



FOR SALE | INDUSTRIAL SPACE

22,630 SF FACILITY ON 14.6 ACRES!

972 Texas 123 N, Stockdale, TX 78160

JUSTIN DODD
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All information furnished regarding property for sale, rental or financing is from sources believed to be reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. The information contained herein is not a substitute for a thorough due diligence investigation. No liability of any kind based on the information is to be imposed on the broker herein.

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	14.6 Acres
Year Built:	2014
Building Size:	22,630
Zoning:	None
Price / SF:	-

PROPERTY OVERVIEW

The property is 14.6 acres with 22,630 SF of improvements under roof. The site has two entrances, is entirely stabilized and fenced, and has ample room for a large operation. The improvements consist of a remodeled house (2,060 SF) that has been used for offices and contains 4 private offices, a reception area, a large cubicle area and large dispatch office, a shop building with 18,970 SF total comprised of 7,500 SF of shop, 2,500 SF wash-bay, 3,720 SF office, parts, training, and mezzanine space, and 5,250 SF of covered canopies. The shop building has three drive through bays that are 100' long (150' including canopy) plus a drive through wash-bay. This building was built in 2014 and is in good condition.

LOCATION OVERVIEW

The property is located in Wilson County, just north of the town of Stockdale off of Hwy 123 and CR 420. The location is 50 minutes from downtown San Antonio, 3 hours from Houston, and 35 minutes to Kenedy, TX given it excellent access to the Eagle Ford Shale and employee pool of San Antonio and surrounding communities. The property is in the county, with no restrictions.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 22,630 SF total - 2,060 SF office, 18,970 SF shop building, 1,600 SF storage building
- Main office - 4 offices, cubicle area, break, and dispatch
- Main Shop - 3 drive through bays (14' x 16' OHD's) + wash-bay
- Additional canopy space for covered work areas
- Shop offices, shop break area, 2 locker rooms, large training area
- Lube lines | Air lines | Two big ass fans
- Fuel island | Frac Tank wash-out pit
- Yard Lighting | Secured parts area
- Septic, 3 ph/480v power, century link fiber
- City of Stockdale - Commercial Zoning
- City water, city sewer (wash-bay is on well water)



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ADDITIONAL PHOTOS



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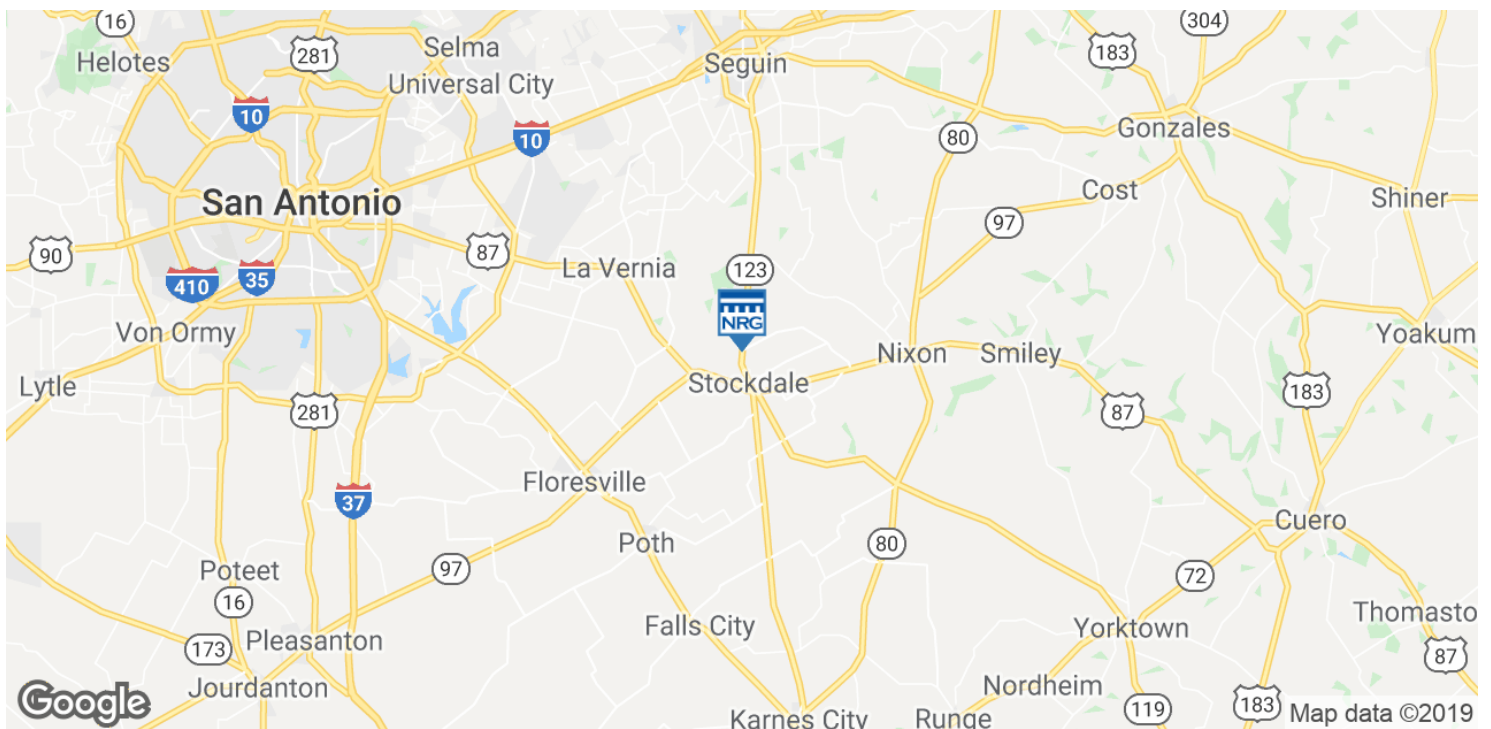
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LOCATION MAPS



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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.

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.

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John W. B. McDaniel	405514	john@nrgrealtygroup.com	2143254851
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date