



## AVAILABLE FOR SALE

**3500 LOHMAN FORD ROAD  
LAGO VISTA, TX 78645**

OFFICE/WAREHOUSE WITH OVERSIZED LOT ON LOHMAN FORD ROAD.

WELL-MAINTAINED 4,000 SQ FT BUILDING ON AN OVERSIZED LOT EXCEEDING 2 ACRES, LOCATED JUST SOUTH OF LAGO VISTA, IT PROVIDES EXCELLENT POTENTIAL FOR BUSINESSES NEEDING AMPLE OUTDOOR STORAGE OR CUSTOMER PARKING. THE PROPERTY IS IDEAL FOR DISTRIBUTION, LIGHT MANUFACTURING, SERVICE INDUSTRIES, AND MORE. BENEFIT FROM A STRATEGIC LOCATION WITH ROOM TO GROW.

## PROPERTY DETAILS

- 4,000 SQ FT Total
- 2.095 Acres
- Asking Price | \$950,000
- Zoning: Lago Vista ETJ
- No Floodplain
- 350' Road Frontage.

**TURNER COMMERCIAL**  
PROPERTIES

## CONTACT

MASON TURNER  
512-630-9673  
MASON@TURNERPROP.COM

[WWW.TURNERPROP.COM](http://WWW.TURNERPROP.COM)





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## **ABOUT THE PROPERTY:**

This 4,000 sq ft building offers a functional layout including ~1,700 sq ft of air-conditioned space with two offices, two bathrooms, and a ~1,300 sq ft showroom. The ~2,300 sq ft warehouse features three 12ft shop doors, including one with convenient drive-through access. The property also includes a surrounding drive-around parking lot and a built-in rainwater collection and treatment system. Situated on an oversized lot with an on-site water retention pond, this property provides significant additional land for storage or future building expansion.

## **FEATURES:**

- 1,700 SQ FT Office/Showroom
- 2,300 SQ FT Warehouse
- Water Detention Pond
- Rainwater collection & treatment system

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WATER DETENTION POND

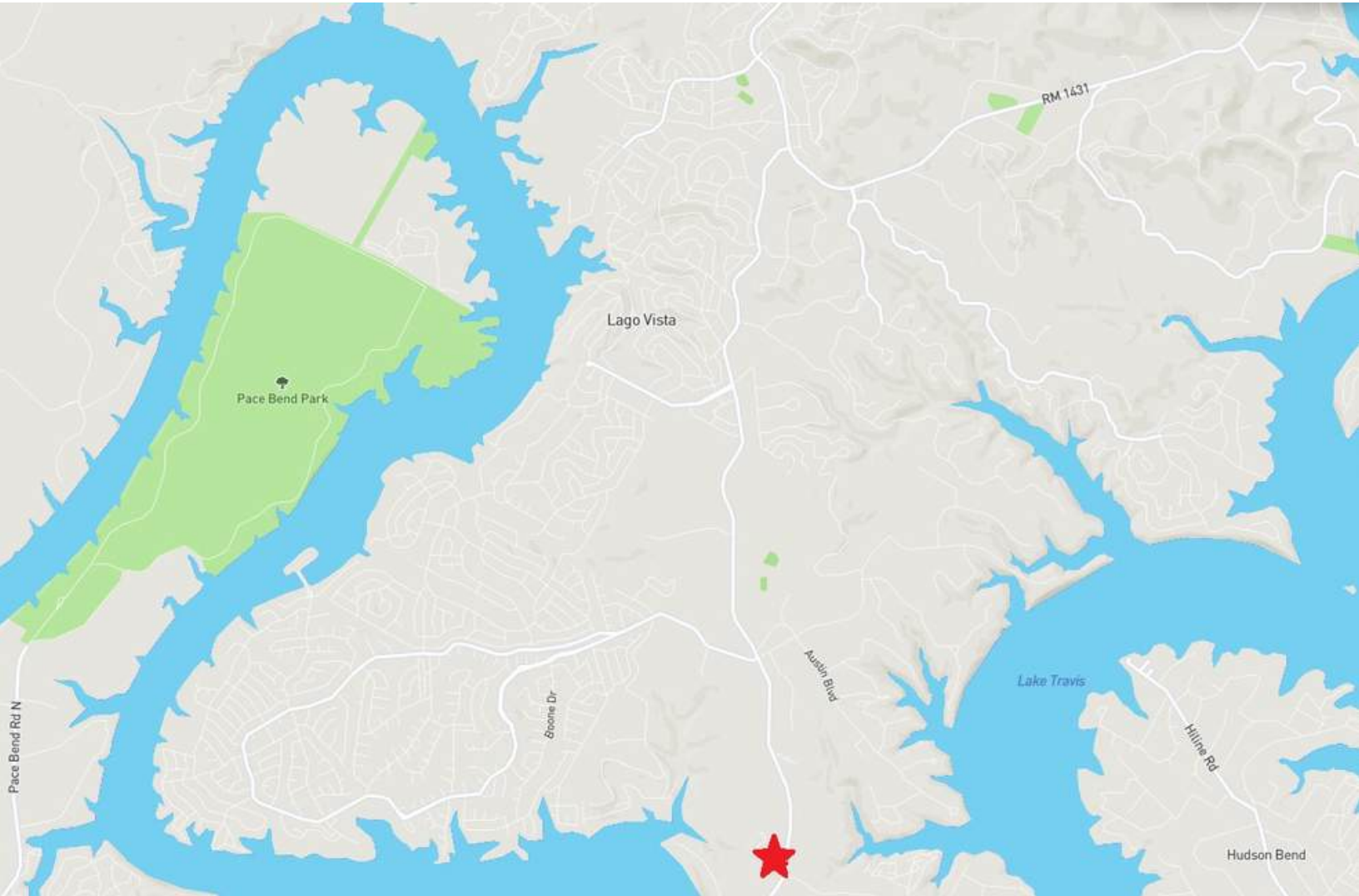
RAINWATER COLLECTION

\*LAYOUT & BOUNDARY LINES ARE APPROXIMATE

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# AREA OVERVIEW

## LAGO VISTA, TEXAS



PROPERTY IS LOCATED ON THE WEST SIDE OF LOHMAN FORD ROAD SOUTH OF LAGO VISTA AND EASY ACCESS TO POINT VENTURE AND LAKE TRAVIS.

SITE IS APPROXIMATE 4 ¼ MILES SOUTH OF RM 1431,

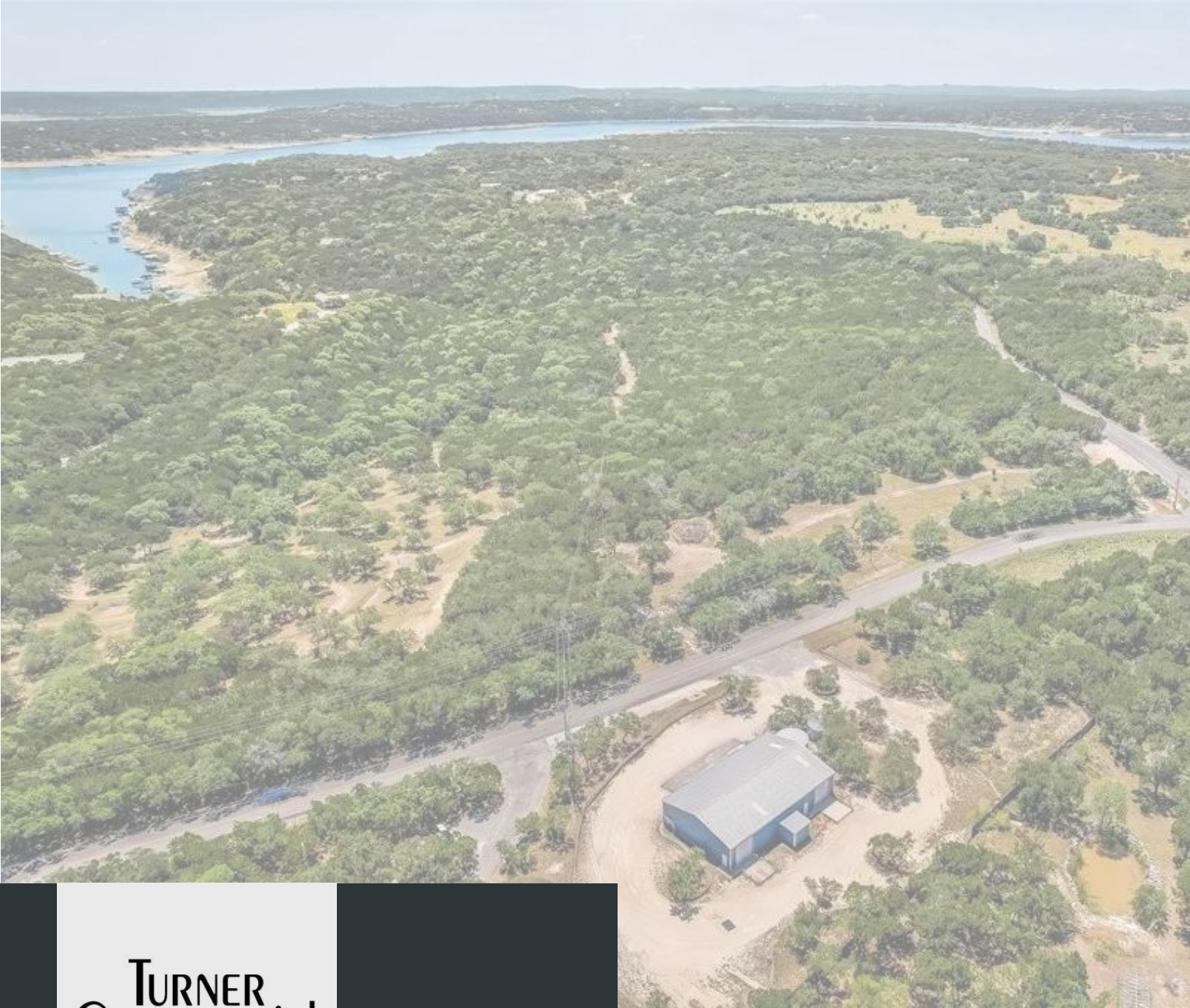












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THIS PROPERTY IS BEING OFFERED FOR SALE OR LEASE IN ITS "AS IS, WHERE IS" CONDITION. THE BROKER IS SUBMITTING THE ATTACHED INFORMATION IN ITS CAPACITY AS A REPRESENTATIVE OF THE OWNER. THE MATERIAL CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE. TURNER COMMERCIAL PROPERTIES, LLC MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. ALL PRESENTED INFORMATION SUBMITTED IS SUBJECT TO CHANGE WITHOUT NOTICE AS REGARDS PRICE, TERMS OR AVAILABILITY. NOTHING CONTAINED HEREIN SHOULD BE RELIED UPON AS A PROMISE OR REPRESENTATION AS TO THE FUTURE. RECIPIENTS SHOULD CONDUCT THEIR OWN INVESTIGATION AND ANALYSIS OF THE TRANSACTION DESCRIBED HEREIN.

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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.

<b>Turner Commercial Properties, LLC</b>	<b>9014779</b>	<b>info@turnerprop.com</b>	<b>(512)930-2800</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Mason Turner</b>	<b>663187</b>	<b>mason@turnerprop.com</b>	<b>(512)930-2800</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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](http://www.trec.texas.gov)

IABS 1-0 Date

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