



Property Details

Sales Price:	\$3,290,000
Land Size:	6.567 +/- Acres
Utilities:	Water and sewer provided by the City Of Temple Electric available through TXU or a provider of your choosing Gas is provided by Atmos
Zoning:	Heavy Industrial (subject to City of Temple's Overlay District)
Traffic Count:	110,576 VPD on IH-35 (TXDOT 2017)
Topography:	At street grade, gently sloping from east to west
Access:	There are two points of direct access from IH-35 southbound frontage road
Taxes:	\$13,895.22 ((Bellcad 2017)

For more information:

A. Lloyd Thomas
254.773.4901
Althomas@aldrich-thomas.com

18 N. Third Street
Temple, Texas 76501
254.773.4901

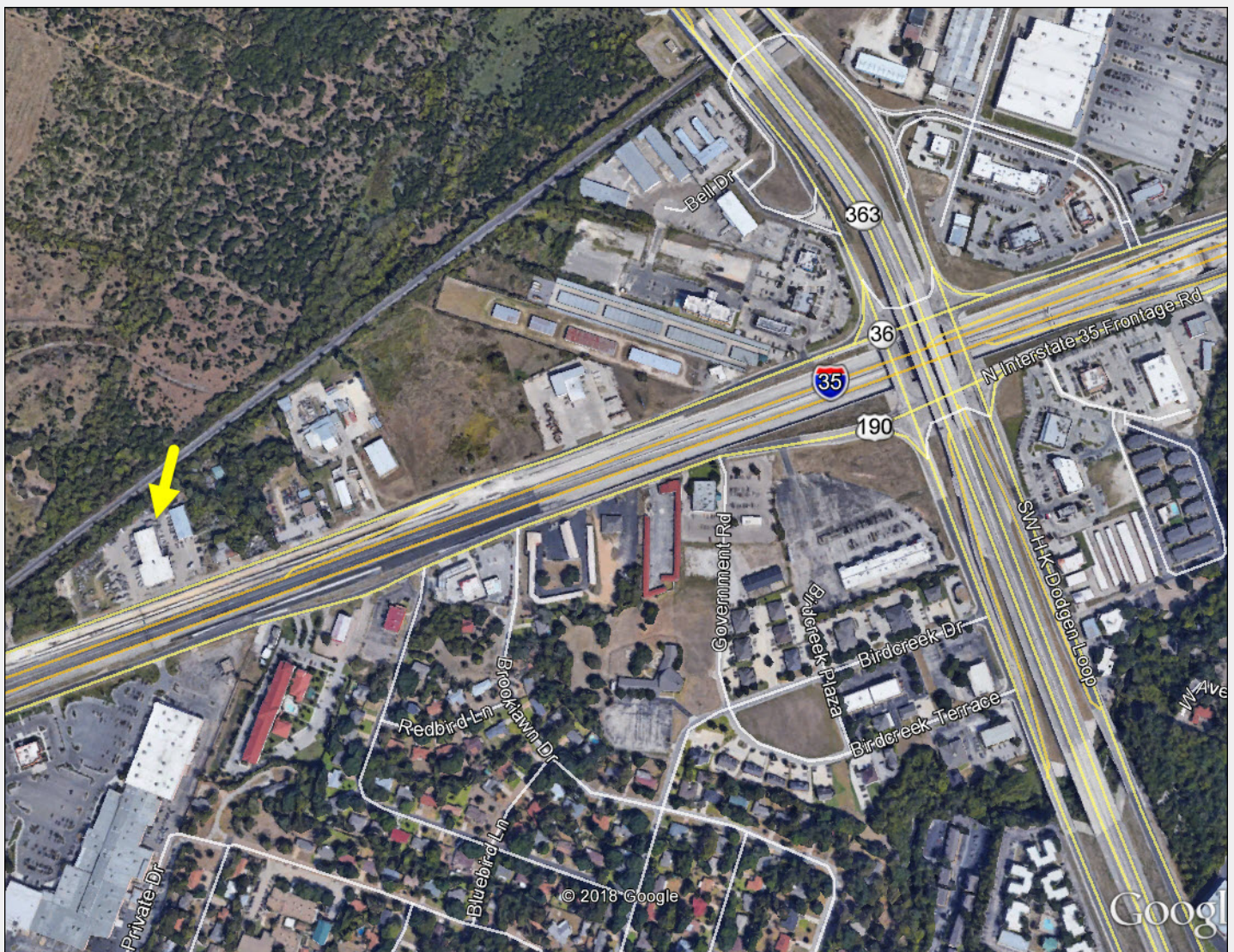
Althomas@aldrich-Thomas.com

DISCLAIMER: THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, THE ALDRICH-THOMAS GROUP MAKES NO GUARANTEE, WARRANTIES, OR REPRESENTATIONS AS TO ITS COMPLETENESS OR ACCURACY. THE PRESENTATION OF THIS REAL ESTATE INFORMATION IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

4410 South General Bruce Drive – Temple, Texas

The Marine Outlet facility is ideally located on the southbound side of IH-35 and Loop 363 interchange. The property features approximately 24,580 SF of improvements which include a 17,380 SF showroom/warehouse and a 7,200 SF warehouse building.

The property has over 1,000 feet of IH-35 frontage and the average depth is approximately 350 feet. The property benefits from great visibility and easy access to the more than 110,576 VPD in IH-35.



Showroom/Warehouse Details – Building 1

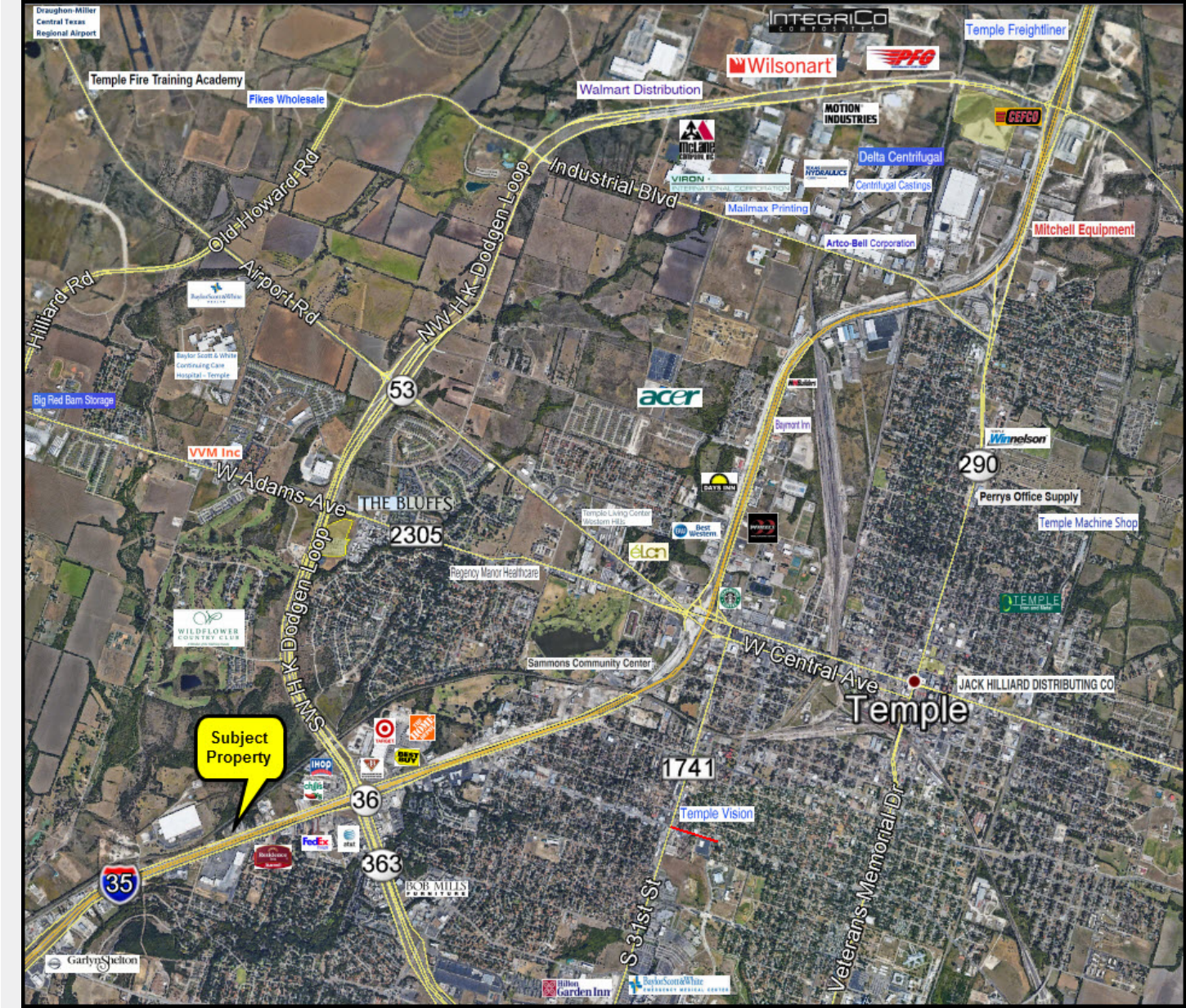
Building size:	Total Building size	17,380 SF
	Showroom/Office area	6,430 SF
	Warehouse area	7,680 SF
	Canopy	3,270 SF
Year Built:	1976	
Construction Type:	Concrete Tilt wall	
Clear Height:	10 to 12 feet in showroom/office 16 ft under beam in warehouse	
Doors:	Two 14'x14' grade level doors One 7'x10' grade level door	
Heating and Cooling:	The showroom and office areas are heated and cooled by a central heating and cooling system with roof mounted units. The warehouse is heated by gas-fired space heaters.	
Fire Protection:	No sprinklers exist within the improvements.	
Electrical:	3 Phase. Assumed to be adequate for a typical dealership and service use.	



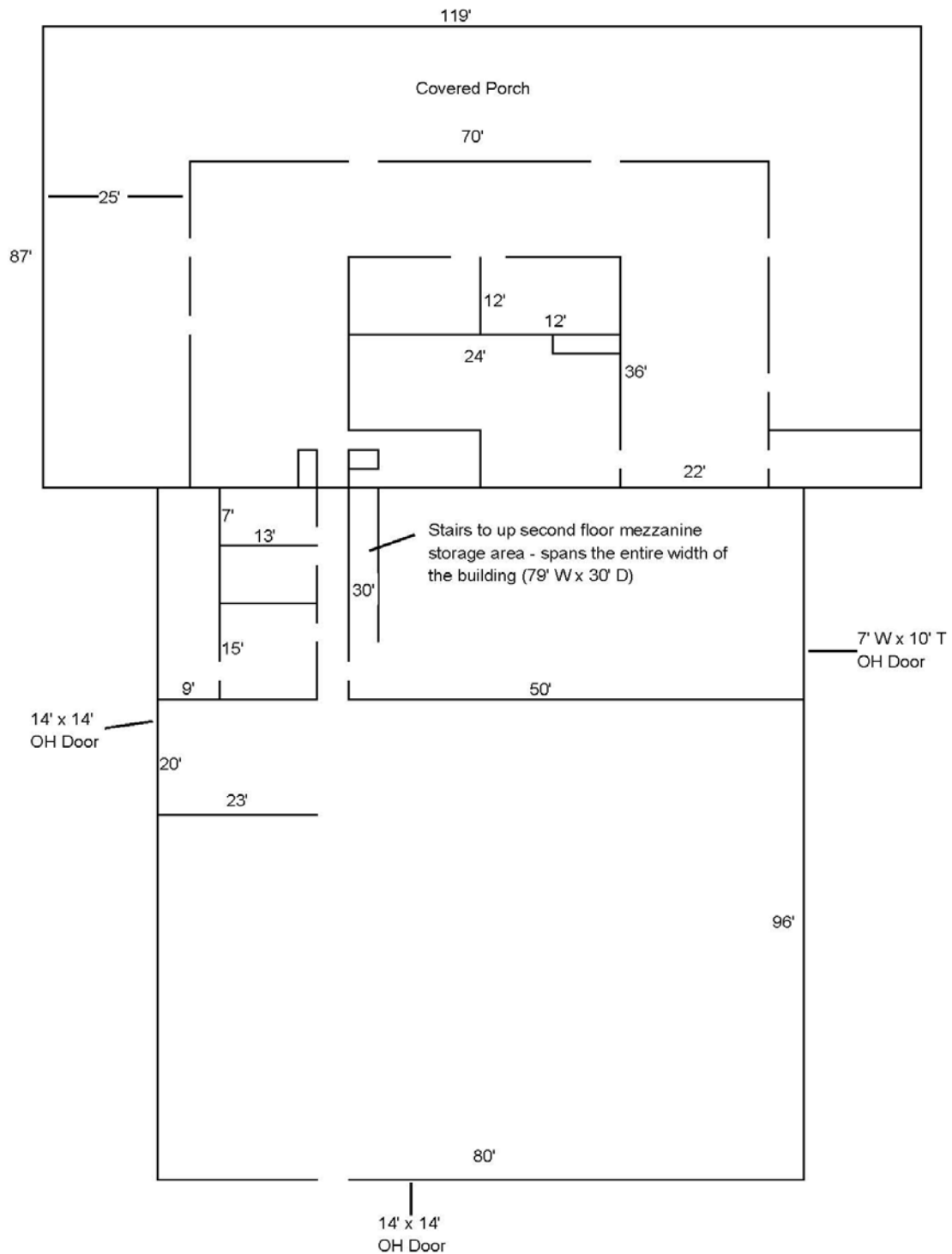
Warehouse Details – Building 2

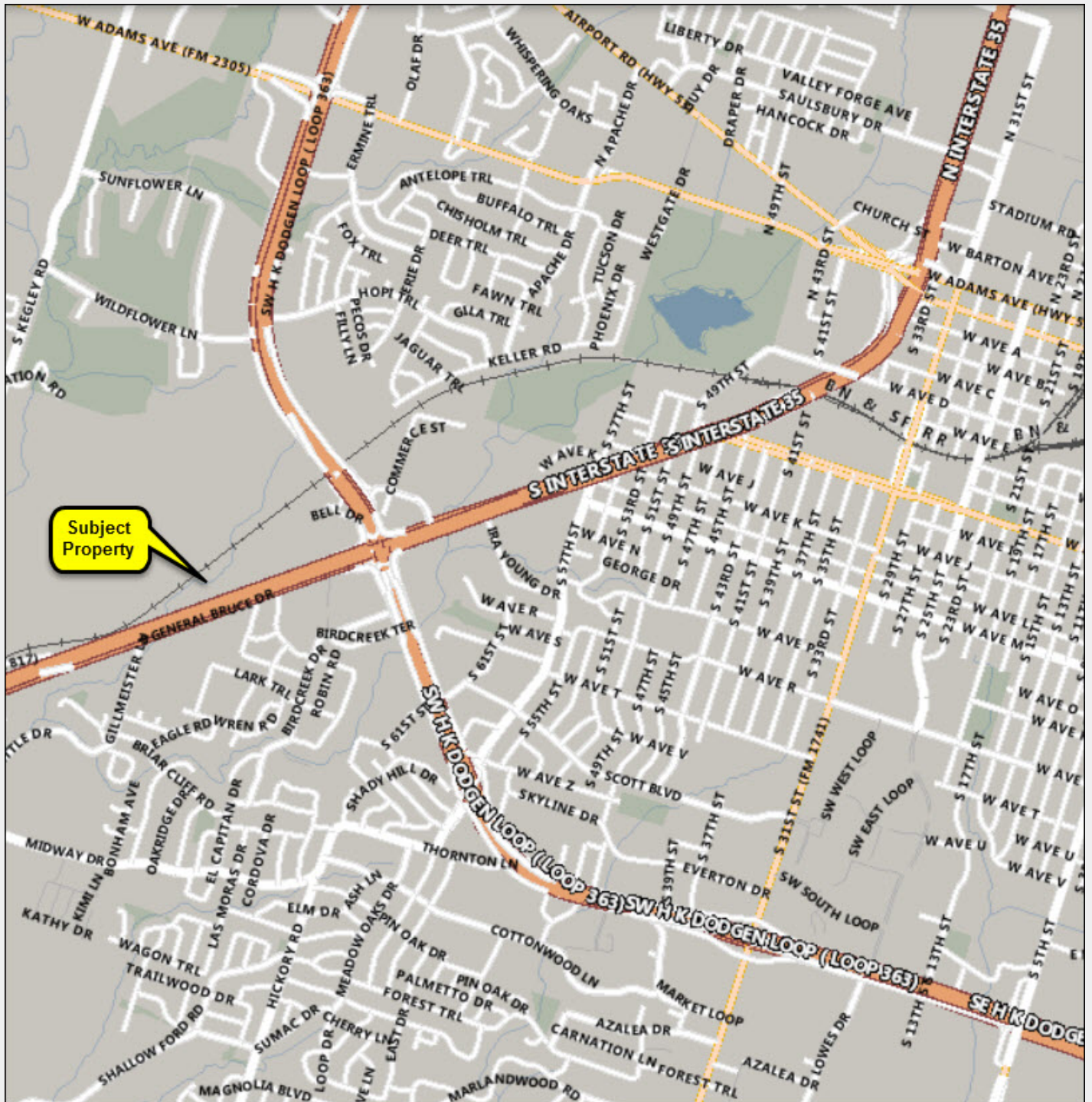
Building Size:	7,200 SF
Year of Construction:	1976
Construction Type:	Concrete tilt wall
Clear Height:	16 feet
Roof:	Sloped Metal Roof
Doors:	Two 14'x14' grade level doors
Heating and Cooling:	Two warehouse is heated by gas-fired space heaters
Fire Protection:	No sprinklers exist within the improvements
Electrical:	Single phase

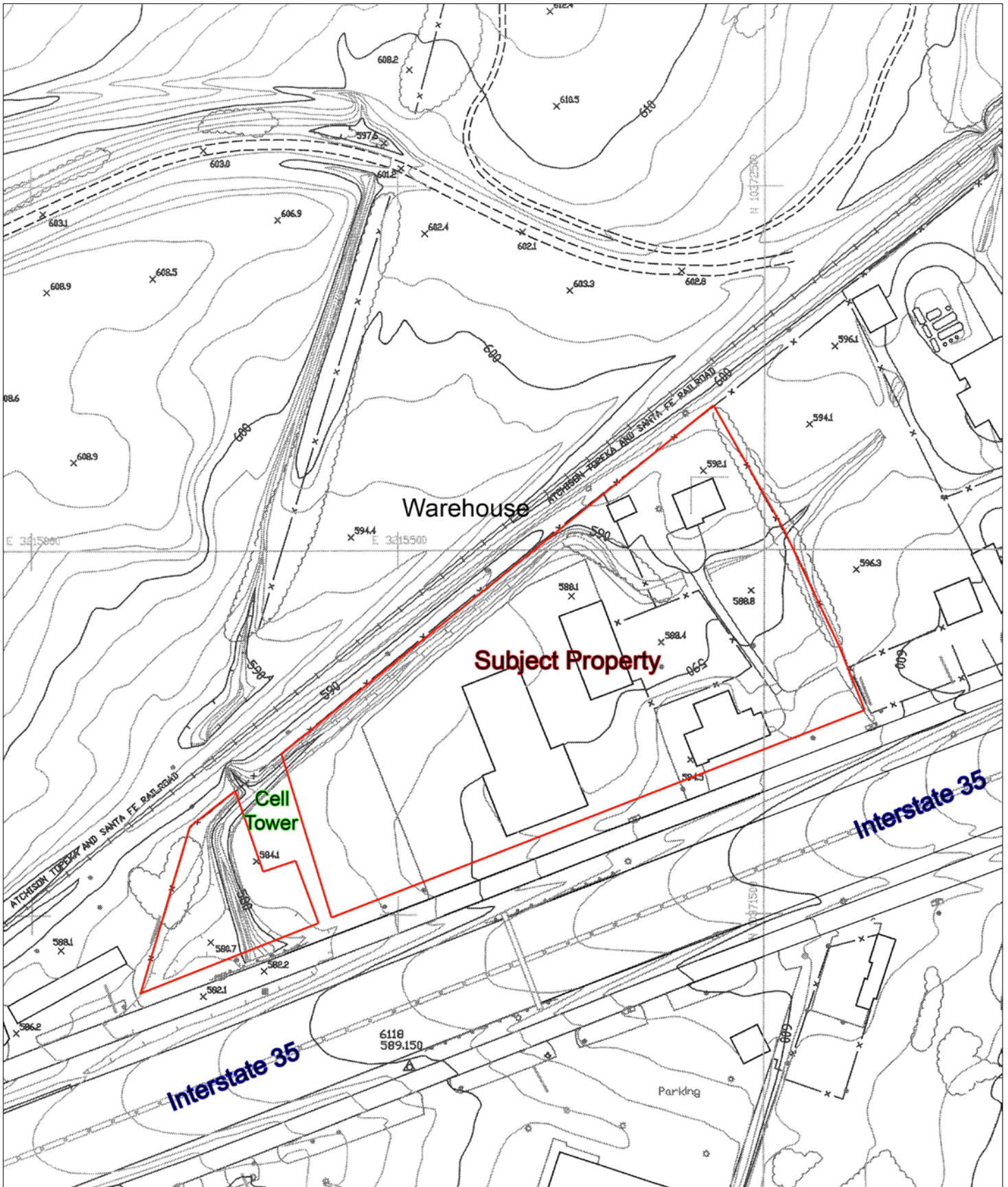




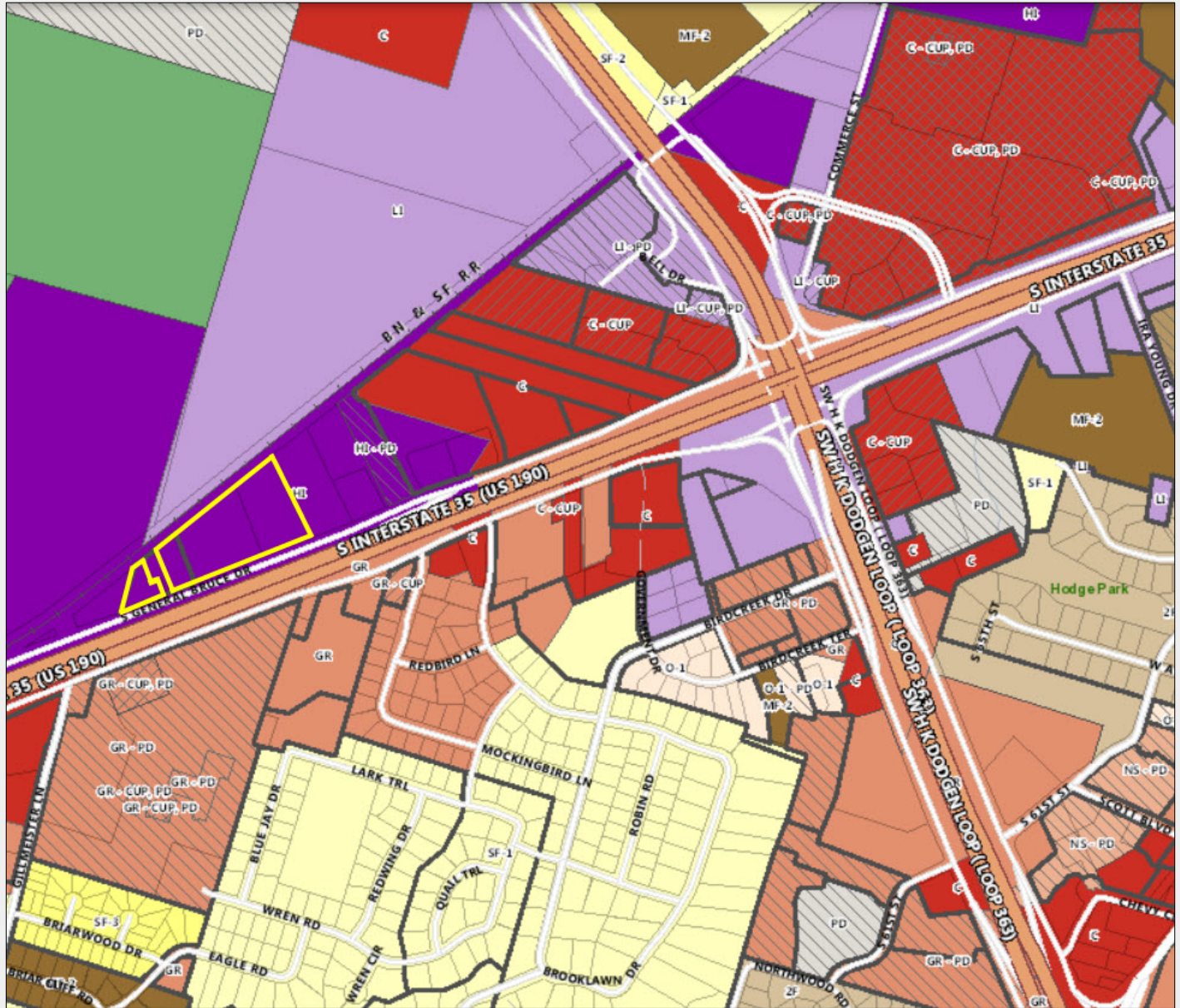








ZONING MAP





Information About Brokerage Services

11-2-2015

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.

Aldrich-Thomas Group	222379	althomas@aldrich-thomas.com	(254)-773-4901
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
A. Lloyd Thomas	222379	althomas@aldrich-thomas.com	(254)-773-4901
Designated Broker of Firm	License No.	Email	Phone
A. Lloyd Thomas	222379	althomas@aldrich-thomas.com	(254)-773-4901
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
A. Lloyd Thomas	222379	althomas@aldrich-thomas.com	(254)-773-4901
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

TAR 2501

IABS 1-0

Aldrich-Thomas Group, Realtors, 18 North Third Street Temple, TX 76501
A. L. Thomas

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Phone: 254.773.4901

Fax: 254.771.0376

Commercial Contract