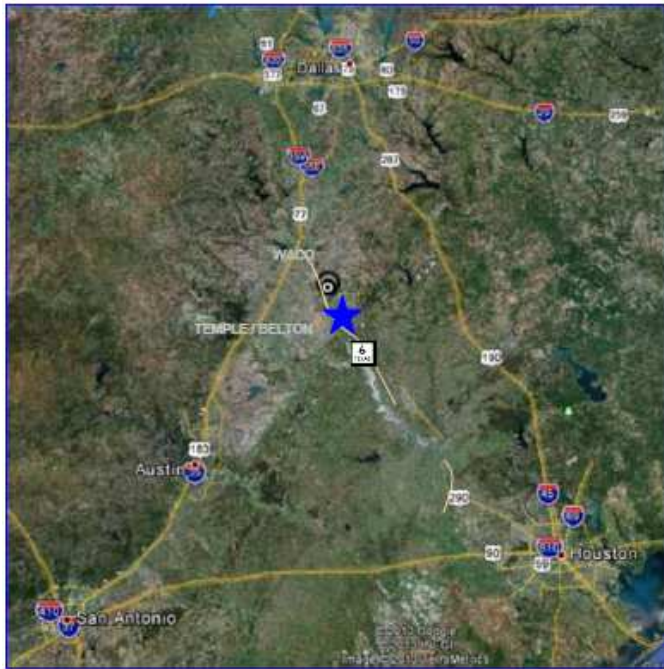
2 – Commercial Buildings – 7,200 SF

FORMER KC HALL

MARLIN, FALLS CO., TX

\$75,000

*LOCATED IN THE HEART  
of the  
TEXAS  
TRIANGLE*



**DUBE'S  
COMMERCIAL INC.**

TREC# 484723

Bob Dube 512-671-8008 (office) 512-423-6670 (mobile) 512-671-8011 (fax)

bob@dubescmercial.com www.dubescmercial.com

FOR SALE

# 8.33 Acres with 2 Commercial Buildings MARLIN, FALLS CO., TX

## PROPERTY PICTURES



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## AERIAL VIEW



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## TAX PLAT



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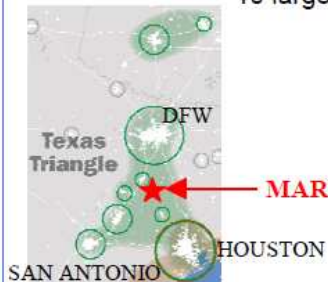
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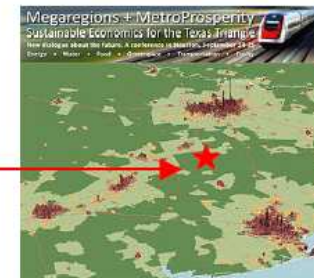
## 8.33 Acres with 2 Commercial Buildings MARLIN, FALLS CO., TX

By 2050 about 35 million people, or 70 percent of the population of Texas, will live in the four metropolitan areas that comprise the Texas Triangle. Three of the nation's 10 largest cities are in the Triangle, including Houston, which has a port that handles more foreign tonnage than any other U.S. port.



**Location:** Eastern Texas  
**Principal Cities:** Austin, Dallas/Fort Worth, Houston, San Antonio  
**Population 2010:** 19,728,244  
**Percent of U.S. Population:** 6%  
**Population 2025:** 24,809,567  
**Population 2050:** 38,132,600  
**Projected Growth (2010 - 2050):** 93.3 percent (18,404,356)  
**2005 GDP:** \$817,510,000,000  
**Percent of US GDP:** 7%

MARLIN, FALLS CO.



### Marlin Demographics

Population	1-mi	3-mi	5-mi
2011 Male	40	2,657	3,541
2011 Female	61	3,339	4,587
% 2011 Male	39.6%	44.3%	43.6%
% 2011 Female	60.4%	55.7%	56.4%
2011 Median Age	32	30	30
%2011 White	42.6%	45.6%	42.1%
%2011 Black	45.5%	45.6%	42.2%
%2011 Native A.	0%	0.4%	0.4%
%2011 Other	0%	0.4%	0.4%
%2011 Hispanic	19.8%	22.3%	23.1%
2011 Av. Income	\$43,501	\$46,232	\$49,021

### FALLS COUNTY TEXAS MAJOR ROADWAYS

- Interstate 35 (two miles)
- U.S. Highway 77
- State Highway 6
- State Highway 7
- State Highway 14
- State Highway 53
- State Highway 320

**Falls County** is a county located in the U.S. state of Texas. As of the 2010 census, its population was 17,866. Marlin is also the county seat of Falls County. With a large portion of its economy based around agriculture, Falls County is sixth among 254 Texas counties in corn production.

**Marlin** is a city in Falls County, Texas, United States. The population was 5,967 in 2010.<sup>[3]</sup> Since 1851, it has been the third county seat of Falls County. Marlin has been given the nickname "the Hot Mineral Water City of Texas". Mineral waters were found there in 1892.



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## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.**

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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Robert Dube

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