

36,000 SF Industrial Building

912 Hwy 67, Alvarado TX

Just off  22 Miles from Fort Worth

- 36,000 SF Building
- 6.75 Acres
- 4,500 SF Office Space (2 Story)
- 4,410 SF Covered Storage
- 2,612 SF House/Offices
- Additional 2,100 SF Outbuildings
- Extra Truck and Trailer Parking
- \$4,750,000.00

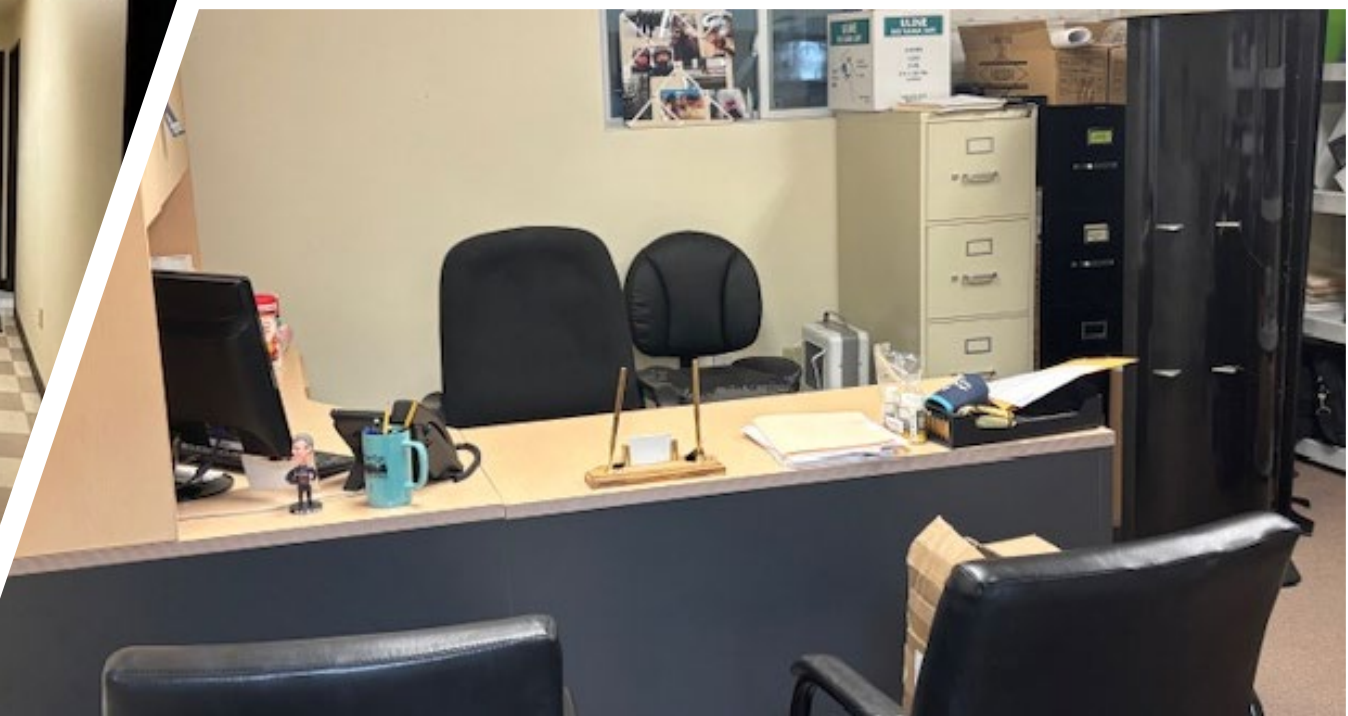


Kim Wiens 972-816-2008
wiens@flash.net
Kimberly Klor 817-948-6940



Building Specifications

- 22' Clear Height (25' Peak)
- Clear Span (No Columns)
- Fluorescent Lighting
- 245 KVA Diesel Generator
- Electric Service 1200 Amp 480 Volt
- Fire Sprinkler System
- Ramp Down Door with edge leveler
- 5 Grade Level Doors
 - 1 16'x20'
 - 4 14'x10'



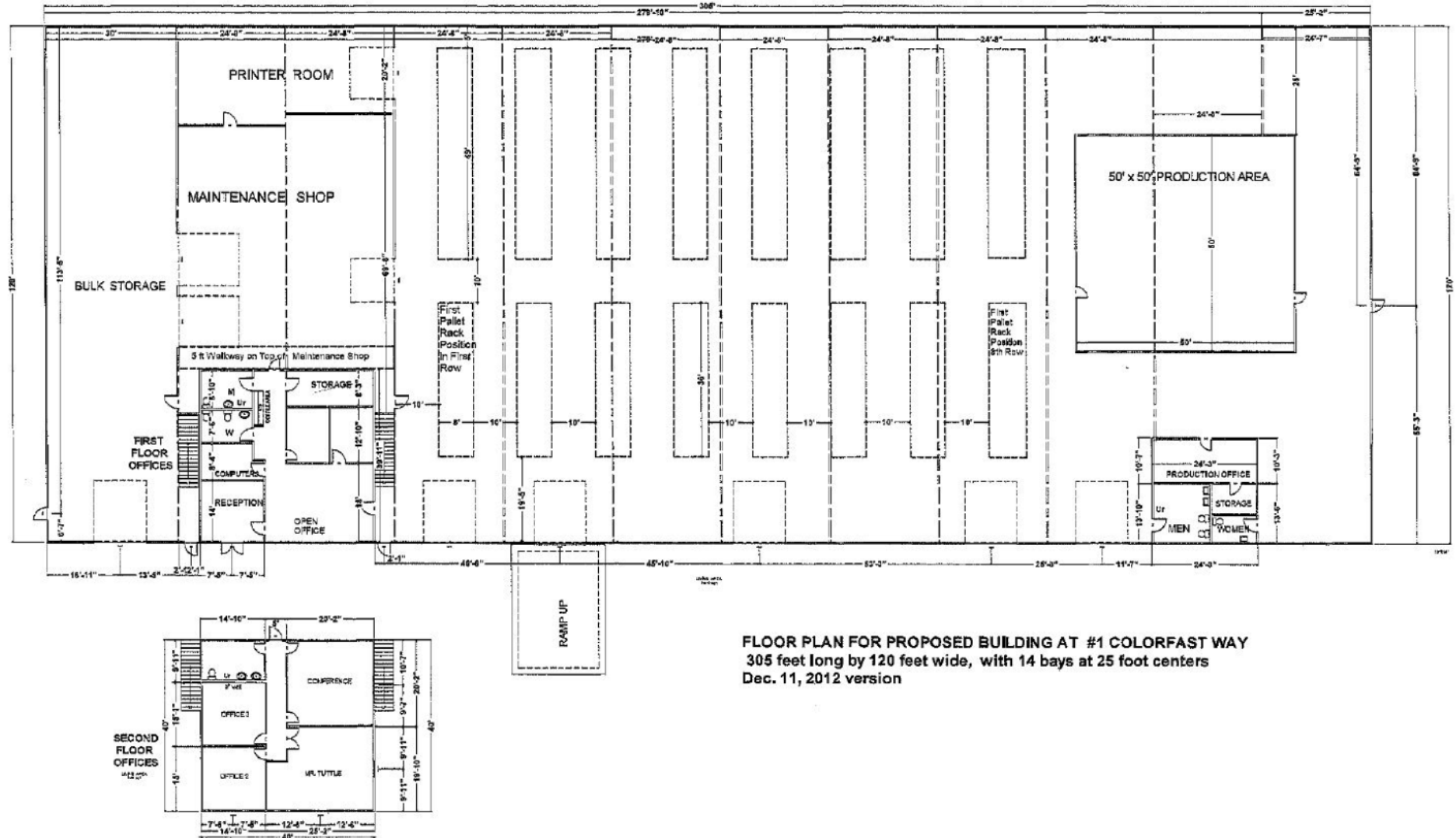


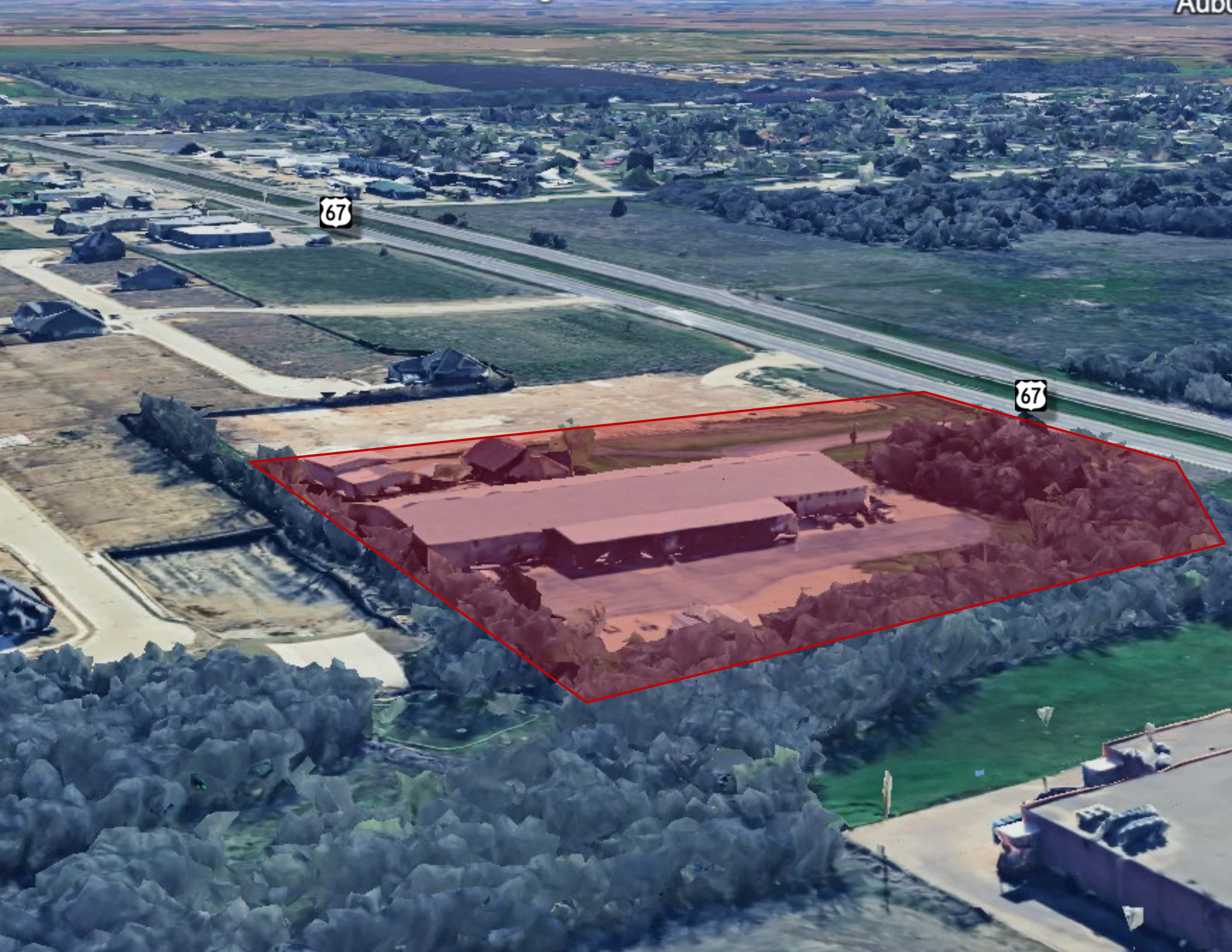
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Floor Plan 36,000 SF





A map of Alvarado, Texas, showing the location of the site. The map includes Business I-35, Alvarado TX, Glenwood Cemetery, and a pink box labeled 'SITE'.

The subject property has been tied to the Texas Coordinate System, North Central Zone NAD 83, using GPS RTK surveying methods. Bearings are grid and distances are horizontal ground measurements. The combined grid and elevation factor is 0.999902231.

NOTE: DIP = 5/16-INCH BRAZED IRON PIN

NOTE: AS SHOWN ON FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS AND INCORPORATED AREAS MAP NO. 4825010128-F MAP REVISED DATED SEPTEMBER 27, 1991 A PORTION OF THE SUBJECT PROPERTY APPEARS TO BE ZONE 'X'. ZONE 'X' IS DEFINED AS THOSE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN WESTERN AND SOUTHWESTERN PORTION APPEARS TO BE IN ZONE 'A'. ZONE 'A' IS DEFINED AS NO BASE FLOOD ELEVATIONS DETERMINED.

 **J. B. DAVIES, INC.** AN IRVING-CLOUD COMPANY
P.O. BOX 40800
FORT WORTH, TEXAS 76143
(817) 336-3334
www.jbdavis.com

THIS SURVEY WAS MADE ON THE GROUND-44 MARCH 27, 2013 UNDER MY SUPERVISION. THE CONVENOR'S NAME WAS FOUND OR SET AS SHOWN AND SUBSTANTIALLY COMPIES WITH THE MINIMUM STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CATEGORY 2 URBAN LAND TITLE SURVEY AS SET FORTH IN THE MINIMUM OF PRACTICE FOR LAND SURVEYING IN THE STATE OF TEXAS AS PUBLISHED BY THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS DATED FEBRUARY 2006.

[Signature] 3-28-2013
S. JAMES H. HILL, M.S., L.S., L.M.S. DATE

MAP SHOWING
TITLE SURVEY
LOT 1 BLOCK 1
CFI ALVARADO ADDITION
ALVARADO JOHNSON COUNTY, TEXAS
ACCORDING TO PLAT RECORDED IN
VOLUME 10 PAGE 493 SLIDE DRIVE
PLAT RECORDS OF JOHNSON COUNTY, TEXAS
IN THE JOHN DIXON SURVEY ABSTRACT NO. 214
IN THE CITY OF ALVARADO, JOHNSON COUNTY, TEXAS
MARCH 28, 2013



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wiens Real Estate LLC	9004158	wiens@flash.net	972-816-2008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kim A Wiens	483040	wiens@flash.net	972-816-2008
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly A Klor	682576	kimberlyaklor@gmail.com	817-948-6940
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date