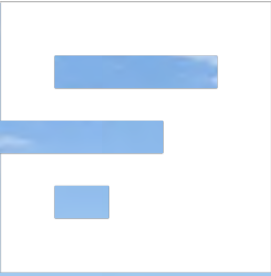


3248 N. HWY 37, THREE RIVERS, TX 78071



FOR SALE OR LEASE

\$1,200,000
\$10.46 PSF/YR,
NNN

3248 N. HWY 37 FRONTAGE
THREE RIVERS, TX 78071

INDUSTRIAL OFF IH-37
16,750 SF ON 17.71 ACRES

PRESENTED BY:

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479.650.8950

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FORMATION REAL ESTATE LLC
2906 SE LOOP 820, SUITE G
FORT WORTH, TX 76140



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PROPERTY DESCRIPTION

16,750 SF of Industrial Buildings on 17.71 Fenced Acres, Including 10 acres w/ heavy gravel stabilization.

3,750 square ft. metal building (50' Wide X 75' Long) Fully insulated shop w/ approximate 18' eve height and small built-in office. Four (4) oversized grade level bay doors, 12' wide by 16' tall, creating 2 drive through bays. No restroom or office built out.

8,000 square ft. metal awning structure with no slab (40' Wide X 200' Long) used as a welding shop, shop is simple 3-sided structure with no slab except for a small office with restrooms built-in. 3-phase 480 v power.

5,000 square ft. metal warehouse (50' Wide X 100' Long) with (2) 36' wide by 18' tall roll-up bay doors.

PROPERTY HIGHLIGHTS

- Three (3) Buildings on +/- 18 acres
- 17.71 Acre lot with approximately 10 Acres rocked
- Fully barbed-wire fenced lot with (2) 40' rolling gates
- Utilities to the site include well water, 3-phase power and municipal water.
- Heavy power
- 16' tall doors
- Quick access to IH-37

OFFERING SUMMARY

Lot Size:	17.71 Acres
Building Size:	16,750 SF
Lease Rate:	\$14,600/Mo, NNN
Sale Price:	\$1,200,000



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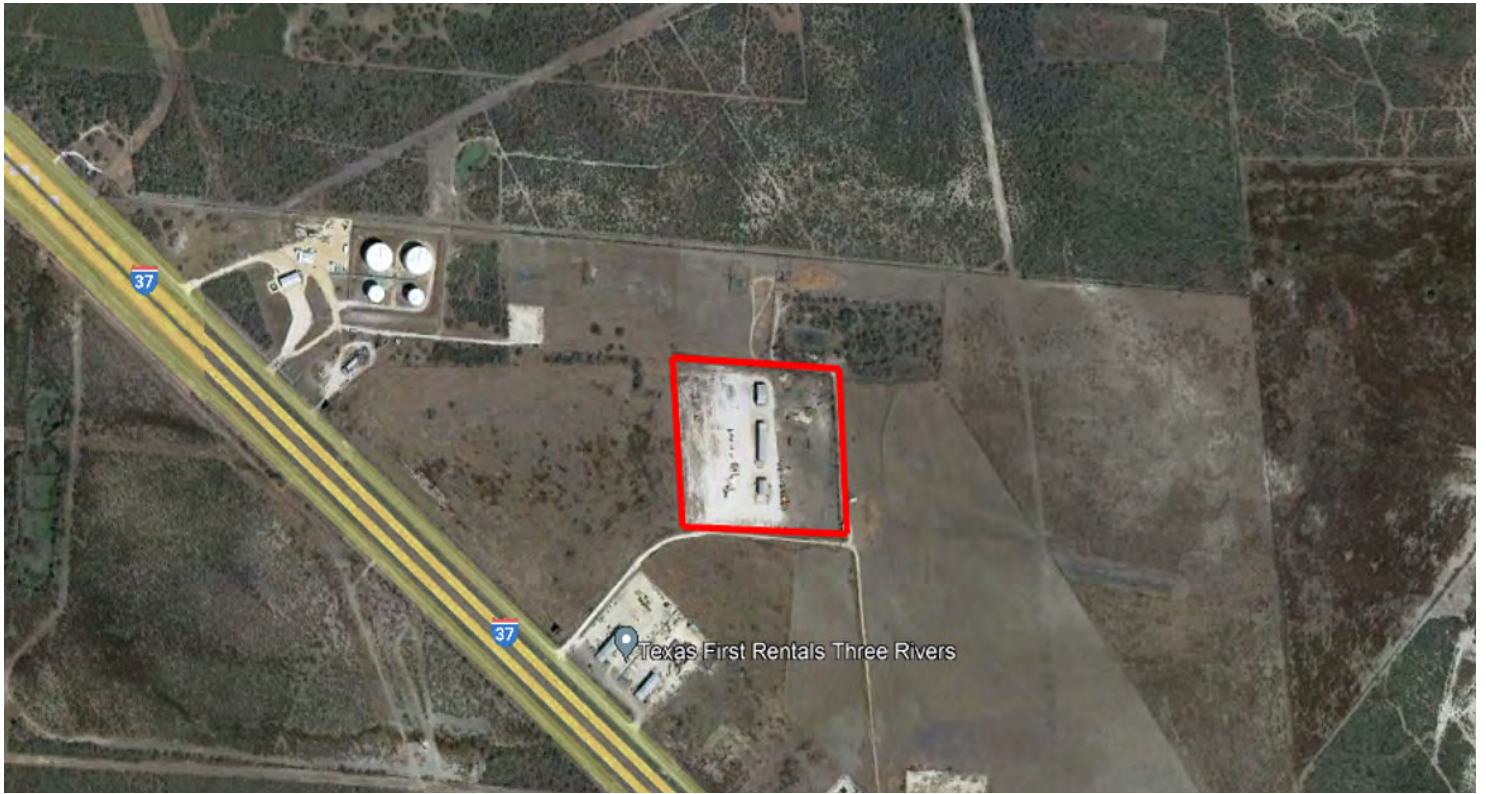
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INDUSTRIAL PROPERTY FOR SALE
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AERIAL PHOTOS



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INDUSTRIAL PROPERTY FOR SALE

ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS

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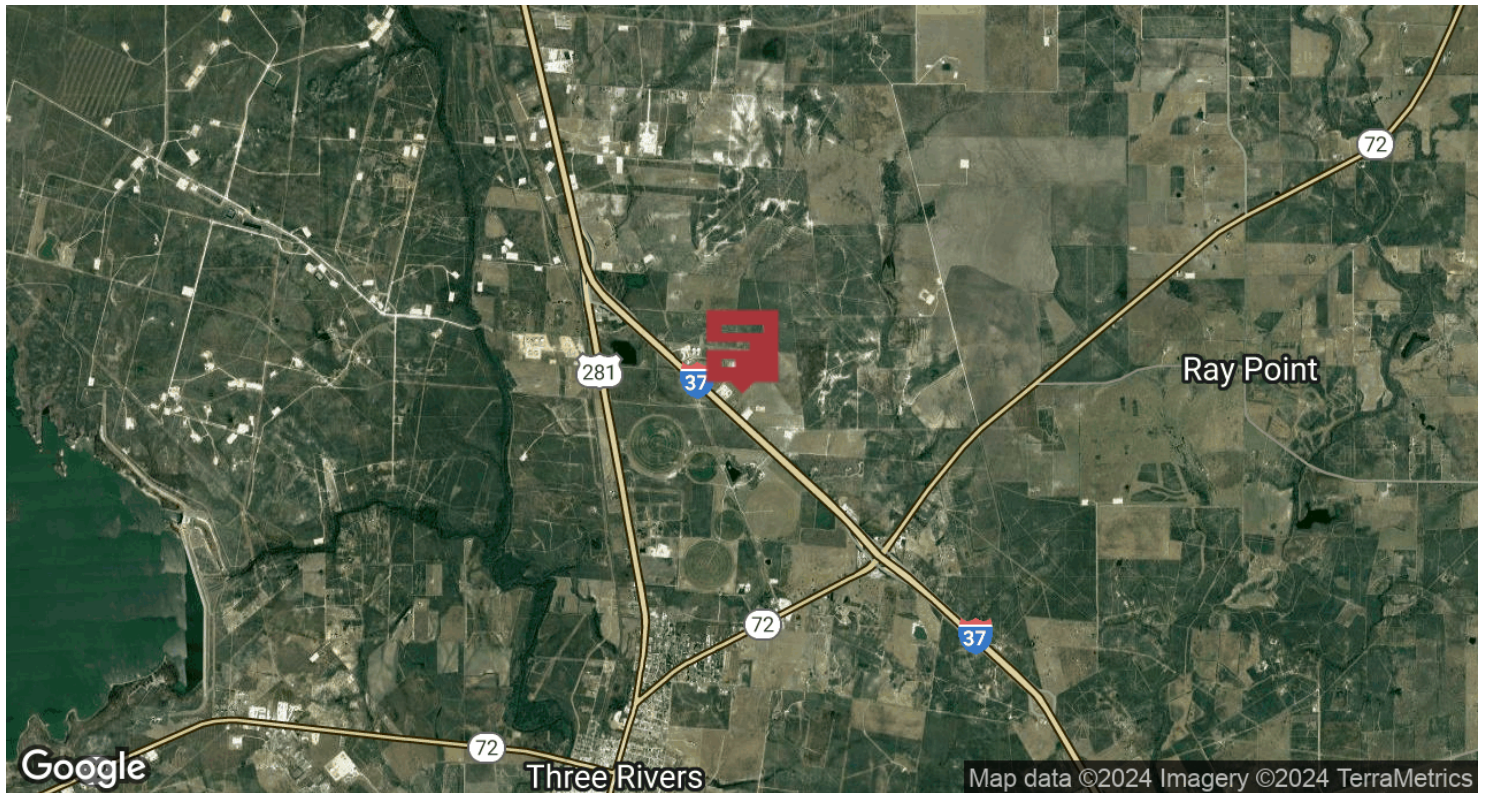
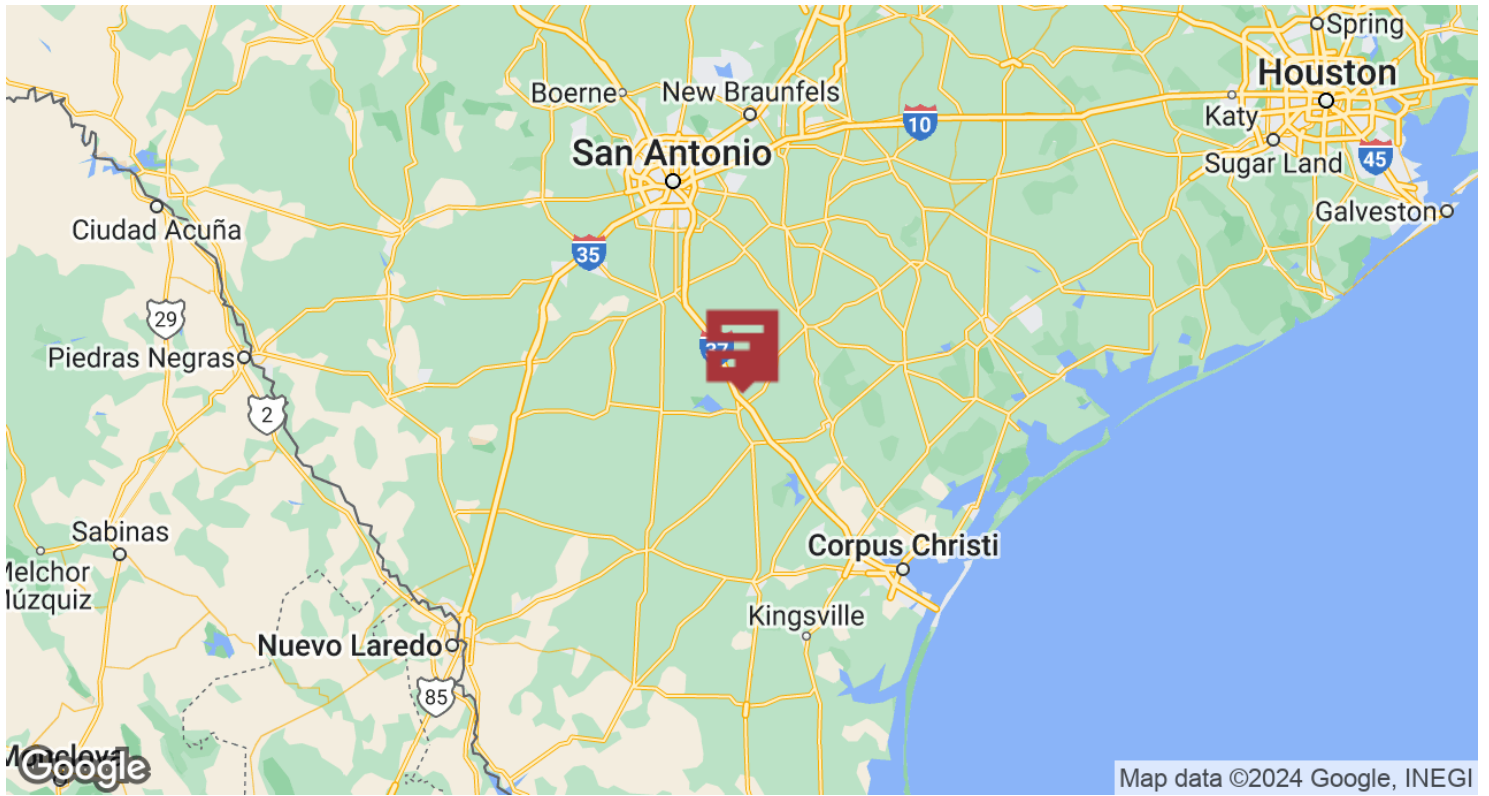


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INDUSTRIAL PROPERTY FOR SALE

LOCATION MAP

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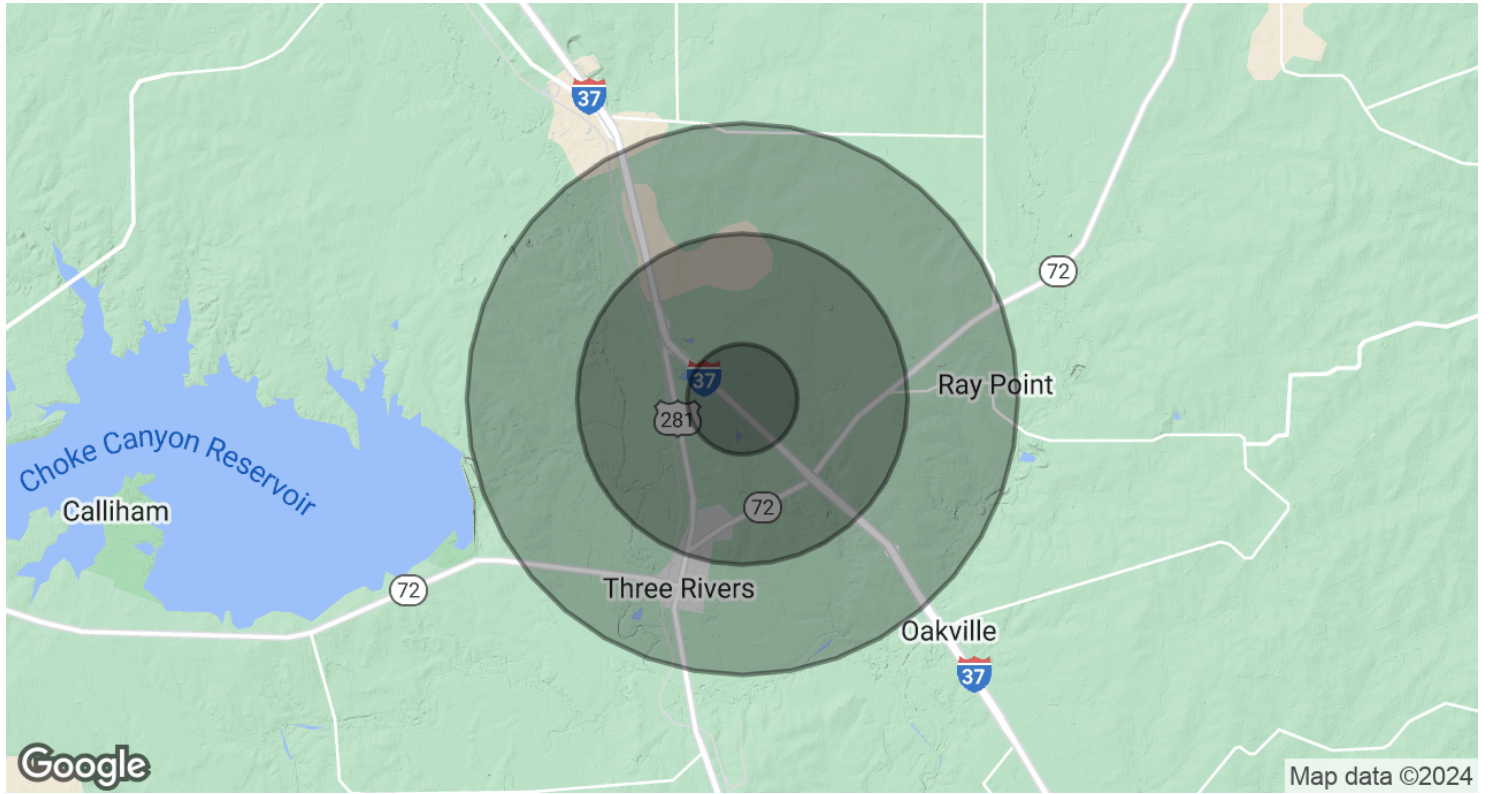
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	995	1,705	2,296
Average Age	31.9	32.6	33.7
Average Age (Male)	30.7	31.9	33.8
Average Age (Female)	35.7	35.1	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	456	678	856
# of Persons per HH	2.2	2.5	2.7
Average HH Income	\$50,950	\$50,865	\$49,634
Average House Value	\$103,690	\$104,985	\$105,946

* Demographic data derived from 2020 ACS - US Census



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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): HOLDERS:

- 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 other 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
 - ny 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.

Formation Real Estate, LLC	9004385	rsawyer@formationtx.com	(817) 368-6050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License #	Email	Phone
Robert Sawyer	578726	rsawyer@formationtx.com	(817) 368-6050
Designated Broker Firm	License #	Email	Phone
John Jinks	603059	jjinks@formationtx.com	(512) 791-7329
Licensed Supervisor of Sales Agent/Associate	License #	Email	Phone
David Barber	457259	dbarber@formationtx.com	(817) 366-7386
Sales Agent/Associate's Name	License #	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date