

HEWITT MINI-STORAGE FACILITY

1053 INDUSTRIAL

HEWITT, TX 76643

FOR SALE



FOR SALE

PRICE: **\$210,000**
 (\$27.63 /SQ.FT.)

BUILDING: 7,600 SQ.FT.

LAND: .52 ACRES

PROPERTY OVERVIEW:

LOCATED OFF OF HIGHWAY 35 IN THE FAST GROWING HEWITT, TX - THIS PROPERTY OFFERS A FANTASTIC INVESTMENT OPPORTUNITY. THE PROPERTY IS CURRENTLY BUILT TO ACCOMMODATE 37 SEPARATE RENTAL UNITS, BUT CAN ALSO BE RE-PURPOSED INTO A FUNCTIONAL OFFICE/ WAREHOUSE WITH AN ADDITIONAL INCOME OPPORTUNITY.

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PROPERTY HIGHLIGHTS:

- * NEWLY FINISHED-OUT OFFICES AT FRONT OF BUILDING
- * RECENTLY INSTALLED FENCE AND GATE SYSTEM
- * CLOSE PROXIMITY TO I-35
- * 1 MILE FROM THE NEW HEWITT/I-35 WALMART
- * SURROUNDED BY NEW CONSTRUCTION
- * EASY ACCESSIBILITY (I-35 & HEWITT)
- * ADDITIONAL .86 ACRES ALSO AVAILABLE FOR SALE

LOCATION MAP



ADDITIONAL EXPANSION SITE ALSO AVAILABLE

37,723 SQ.FT. - \$85,000 (2.25/SQ.FT.)

HEWITT, TX HAS RECEIVED NATIONAL RECOGNITION AND CONTINUES TO EXPERIENCE RAPID GROWTH IN RESIDENTIAL, MULTI-FAMILY AND COMMERCIAL DEVELOPMENTS. THE SUBJECT PROPERTY IS CONVENIENTLY LOCATED WITHIN ONE OF THE FASTEST GROWING SUBURBS OF WACO, TX.

BOUNDARY LINES WERE ESTIMATED FOR VISUAL PURPOSES ONLY. RELY ON SURVEY FOR EXACT BOUNDARY LINES.

PROFORMA

PROFORMA - CASH FLOW GRID

* FIGURES ESTIMATED IN THIS CASH FLOW GRID ARE PROJECTED FIGURES ONLY AND MAY NOT REPRESENT ACTUAL INCOME AND EXPENSES *

Gross Income:	7,600 sq.ft. @ \$0.75	\$ 5,700.00	x	12 Months		\$ 68,400.00
	Add. Income	\$ -	x	12 Months		\$ -
						\$ 68,400.00
Less: Vacancy/Collection Loss		@ 20.00%			\$ 13,680.00	
Net Effective Income:						\$ 54,720.00
2017 Expenses:						
	Taxes:	\$ 4,525.49	(ACTUAL)			
	Insurance:	\$ 2,740.50	(ACTUAL)			
	Management:	\$ 5,472.00	(10% OF NEI)			
	Utilities:	\$ 3,316.07	(ACTUAL)			
	Repair/Maintenance:	\$ 2,000.00	(Estimate)			
	Reserves:	\$ 500.00	(Estimate)			
	Total Expenses:				\$ 18,554.06	
Net Operating Income:						\$ 36,165.94
					ASKING PRICE:	\$ 210,000.00
					CAP RATE:	17.22%

TEXAS - AVERAGE MINI-STORAGE COSTS	
City	AVG COST / SQ.FT.
LUBBOCK TX	\$0.67
AMARILLO TX	\$0.57
CLARKSVILLE TN	\$0.59
EL PASO TX	\$0.67
KILLEEN TX	\$0.71
TYLER TX	\$0.61
WACO TX	\$0.87
ARLINGTON TX	\$0.87
COLLEGE STATION TX	\$0.93
CORPUS CHRISTI TX	\$0.90
CONROE TX	\$0.47
ROUND ROCK TX	\$0.80
HOUSTON TX	\$0.99
SAN ANTONIO TX	\$0.94
HUMBLE TX	\$0.88
CARROLLTON TX	\$1.03
FORT WORTH TX	\$0.85
DENTON TX	\$1.07
MESQUITE TX	\$1.01
SPRING TX	\$0.78
DALLAS TX	\$1.08
GARLAND TX	\$0.98
AUSTIN TX	\$1.21
MCKINNEY TX	\$1.08
FRISCO TX	\$0.89
LOW	\$0.47
AVERAGE	\$0.84
HIGH	\$1.21

Source: Reservation data collected 1/1/15-12/31/26; sparefoot.com

"AS-IS" LAYOUT OVERVIEW:

BUILDING SIZE: 40' x 90' = 7,600 SF

OFFICE #1: 20' x 20' = 400 SF

OFFICE #2: 20' x 30' = 600 SF

WAREHOUSE: 20' x 90' = 1,800SF

MINI-STORAGE: 10' x 10' = 4
 10' x 20' = 13
 20' x 20' = 3
 20' x 30' = 1

CONCRETE TILT-UP CONSTRUCTION. 6' CHAIN LINK FENCING, TOPPED WITH 3 STRANDS OF SECURITY BARBED WIRE.

CURRENT OWNER COMPLETED FIT PLAN TO ACCOMMODATE 20 (10' x 15') ADDITIONAL UNITS ALONG NORTH FENCE LINE FOR BUYER TO VERIFY.



11/2/2015

Information About Brokerage Services

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 coincidental 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date

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