

VIEW PROPERTY LOCATION

TO SAN ANTONIO

FOR SALE OR LEASE

14,600-SF
OFFICE/WAREHOUSE ON
15-ACRE YARD

756 EAGLEFORD DR, PLEASANTON, TX 78064

ADVISORS:

CLIFTON SHEARRER
BROHILL REALTY LTD.
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Brohill Realty^{LTD}
PROPERTIES
&
INVESTMENTS

Colliers
INTERNATIONAL



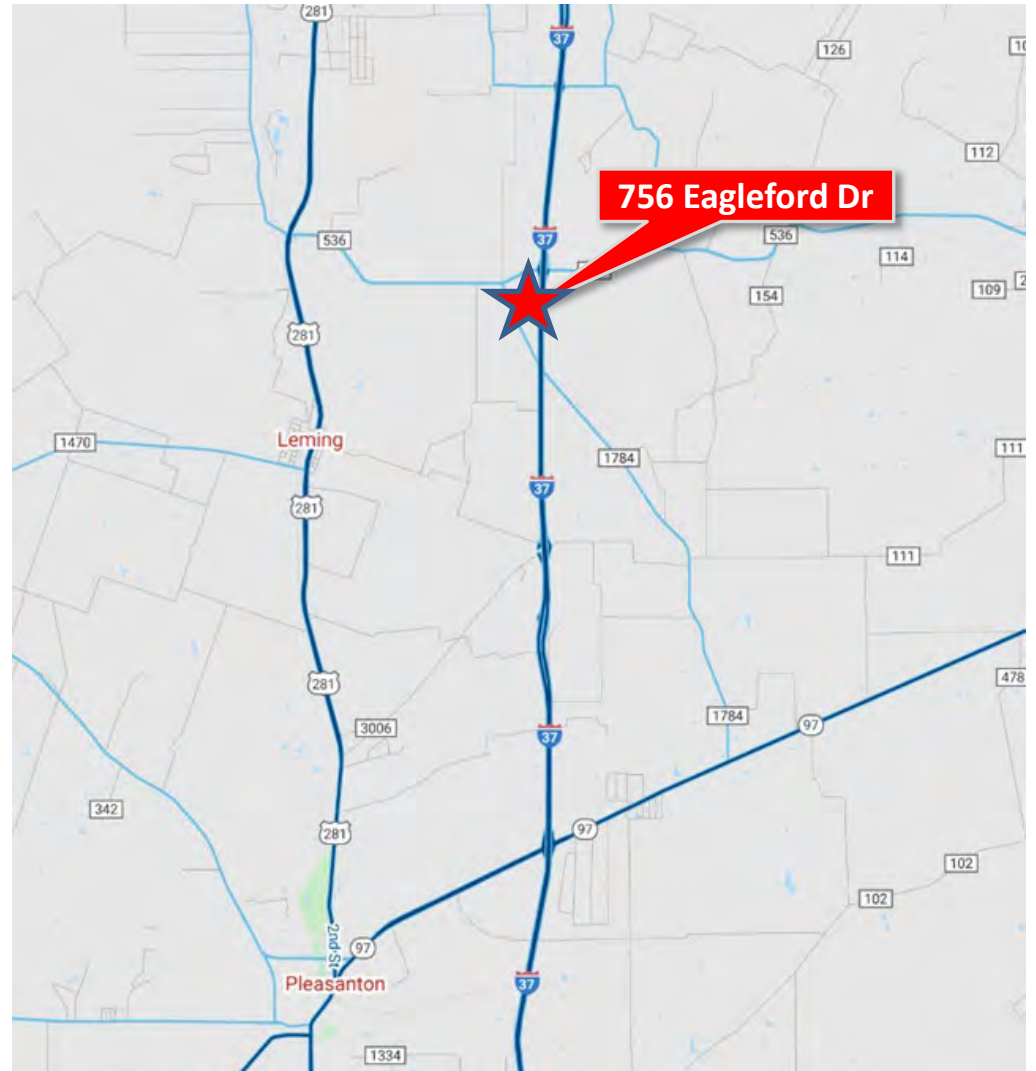
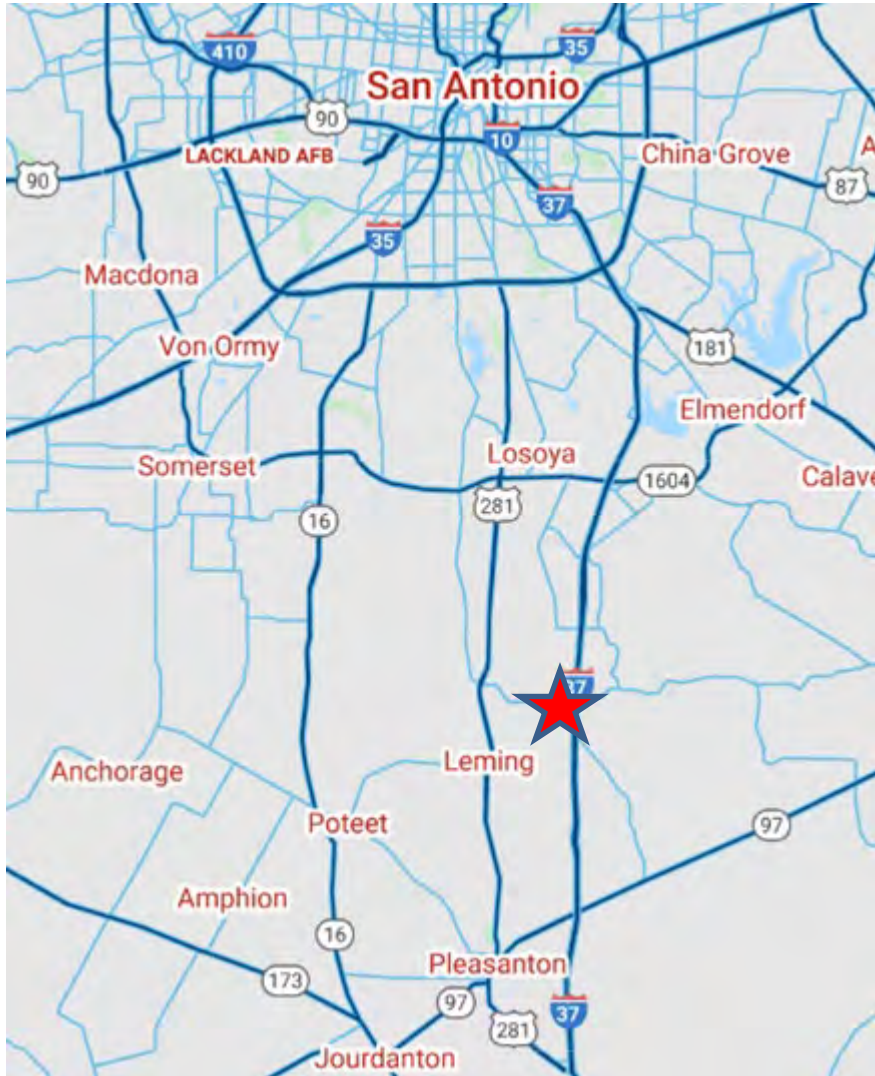
The Opportunity

A ±14,600-SF industrial office/warehouse on approximately 15.2 acres in Atascosa County, Texas. This facility is situated along Interstate Highway 37, and is centrally located between San Antonio and Pleasanton in the Eagle Ford Shale region. The property is ideal for oil and gas, trucking, storage or construction companies.

PROPERTY FEATURES

- › On fenced and rocked 15.2-acre site along main highway with two access points
- › Interstate Highway 37 visibility
- › Two-story, ±9,600-SF office
- › ±5,000-SF, three-bay warehouse
- › Less than 30 miles from San Antonio
- › Ideal for oil & gas, trucking, storage, construction companies
- › Office includes reception, multiple private offices, cubicle areas, conference rooms, breakrooms, restrooms
- › Warehouse features six (14'x12') grade level doors, three drive-through bays
- › Lease Rate: \$23,000/Mo. NNN
- › Sale Price: \$2,300,000
- › Call Clifton Shearrer to schedule a tour

PROPERTY LOCATION



The property is located along Interstate Highway 37 in Atascosa County, approximately 26 miles south of San Antonio and 12.5 miles north of Pleasanton. The property affords convenient access to major points in the Eagle Ford Shale region.

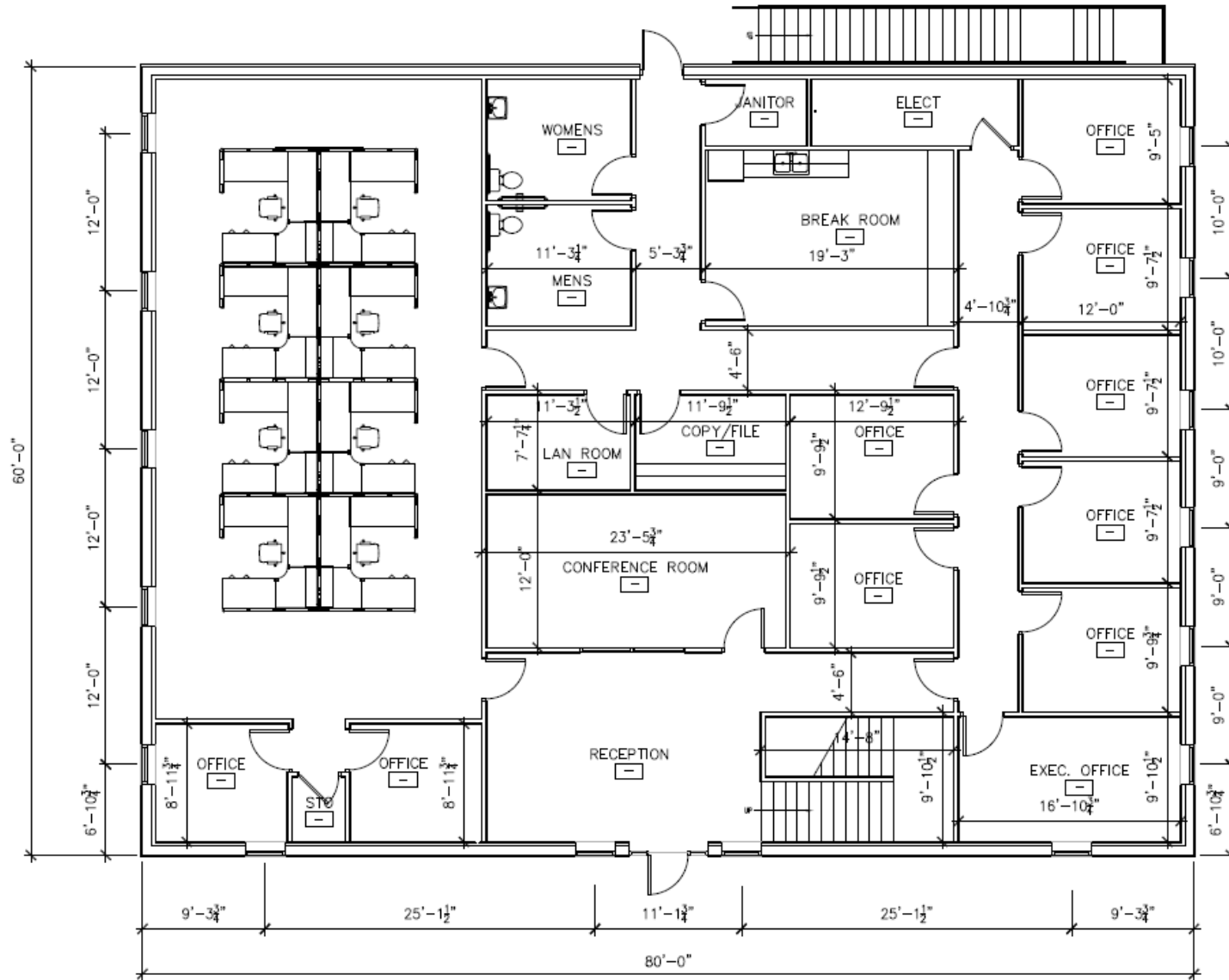
OFFICE BUILDING

±9,600 SF





OFFICE BUILDING FLOOR PLAN – First Floor



01 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

OFFICE BUILDING FLOOR PLAN – Second Floor



01 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



VIEW OF PROPERTY LOOKING SOUTHWEST



WAREHOUSE AND COVERED STORAGE

±5,000 SF







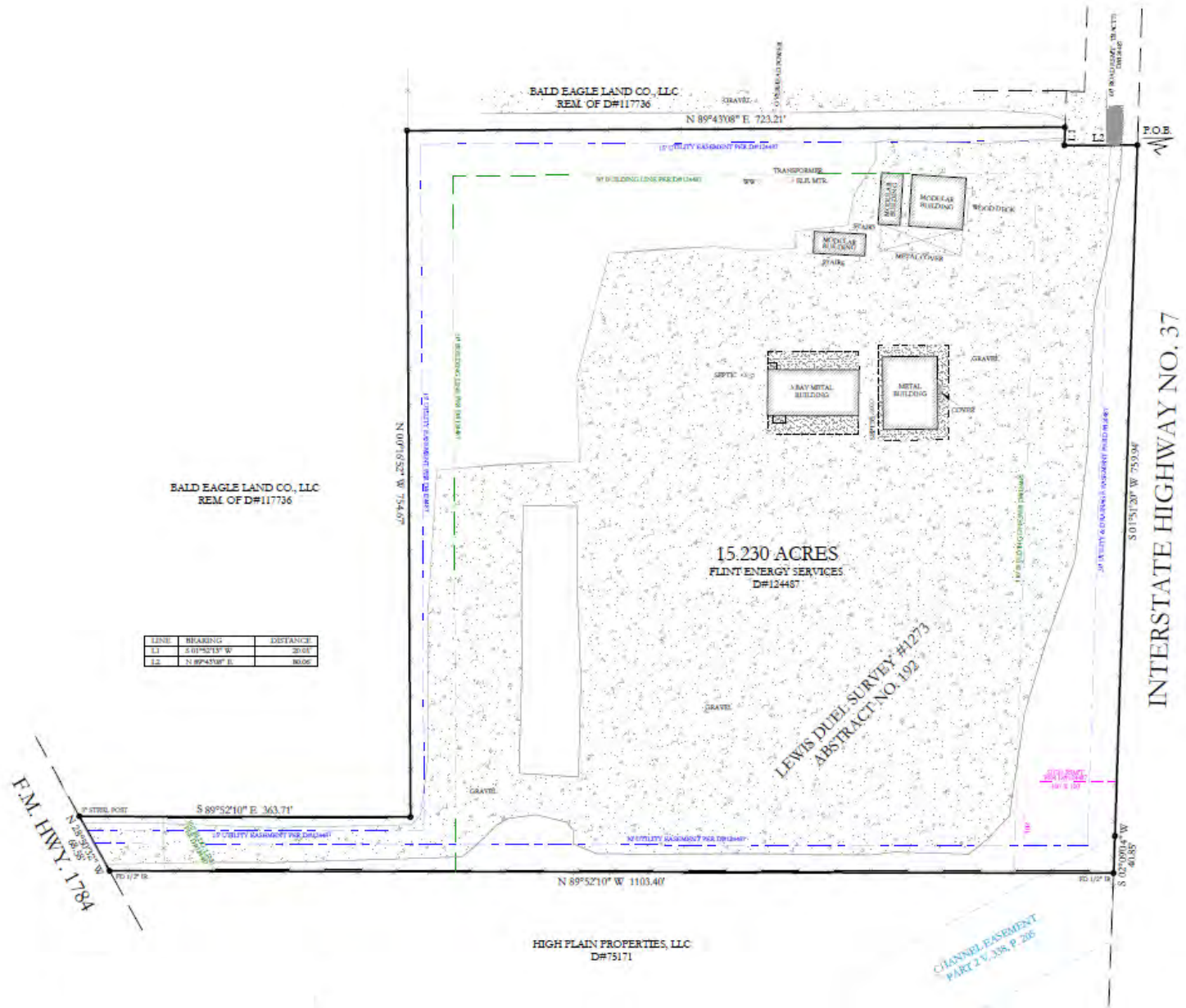
VIEW OF PROPERTY LOOKING NORTHWEST



TO SAN ANTONIO



PROPERTY SURVEY



FOR SALE OR LEASE

756 EAGLEFORD DR, PLEASANTON, TX 78064

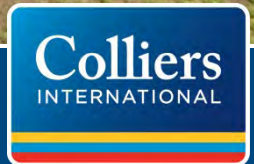
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Brohill Realty^{LD}
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Information About Brokerage Services

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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barkley Peschel	578061	barkley.peschel@colliers.com	281 242 2300
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Brohill Realty Ltd, 1004 W Oaklawn Pkessantou, TX 78064
Clifton Shearrer

Information available at www.trec.texas.gov

IABS 1-0 Date

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