

## FOR LEASE > OFFICE / WAREHOUSE



### 2,800-SF Office/Warehouse - Eagle Ford Area

15931 Interstate 35 Frontage Road, Lot B, Moore, TX 78057

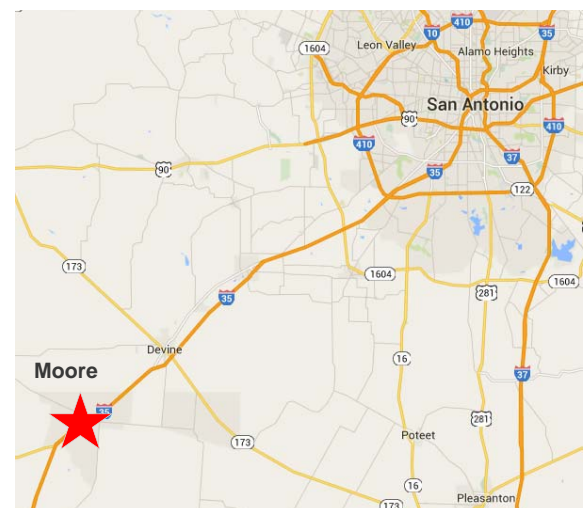


#### Office / Warehouse > Ready for Immediate Occupancy

2,800-SF office / warehouse on 1.7 acres located in Moore, Texas on the northern edge of the Eagle Ford Shale activity, between Devine and Pearsall. Only 30 minutes southwest of San Antonio on I-35. Site is about 3 miles north of the I-35/FM 462 intersection.

#### Building Amenities

- > 2,800 SF Office / Warehouse (70' x 40')
- > 1.7-Acre Site, Partially Rocked
- > Additional Land Available
- > On I-35 Frontage Road with Two-Way Traffic, Easy On/Off
- > Signage and Visibility on Heavily-Traveled Interstate
- > Close to San Antonio's Huge Employment Base; Convenient to Eagle Ford
- > Outside City Limits; No Restrictions
- > Warehouse: 14' Eave Height, One 12' x 14' Overhead Door, One 12' x 12' Overhead Door
- > One Office and One Bathroom with Heat and Air
- > Community Water Well; Private Septic
- > Lease Rates:
  - 1-Year Term: \$4,000/Month NNN
  - 3-Year Term: \$3,500/Month NNN
  - 5-Year Term: \$3,000/Month NNN



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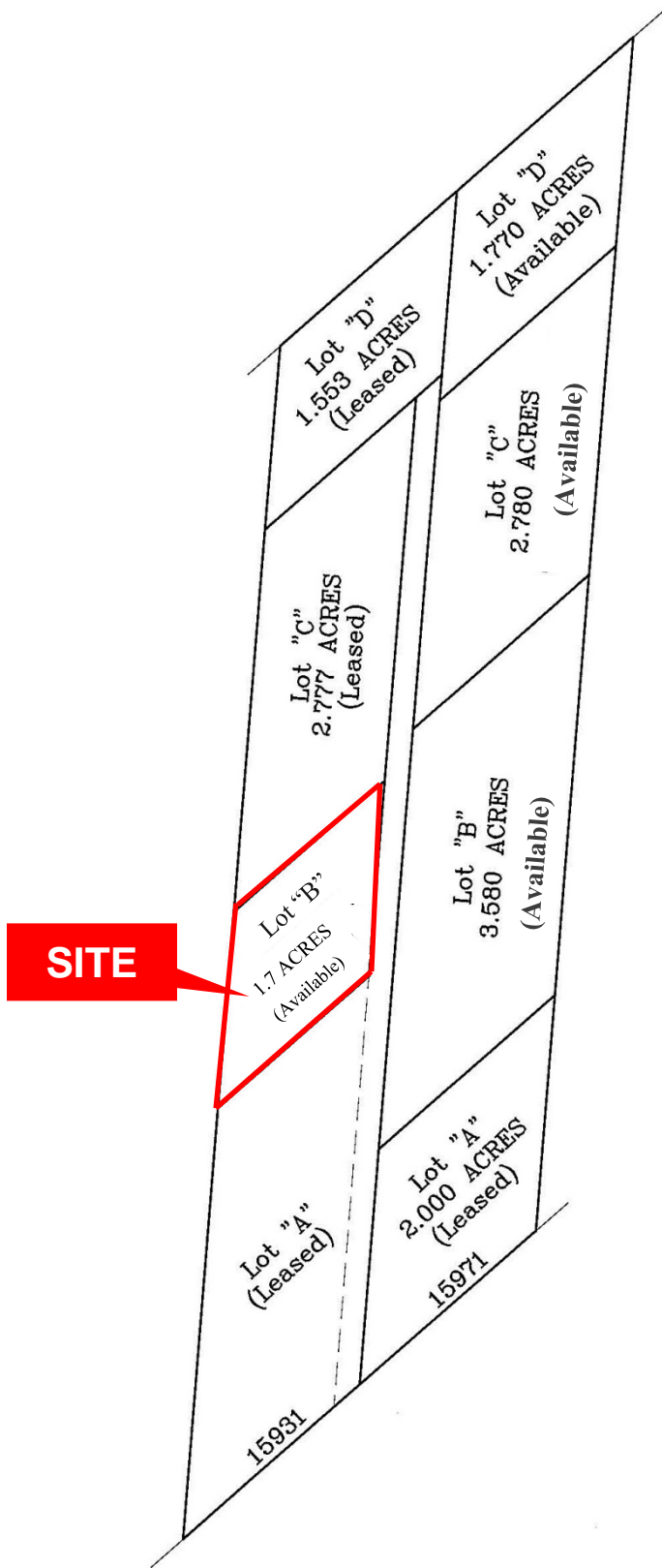


### Office / Warehouse > Eagle Ford Shale Area

The property is situated at the west side of Interstate 35 south frontage road in Frio County, north of FM 462 in Moore, Texas. Just 30 minutes south of San Antonio, the property is between Devine and Pearsall and is centrally located to conveniently serve the Eagle Ford Shale region.

The site is near companies including Chesapeake Energy, Diamond Energy, Water Kleen, Cherokee Drilling, Essi Corp, Performance Technologies, Access Midstream, Hodges Trucking and numerous others.





### Helpful Links

- > [Google Map Link to Site](#)
- > [View Property Online](#)
- > [Eagle Ford Shale Resources](#)
- > [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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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