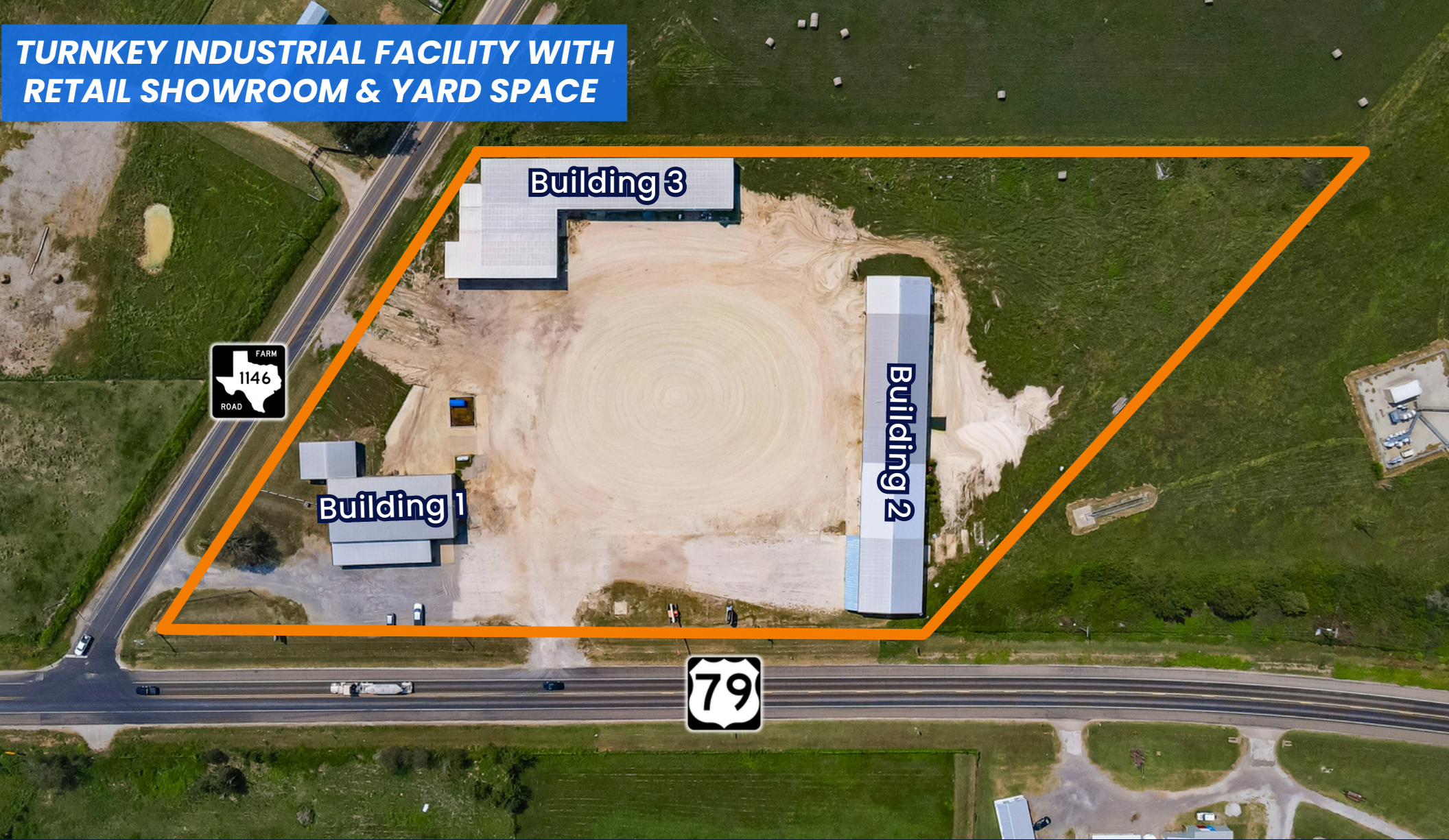


**TURNKEY INDUSTRIAL FACILITY WITH
RETAIL SHOWROOM & YARD SPACE**

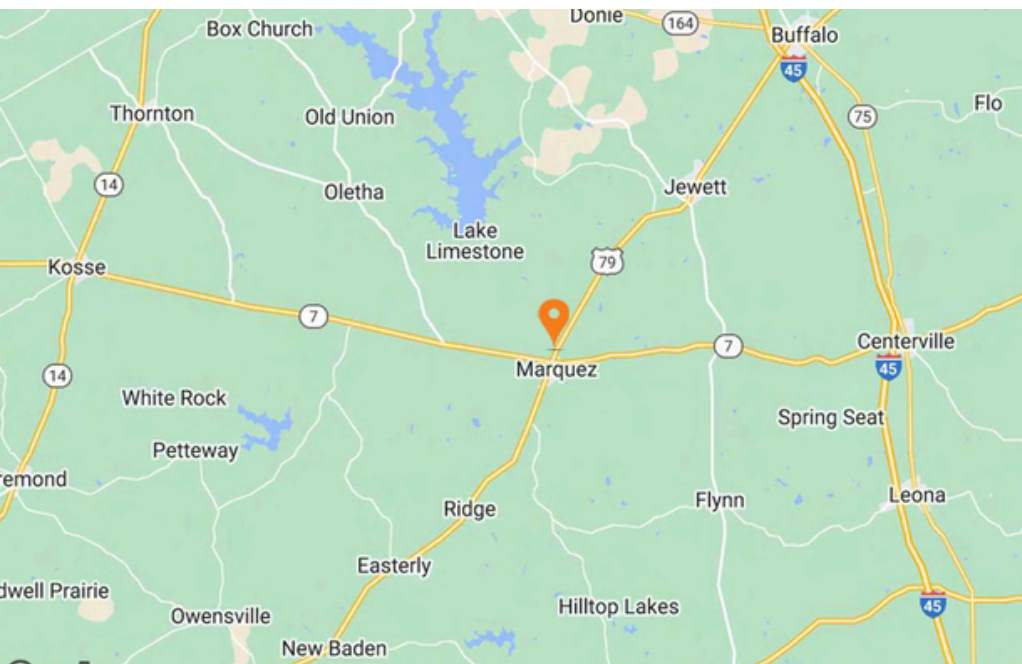


RIVERSTONE
COMMERCIAL REAL ESTATE

TURNKEY INDUSTRIAL FACILITY

17552 U.S. 79

Marquez, TX 77865



Versatile Industrial & Retail Facility on 6 Acres

\$1,500,000

A one-of-a-kind commercial and/or industrial facility in Central Texas with exceptional accessibility and versatility for a wide range of users. The facility spans ±31,000 SF of improvements across 6 acres on a hard-corner site, with dual access points from both Highway 79 and FM 1146.

Ideally configured for manufacturing, fabrication, or equipment sales operations, the property features a combination of retail showroom, shop/warehouse, and open shed structures—providing ample space to build, store, and sell products on-site. Located just outside city limits, the property benefits from fiber optic data and city utilities, offering the advantages of city services without city restrictions.

Building 1 – ±6,500 SF

- Ideal blend of showroom, executive office, and covered outdoor space
- Unlimited showroom possibilities with front and rear overhead doors
- Dual access to both Hwy 79 and FM 1146 with ample hard-surface parking
- 5,000-gallon fuel containment pad on site
- Seller willing to negotiate retail furnishings, shelving, and a VOIP phone system

Building 2 – ±13,500 SF

- 3,000 SF fully finished retail showroom creating a customer ready environment
- 3,000 SF warehouse with dual overhead doors for showroom expansion
- 7,500 SF of open shed row
- Hard-surface parking
- Direct access to Hwy 79 with second curb cut available for future use
- Additional acreage in rear offering potential for future growth

Building 3 – ±11,000 SF Warehouse Facility

- Abundant yard space, hard surface parking, & loading amenities with five overhead doors
- Ideal for heavy equipment, logistics, or industrial operations
- 3,000 SF shop with doors designed to accommodate trucks & large machinery
- 8,000 SF of warehouse space with industrial ventilation fans
- Dock-high loading area equipped with a spring ramp and overhead door
- FM 1146 access with multiple acreage & driveway configurations available



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Building #1



Building #3

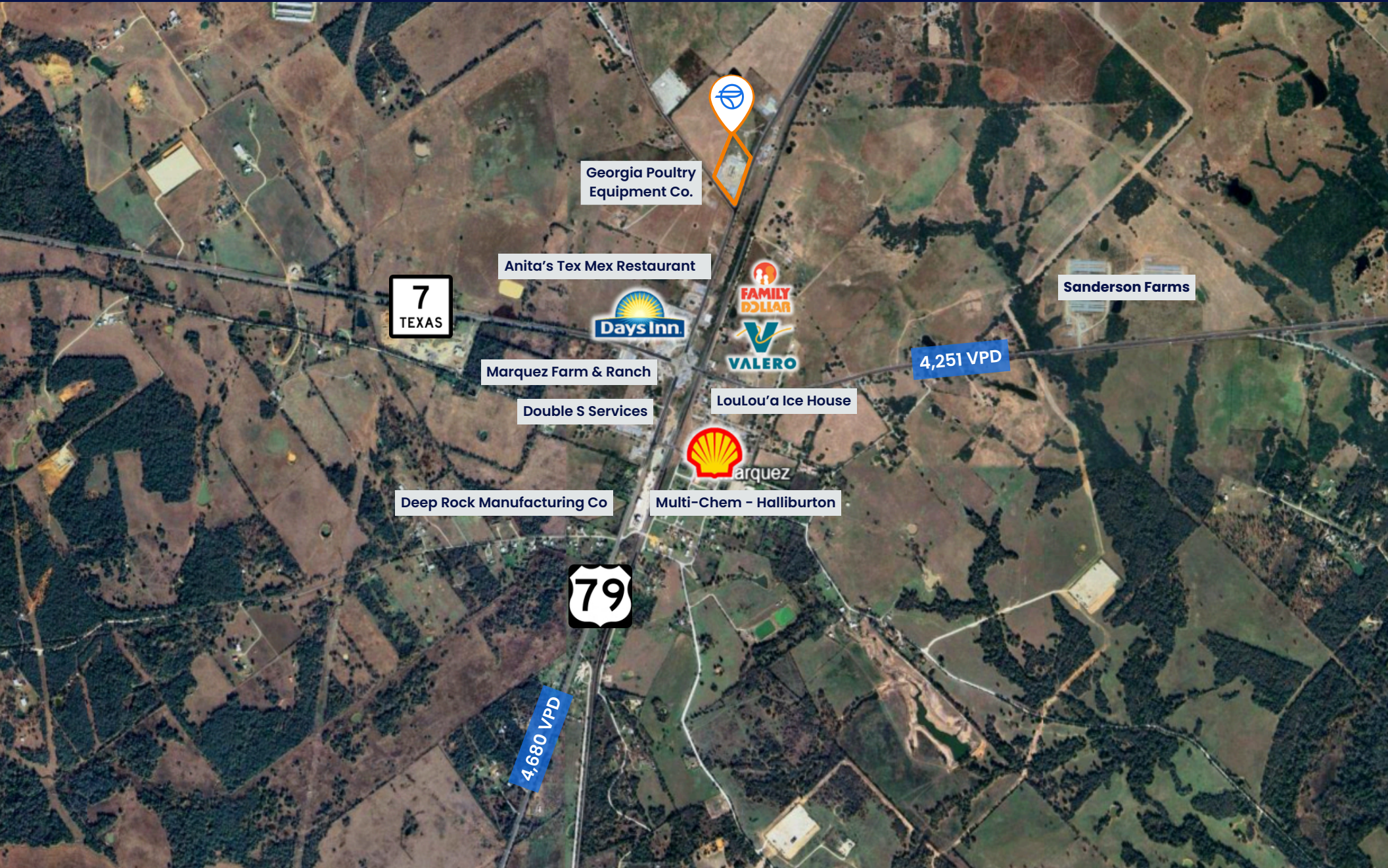


Building #2



Building #2





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Site Demographic Summary



RIVERSTONE
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Ring of 20 miles

KEY FACTS

48.5

Median Age



7,404

Households

\$54,338

Median Disposable Income



17,670

2023 Total Population

EDUCATION

13%

No High School Diploma



39%

High School Graduate



30%

Some College



19%

College Graduate

INCOME



\$94,923

Average Household Income



\$39,561

Per Capita Income



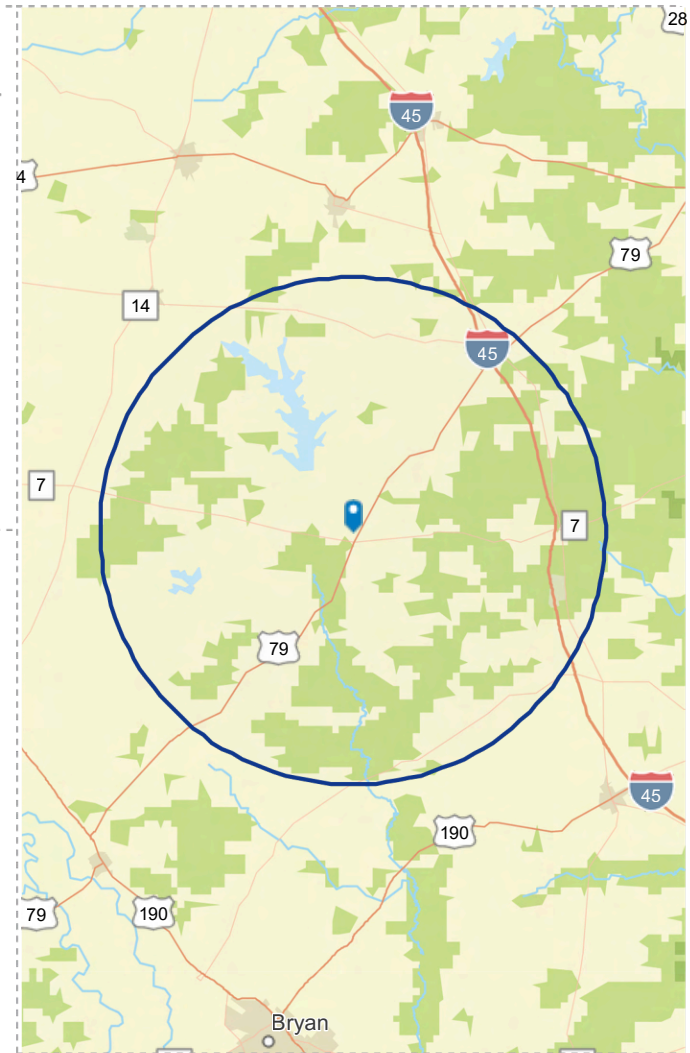
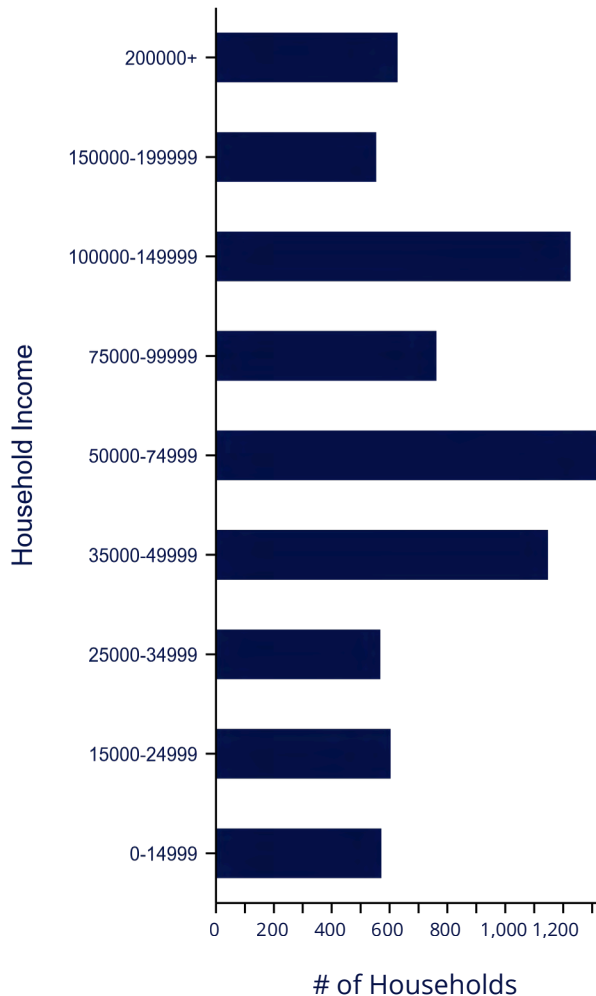
\$1,409,671

Average Net Worth



\$315,530

Average Home Value



EMPLOYMENT



48%

White Collar



34%

Blue Collar



18%

Services

4.2%

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Date