

Great Office-Warehouse on SH-30!



**Offered For Sale: ~~\$1,680,000 (\$75.00/SF)~~
\$1,595,000**

PROPERTY FEATURES

- Great Office-Warehouse on SH-30!
- 22,400 SF Total, Two Buildings, 3.60 acres
- Located just outside City Limits, with BTU electric (No city taxes)
- Excellent location, visibility and access for distribution, light manufacturing, etc.
- 48/277 3 Phase power
- Various broad band internet options, including Suddenlink

12323 SH-30

- Will be vacated by Seller
- 2,400 SF first class office space, excellent floorplan and features
- 10,000 SF Nice glass doors open from offices to 100 X 100 warehouse/shop w/restroom
- Currently divided into 4000 SF Warehouse and 6000 SF under HVAC
- This demising wall can be easily removed.
- Rear yard area can be expanded, rocked, and security fenced.
- Clear span, well insulated 20' eave height
- Dock High and grade level rear entry. 20'W x 16'H overhead doors

12335 SH-30

- Leased to The Right Shop through October 2026! (Lease available upon receipt of signed CA)
- 10,000 SF (approx. 1,000 SF offices, approx. 9,000 SF warehouse/shop space)
- Excellent automotive and marine repair shop, very professional, clean and well organized

**For Sale: ~~\$1,680,000 (\$75.00/SF)~~, well below replacement cost
\$1,595,000**



AERIAL



12323 SH-30
PROPERTY PHOTOS



Front Entry



Front Office



Conference Room



Restroom & Breakroom

12323 SH-30
PROPERTY PHOTOS



Warehouse, View Rear to Office



Warehouse, View Rear to Front

100' x 100' clear span building has dividing wall down the center. One half is climate controlled. This wall can be removed, easily, if needed.



Warehouse, View Office to Rear



Rear View, Dock high and grade level entry

12335 SH-30
PROPERTY PHOTOS



Warehouse, View Front to Rear



Warehouse, View Rear to Front



**Warehouse, View from OH Door
to Front**



Rear View

12335 SH-30
PROPERTY PHOTOS



1st Floor Office



1st Floor Office



1st Floor Office



2nd Floor Office



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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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|--|----------------|-------------------------------|----------------------|
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| Buyer/Tenant/Seller/Landlord Initials | | Date | |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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