

## FOR LEASE > OFFICE / WAREHOUSE



### Office/Warehouse in Eagle Ford Shale Area

4844 CR 430, PLEASANTON, TX 78064



Warehouse Interior



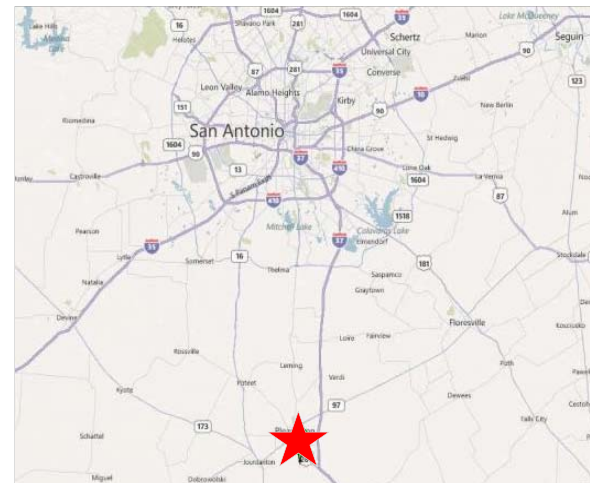
Front Right of Building

### Office / Warehouse > Eagle Ford Shale Area

7,800-SF office / warehouse on 3 acres available for lease. Located in the Eagle Ford Shale, near the intersection of CR 429 and CR 430 in Pleasanton (Atascosa County), Texas.

### Building Amenities

- > 1,800 SF of Built-Out Office, 6,000 SF Warehouse Space
- > Constructed in 2014
- > Fenced, Stabilized 3-Acre Site
- > Ideal for Oilfield-Related Company Serving the Eagle Ford Shale
- > Outside the City Limits; No Restrictions
- > Warehouse: 28' Eave Height; 4 Sets of 16' x 14' Drive-Through Overhead Doors; 3 Phase Power; Wired Internet
- > Municipal Water; Private Septic
- > Location Offers Easy Access to Hwy 281, Hwy 97 and I-37
- > 3- and 5-Year Lease Terms; Longer Terms Available
- > Rental Rate: Contact Broker



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Building Photo



Right Side with Drive-Through Doors



Rear of Yard and Building



Right Entrance to Yard



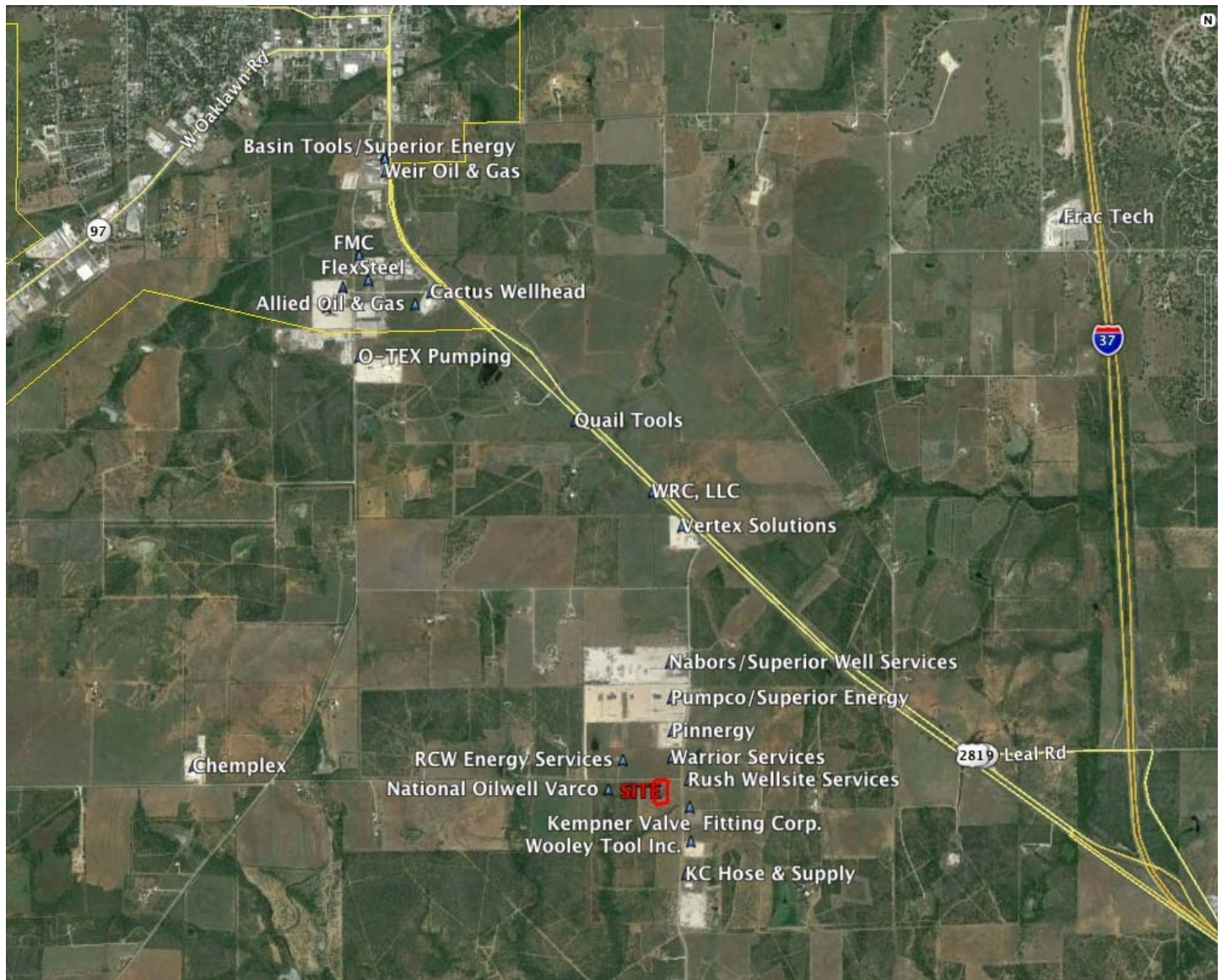
Warehouse Interior



2nd Floor Light Storage/Mechanical Room



## 4844 CR 430 > Property Location



### Office / Warehouse > Eagle Ford Shale Area

The site is just south 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 Rush Wellsite Services and across the street from Superior Well Services/Nabors, Pumpco Superior Energy and Pinnergy. The Warrior Services facility is across the street and the National Oilwell Varco building is two doors down.



## 4844 CR 430 > Property Aerials



## Office / Warehouse > Eagle Ford Shale Area



## Helpful Links

- > [Google Map](#)
- > [View Property Online](#)
- > [Eagle Ford Shale Maps](#)
- > [Eagle Ford Shale Facebook Page](#)
- > [Virtual Tour of Property](#)

## 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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

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

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