



RIVERSTONE
COMMERCIAL REAL ESTATE

17552 U.S. 79

MARQUEZ, TX 77865

DEREK BANGS 512.221.3984

www.riverstonecos.com | 809 University Drive East, Suite 101-A, College Station, TX 77840



PROPERTY DESCRIPTION

Multi-use commercial, industrial, and/or storage opportunity in Marquez, Texas. 6 Acres with over 30,000 SF of modern buildings ranging from showroom to warehouse/storage to mechanic shop, all on one site. Facility sits at the intersection of Hwy 79 and FM 1146 (gateway to Lake Limestone).

PROPERTY HIGHLIGHTS

- Sits at the intersection of Hwy 79 and FM 1146
- Central location with dual access to Interstate 45 to the north and east (18 miles)
- Owner will split into two tracts
- Seller is willing to leaseback retail store space
- Great set up for industrial, manufacturing, oil field or storage facility
- Shop/warehouse on west end of property includes dock high loading

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	6 Acres
Hardware Store with Offices:	6,350 SF
Shop:	4,000 SF
Enclosed Warehouse:	4,000 SF
Covered Storage:	7,500 SF
Retail Building:	6,000 SF



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HARDWARE STORE WITH OFFICES



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SHOP & ENCLOSED WAREHOUSE



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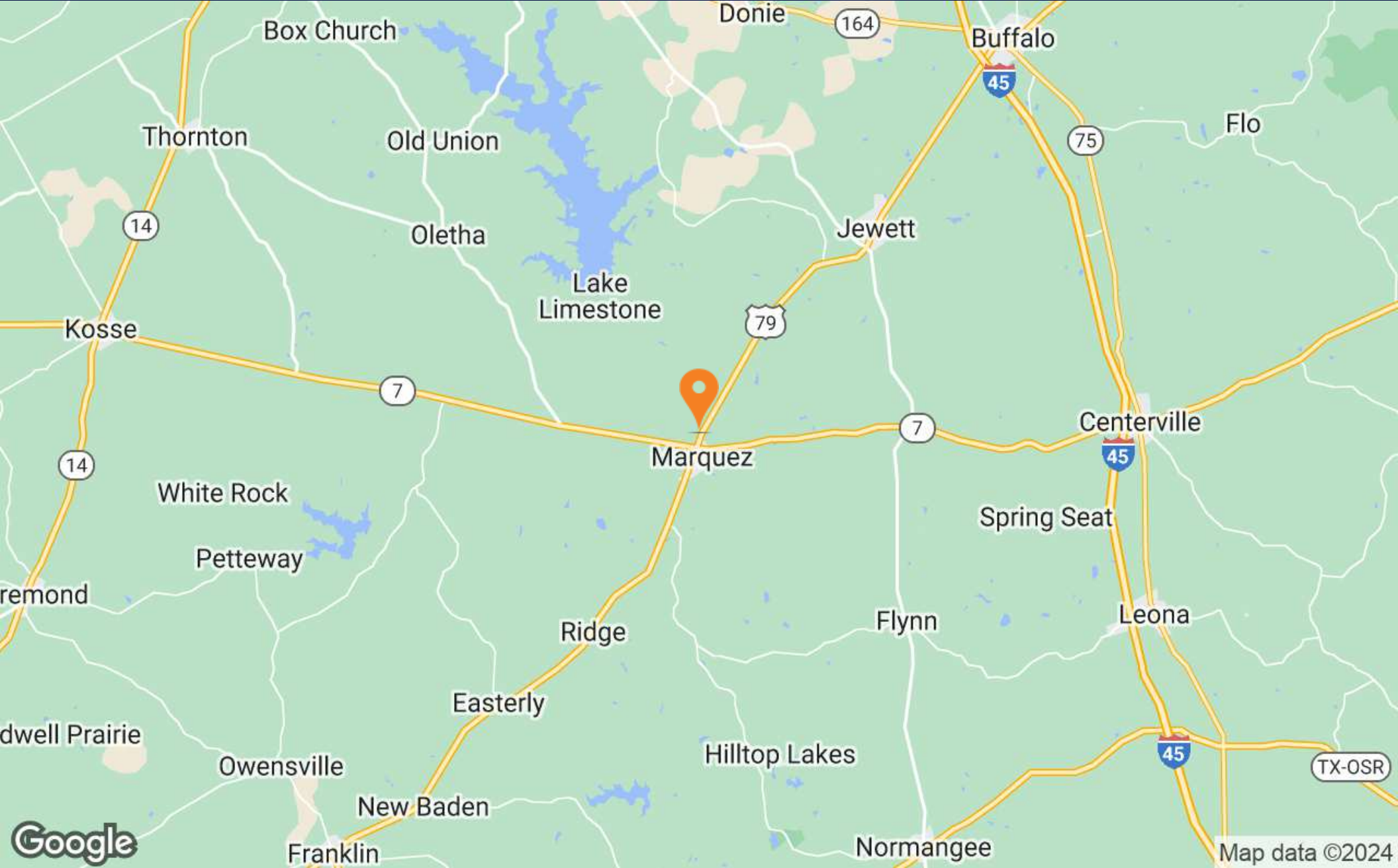
RETAIL BUILDING & COVERED STORAGE



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Site Demographic Summary



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Ring of 20 miles

KEY FACTS

48.4

Median Age



7,458

Households

\$54,453

Median Disposable Income



17,836

2023 Total Population

EDUCATION

13%

No High School Diploma



39%

High School Graduate



29%

Some College



19%

College Graduate

INCOME



\$94,994

Average Household Income



\$39,554

Per Capita Income



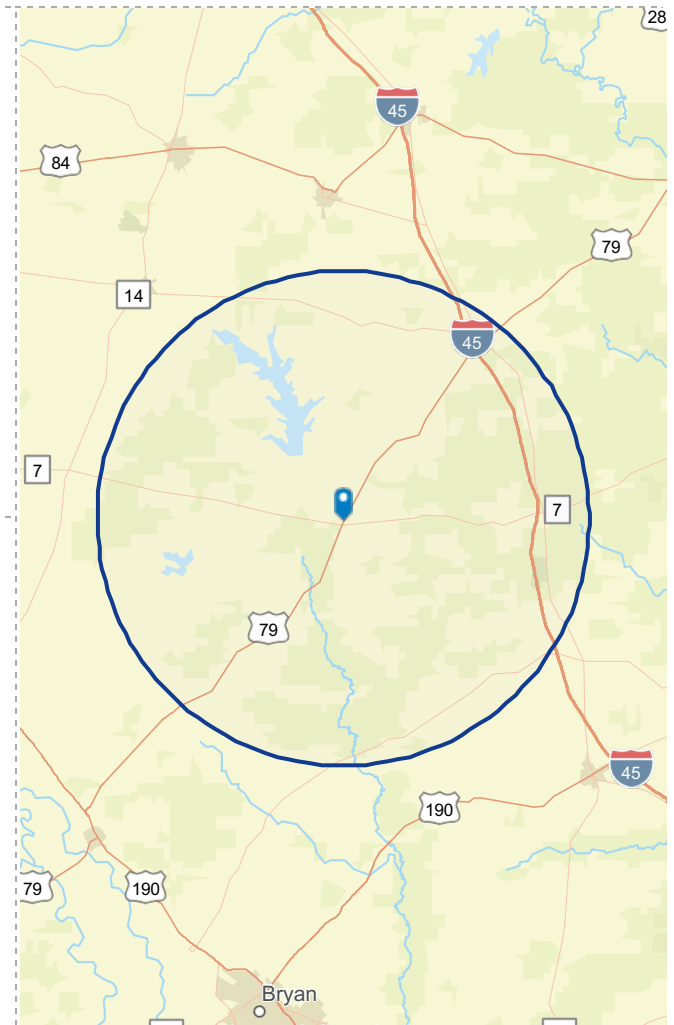
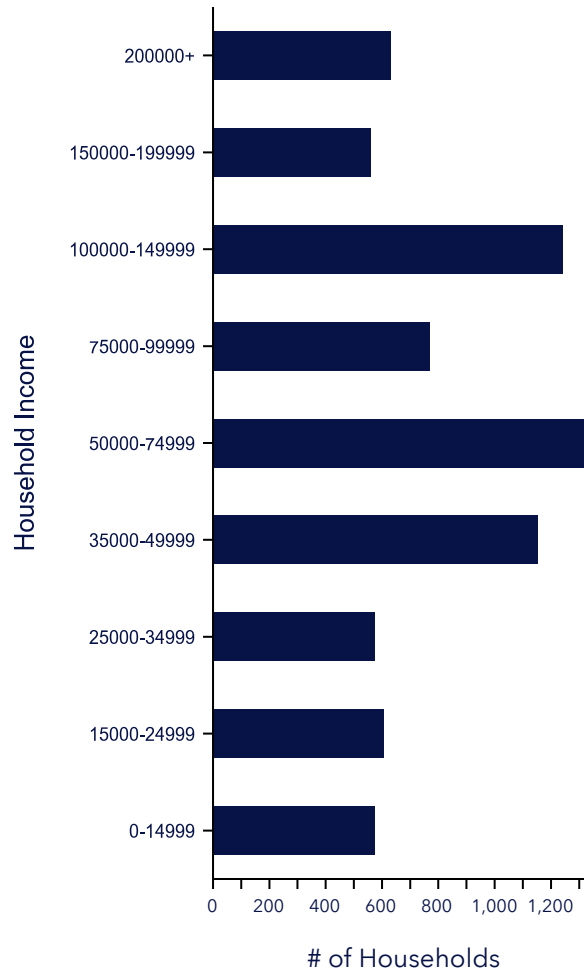
\$1,407,150

Average Net Worth



\$315,491

Average Home Value



EMPLOYMENT



48%

White Collar



34%

Blue Collar



Services

18%

4.3%
Unemployment Rate

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.

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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or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date