

34,800 Square Feet on ±12 Acres

FOR LEASE or SALE

300 W. CR 302, Barnhart, TX 76930



PROPERTY SUMMARY

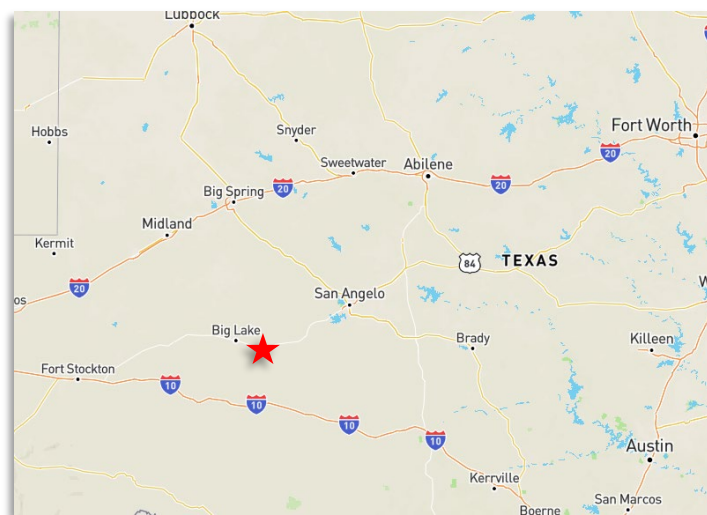
Top quality oilfield and industrial service facility well equipped for heavy equipment and vehicle fleet service. The property includes significant outside storage area, oversized drive-through service bays, and is ideal for large scale service work in the region.

The facility was formerly utilized in conjunction with the rail spur & sand silos on the adjacent land and these features can be available for a user. There is nearby workforce housing and other amenities for long-distance commutes to job sites.

Total SF	34,800
Lot Size	± 12 Acres (up to 60 available)
County	Irion
Year Built	2013
Pricing	Lease Rate: \$ 20,300 / Month Sales Price: Negotiable

Location

Aprox 95 miles from Midland
Aprox 50 miles west of San Angelo
Aprox 18 miles east of Big Lake



PROPERTY DETAILS

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Land.....12 Acres

Fully rocked and secure fenced
Yard lighting, paved aprons
*Up to approx. 60 acres with rail access available

Building 1.....17,000 Square Feet

85' X 200' enclosed + 25' canopy on 3 sides
7 Offices, shop rr, mezzanine storage
6 Drive-thru bays incl 13, 14' X 16' bay doors
15-ton crane, heavy power

Building 2.....12,750 Square Feet

85' X 150' enclosed warehouse
(4) 15' X 15' bay doors, drive-thru capable

Building 3.....5,050 Square Feet

85' X 50' double wash bay + equipment shed
2 covered drive through bays
Drains & sump

Total Rentable SF: 34,800

Amenities

Trailer hookups to accommodate 20 + modular trailers
(typical 70' x 15' units)
Rail served via Texas Pacifico (north side of 60 ac)

Access

County Road 302
460' of frontage – south property line
Gravel frontage, single ingress / egress

Zoning

None (County)

Utilities

Water well and septic
Power along CR 302
Heavy 3-phase

JOHN JINKS, CCIM

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300 W. CR 302, Barnhart, TX 76930



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Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

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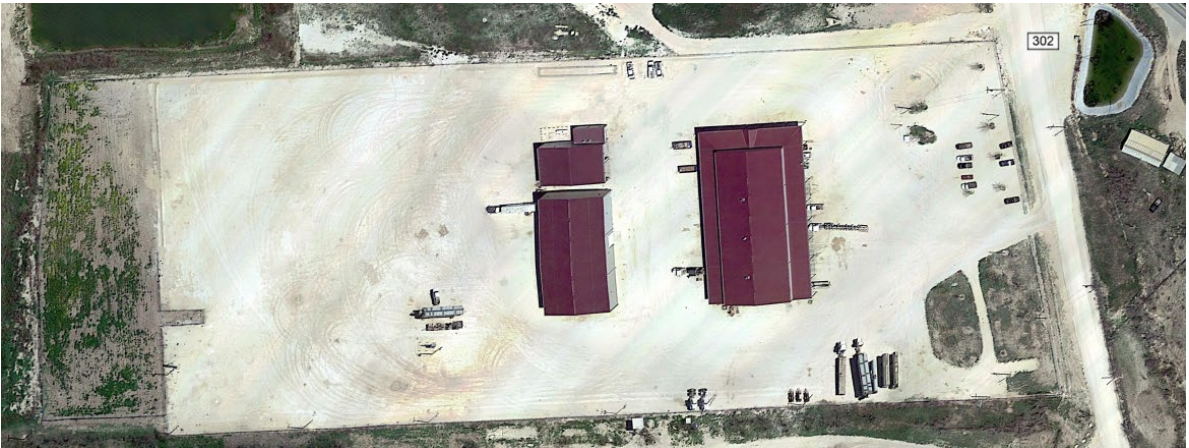
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REAL ESTATE

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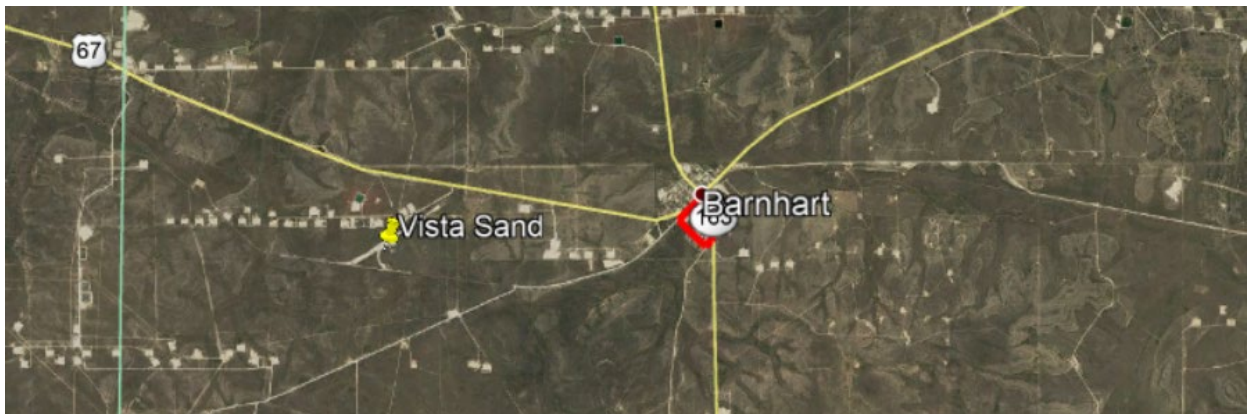
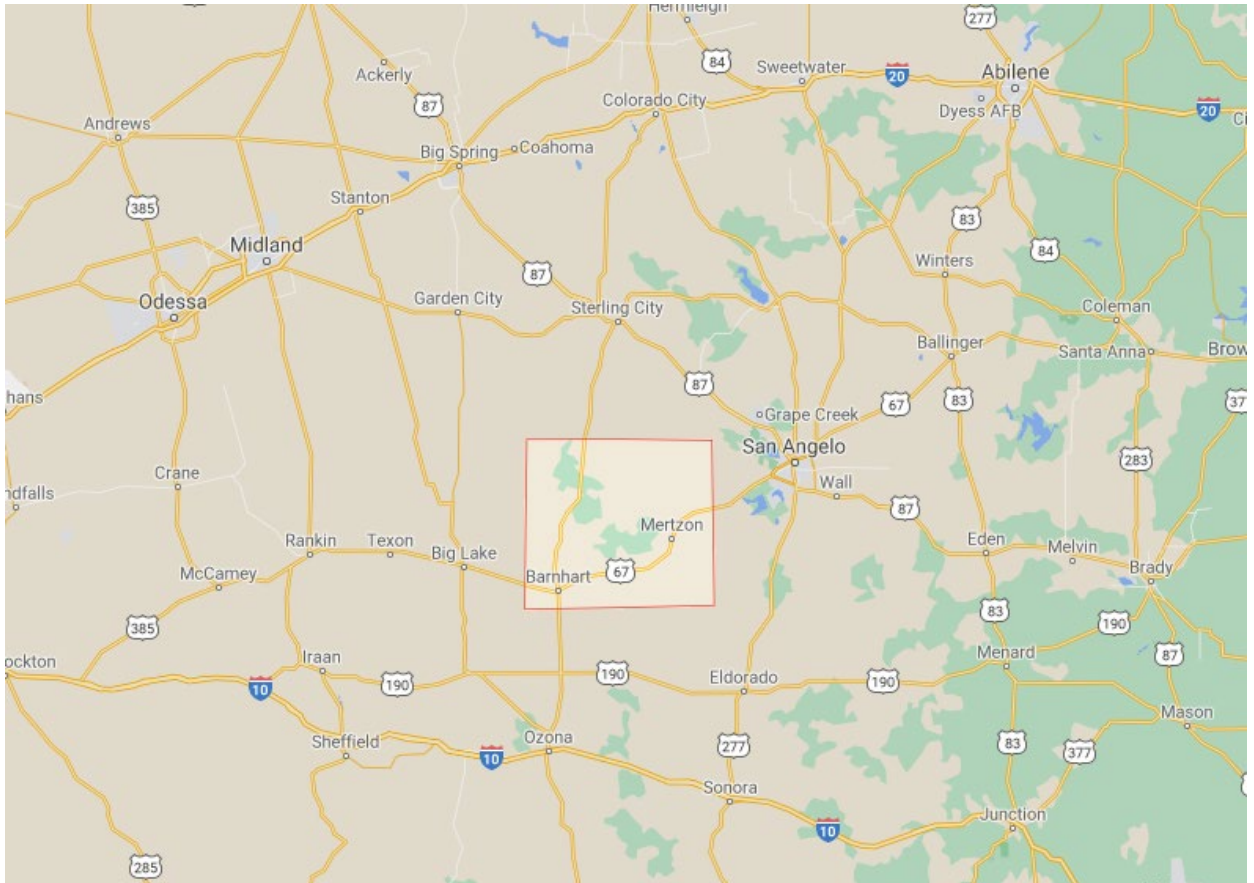
PROPERTY AERIAL

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MAP OVERVIEW

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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:
 - 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>Formation Real Estate, LLC</u>	<u>9004385</u>	<u>rsawyer@formationtx.com</u>	<u>(817) 368-6050</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>David Barber</u>	<u>457259</u>	<u>dbarber@formationtx.com</u>	<u>(817) 366-7386</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

IABS 1-0