

FOR SALE OR LEASE

One Eurostar Drive
Pleasanton, Texas 78064



Opportunity

One Eurostar is 14.7 acres and contains 191,350 SF total of three (3) buildings. The industrial facility improvements were utilized as a distribution facility for sand products for the Eagle-Ford Shale area. The buildings have heavy load floors, clear heights of 16-30 feet and a clear span manufacturing and distribution warehouse areas.

Location

One Eurostar is located in Tristar Industrial Park in the explosive Eagle-Ford Shale area, forty (40) miles south of San Antonio, Texas CBD.

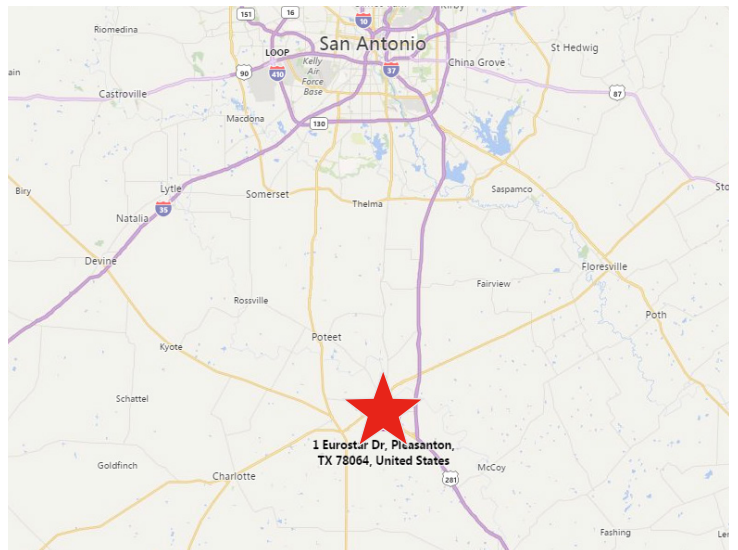
Building Features

- › Ideal Eagle-Ford Shale corporate headquarters on 14.7 acres
- › 12,350 SF newly renovated 2-story office
- › 16' to 30' clear height
- › High-bay metal halide lighting
- › Fully sprinklered
- › 9 dock-high and 4 grade-level doors
- › Immediate availability

Building Area

Building A	127,200 SF
Building B	58,500 SF
Building C	5,650 SF
Total Area	191,350 SF

Contact Broker for Pricing

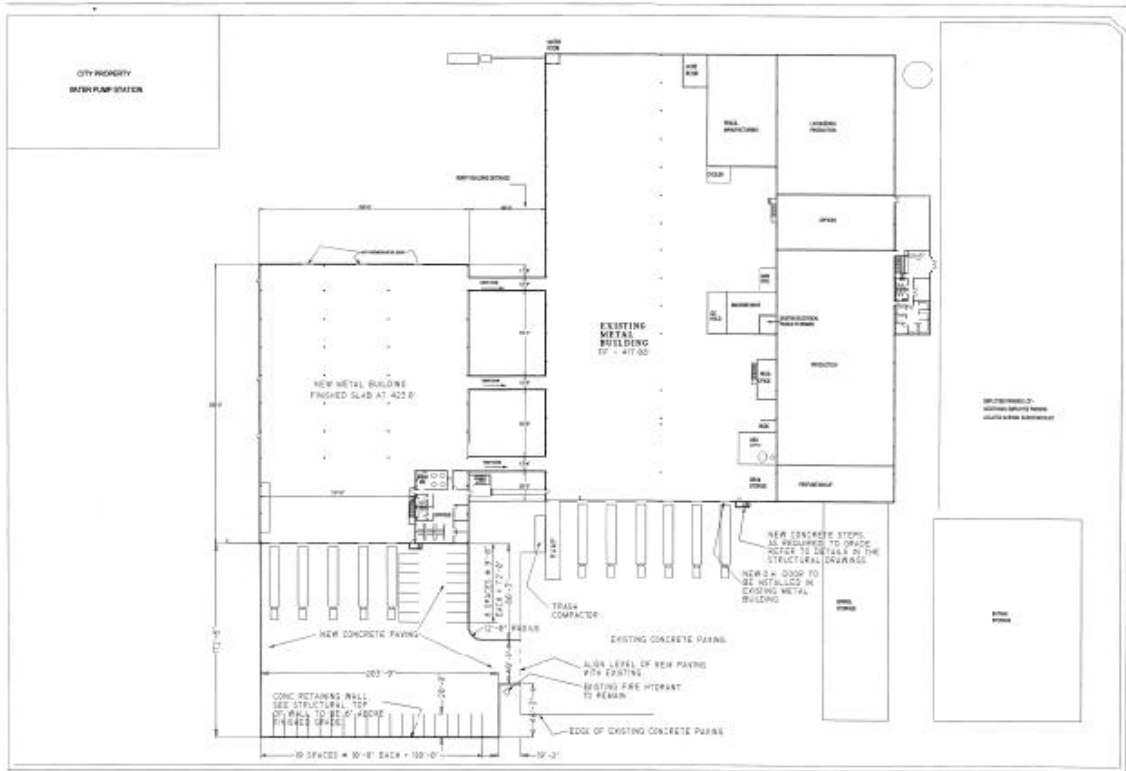


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PLEASANTON-TILDEN ROAD



Contact Us

DAVID L. CARTER, CCIM, SIOR
+1 713 830 2135
david.carter@colliers.com

JOHN S. PARSLEY, SIOR
+1 713 830 2140
john.parsley@colliers.com

COLLIERS INTERNATIONAL
1233 West Loop South, Suite 900
Houston, Texas 77027
+1 713 222 2111
www.colliers.com/texas

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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.

Colliers International Houston, Inc	29114	houston.info@colliers.com	(713) 222-2111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gary Mabray	138207	gary.mabray@colliers.com	(713) 830-2104
Designated Broker of Firm	License No.	Email	Phone
Patrick Duffy, MCR	604308	patrick.duffy@colliers.com	(713) 830-2112
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David L. Carter	364568	david.carter@colliers.com	(713) 830-2135
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Price Reduced

