

FOR SALE

4524 MAXEY RD

4524 Maxey Rd Alvarado, TX 76009



PROPERTY DESCRIPTION

Situated in the rapidly expanding Alvarado community, this 10 acre property includes 15,600 square feet of flex commercial space, currently occupied by two tenants. This is an excellent opportunity for investment income with the ability to develop the back acreage, offering a unique opportunity for investors and entrepreneurs alike. Alvarado's growing economy and business-friendly atmosphere make it an ideal destination for businesses seeking to expand or establish a presence in the Dallas-Fort Worth metropolitan area. In a city with a flourishing commercial landscape, this Alvarado flex-space property stands out and offers a combination of immediate income from current tenants and long-term growth potential through land development. If you're seeking a well-located, versatile commercial property in Alvarado, this is your chance to secure a piece of Texas real estate that offers a range of possibilities for your business and investment vision. Financials are available upon receipt of a signed NDA and proof of funds, assets, or lender approval. Buyer to verify all information.

PROPERTY HIGHLIGHTS

- Approximately 10 total acres with approximately 15,600 SF of improvements
- Situated in the City of Mansfield ETJ
- Both buildings are leased
- Two anaerobic septic systems, fenced areas, and land for future development
- Building 1 has 8 12-ft rollup doors, conference room, private offices, and restroom
- Building 2 has 3 12-ft rollup doors, mezzanine, private offices, and restroom
- Financials available
- Property website: <https://buildout.com/website/4524maxeyroad>

OFFERING SUMMARY

Sale Price:	\$2,000,000
Number of Units:	2
Lot Size:	9.95 AC
Building Size:	15,600 SF
Zoning:	City of Mansfield ETJ

Angela Harwell, CCIM, RENE, PSA, Commercial Realtor
214 578 0087

Jose Duarte, CCIM
972 885 8180



**COLDWELL BANKER
COMMERCIAL**
JIM STEWART, REALTORS®

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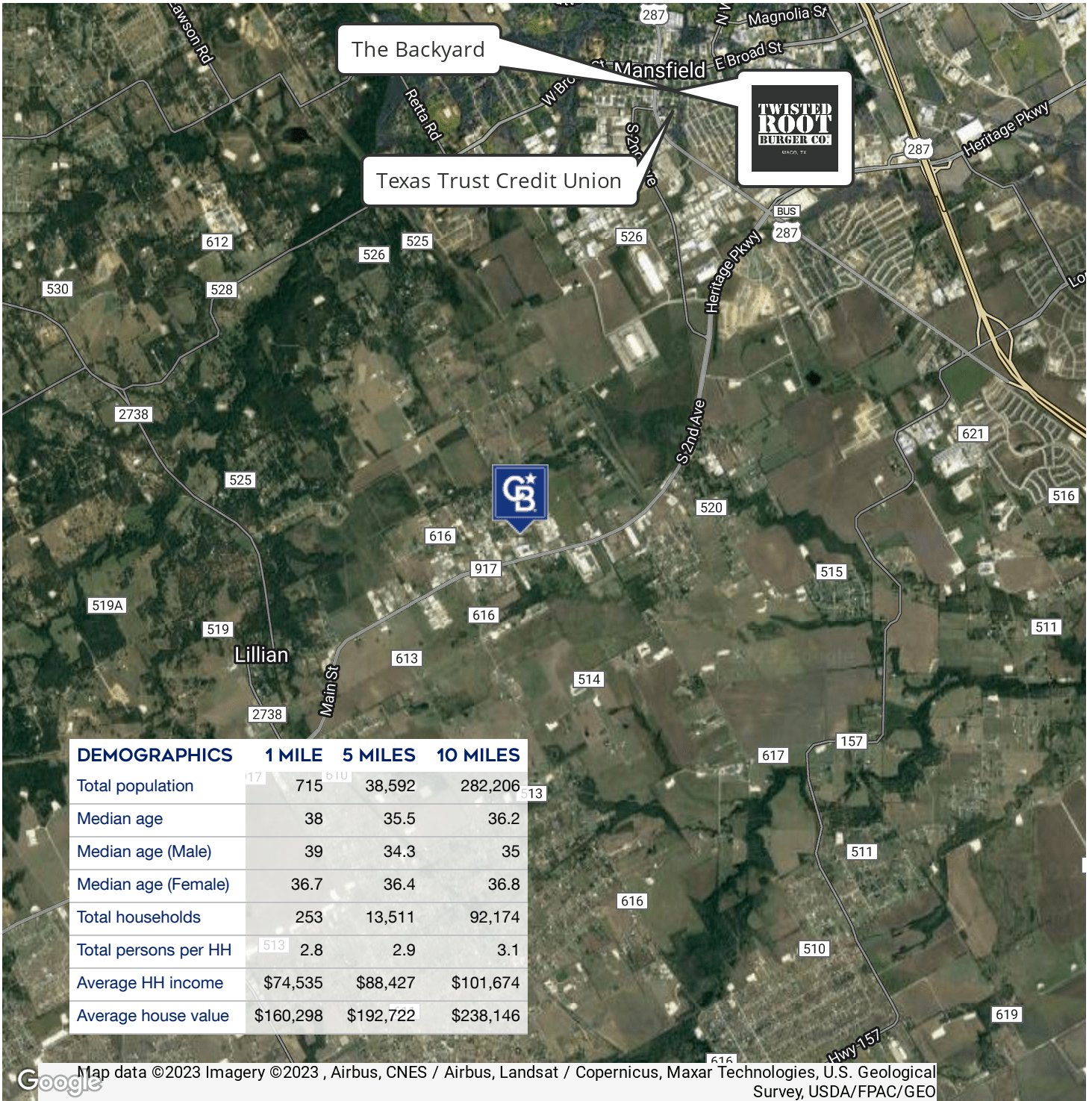


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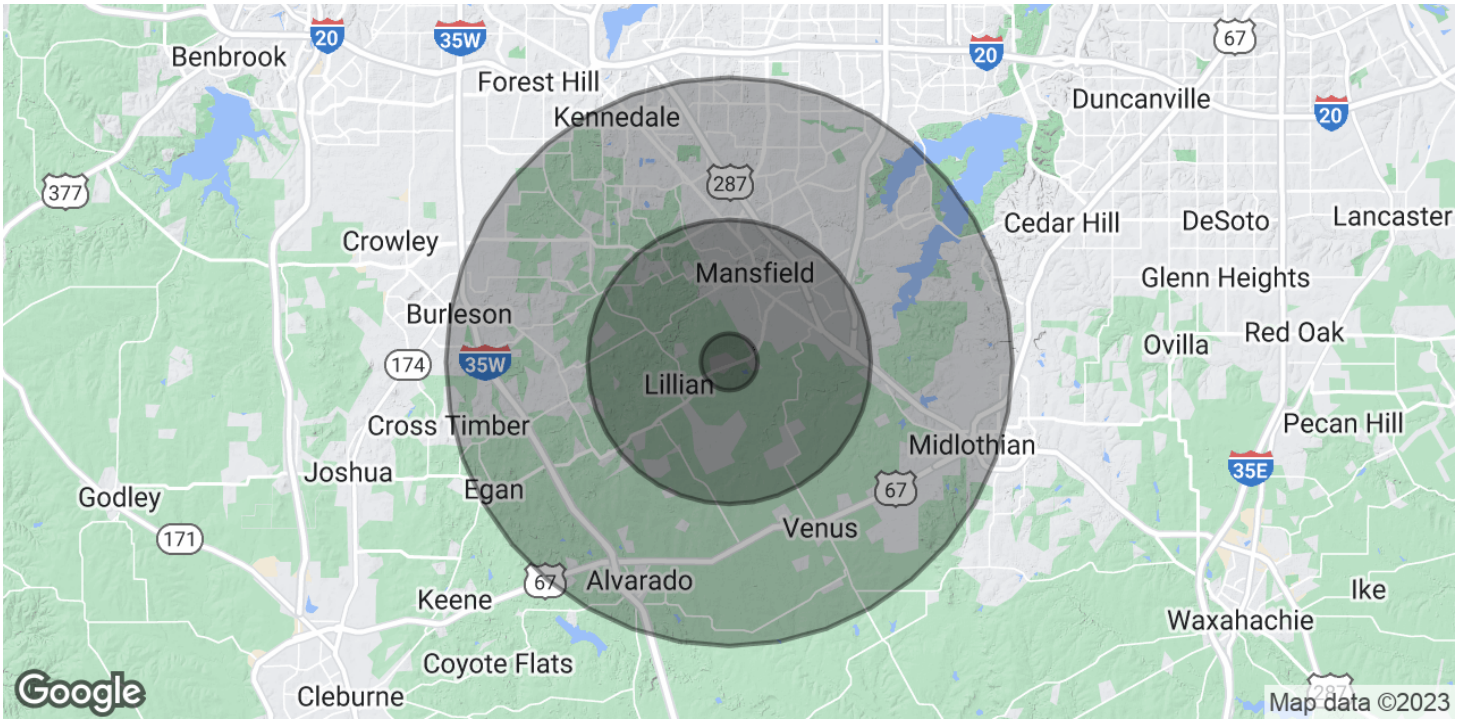
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	715	38,592	282,206
Average Age	38	35.5	36.2
Average Age (Male)	39	34.3	35
Average Age (Female)	36.7	36.4	36.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	253	13,511	92,174
# of Persons per HH	2.8	2.9	3.1
Average HH Income	\$74,535	\$88,427	\$101,674
Average House Value	\$160,298	\$192,722	\$238,146

* Demographic data derived from 2020 ACS - US Census

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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 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.

Coldwell Banker Apex Realtors	590914		(972)783-1919
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	323729	lori@cbapex.com	(972)783-1919
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Angela Harwell	681213	a.harwell@orioncrg.com	(214)578-0087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date