

Office/Warehouse in Eagle Ford Shale Area

PLEASANTON PARK 429 INDUSTRIAL PARK
US HWY 281 AND CR 429, PLEASANTON, TX 78064



Office / Warehouse > Proposed

Proposed **10,800-SF office / warehouse** with expandable end wall on 5.12 acres (up to 10 acres) for sale or lease in Pleasanton Park 429. Located in the hottest area of the Eagle Ford Shale, just off of the intersection of US Hwy 281 and CR 429 in Pleasanton (Atascosa County), Texas. Site affords easy access to Hwy 281, Hwy 97 and I-37.

Building Amenities

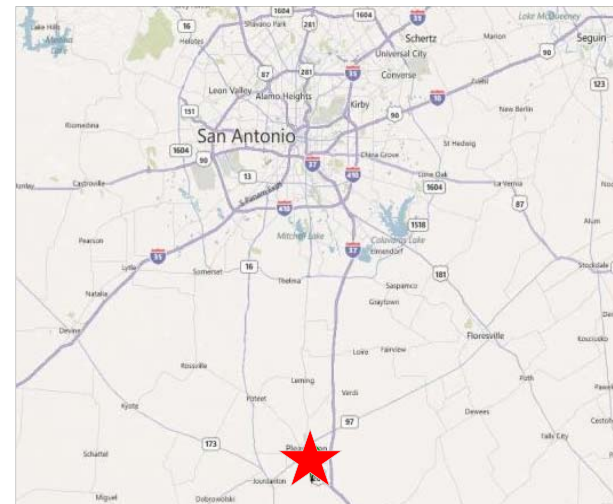
- > 2,000 SF of Office; 8,800 SF of Warehouse Space
- > Fenced, Stabilized 5.12-Acre Site
- > Up to 10 Acres Available
- > Building Can Be Expanded
- > Public Water & Private Septic
- > Final Lease Rates Based on Company Financials
- > Warehouse: 24' Eave Height, 4 - 6 Sets of 16' x 14' Drive-Through Roll-Up Overhead Doors, 3-Phase Power
- > Can be Built as Crane Ready or Served
- > Outside City Limits; No Restrictions
- > Can Also Build to Suit
- > 90-Day Delivery
- > Sale Price / Lease Rate: Call Broker



Warehouse Interior



Example of Typical Building



PLEASANTON PARK 429 > Property Photos (Typical Building)



Example - Building Photo



Example - Right Side with Drive-Through Doors



Example - Rear of Yard and Building



Example - Entrance to Yard



Example - Warehouse Interior

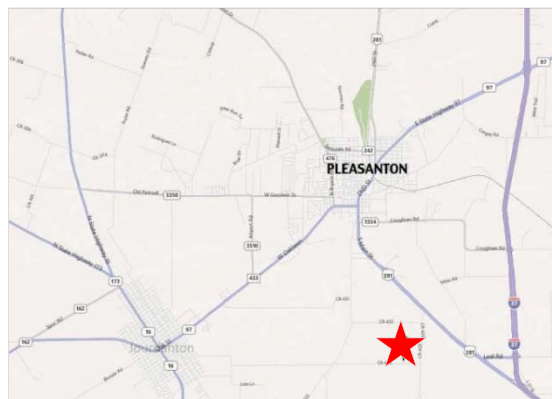


Example - 2nd Floor Light Storage/Mechanical Room

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PLEASANTON PARK 429 > Property Location



Office / Warehouse > Eagle Ford Shale Area

The site is on CR 432, just off of the intersection of Hwy 281 and CR 429 on the south side of Pleasanton and provides easy access to Hwy 281, Hwy 97 and I-37.

The property is next to Frac Chem/Koch Industries, a fueling station and Vertex Solutions, with other neighbors including Superior Well Services/Nabors, Pumpco/Superior Energy, NOV, Warrior Services and Pinnergy.

PLEASANTON PARK 429 > Site Aerials



Office / Warehouse > Eagle Ford Shale Area

The 5.12-acre lot can be expanded to a total of 10 acres if desired.



Build to Suit Opportunity

- > Pre-designed building plans (stock buildings) from 5,250 to 12,800 SF can be delivered in 90 days.
- > Design/build construction is also available.
- > Sites available from 2 acres and larger

Helpful Links

- > [Google Map Link to Site](#)
- > [Eagle Ford Shale Maps](#)
- > [Virtual Tour of Example Property](#)
- > [Eagle Ford Shale Facebook Page](#)

Contact Us

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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.

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