

CROMWELL

COMMERCIAL GROUP

EXCLUSIVELY OFFERED BY:

WILL PHIPPS

2508 MARLIN HIGHWAY

AVAILABLE SPACE

10,680 SF +/-

COLDWELL BANKER APEX, REALTORS DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. INDEPENDENT VERIFICATION AND/OR CONFIRMATION OF THE INFORMATION PROVIDED HEREIN SHOULD BE OBTAINED PRIOR TO RELYING THEREON AND THE COMPANY SHALL NOT BE HELD LIABLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF SUCH INFORMATION. FURTHER, THIS INFORMATION IS NOT INTENDED TO BE A PART OF A CONTRACTUAL AGREEMENT. THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE.

PROPERTY OVERVIEW

Not often does a fully fenced in lay down yard of this size become available for purchase in Central Texas! This property is featuring over 10,000SF of improvements and multiple access points including a rail line running directly in front of the property. Located on a highway with close proximity to Interstate 35.

The M-2 light industrial district is intended to provide for a wide variety of nuisance-free industrial uses and compatible related uses. The area, height, yard and other site requirements are designed to maintain long-term quality and economic vitality of development, and to encourage a compatible relationship with adjacent uses.

PROPERTY HIGHLIGHTS

- 5-6 Private Offices
- Multiple Access Points
- 8 Grade Level Doors
- Clean Environmental
- Commercial Kitchen
- Potential Rail Spur
- Fully Secured Yard

PROPERTY SUMMARY

PROPERTY TYPE

Flex Industrial with large lay down yard

LOCATION

2508 Marlin Highway

ZONING

M-2

LEASE RATE

Call for Pricing

LOT SIZE

9.5 Acres +/-

YEAR BUILT

1997



Will Phipps

(254) 313-0000

will@cromwellcommercialgroup.com

SUBJECT PROPERTY



Property Lines are Approximate



Will Phipps
(254) 313-0000
will@cromwellcommercialgroup.com

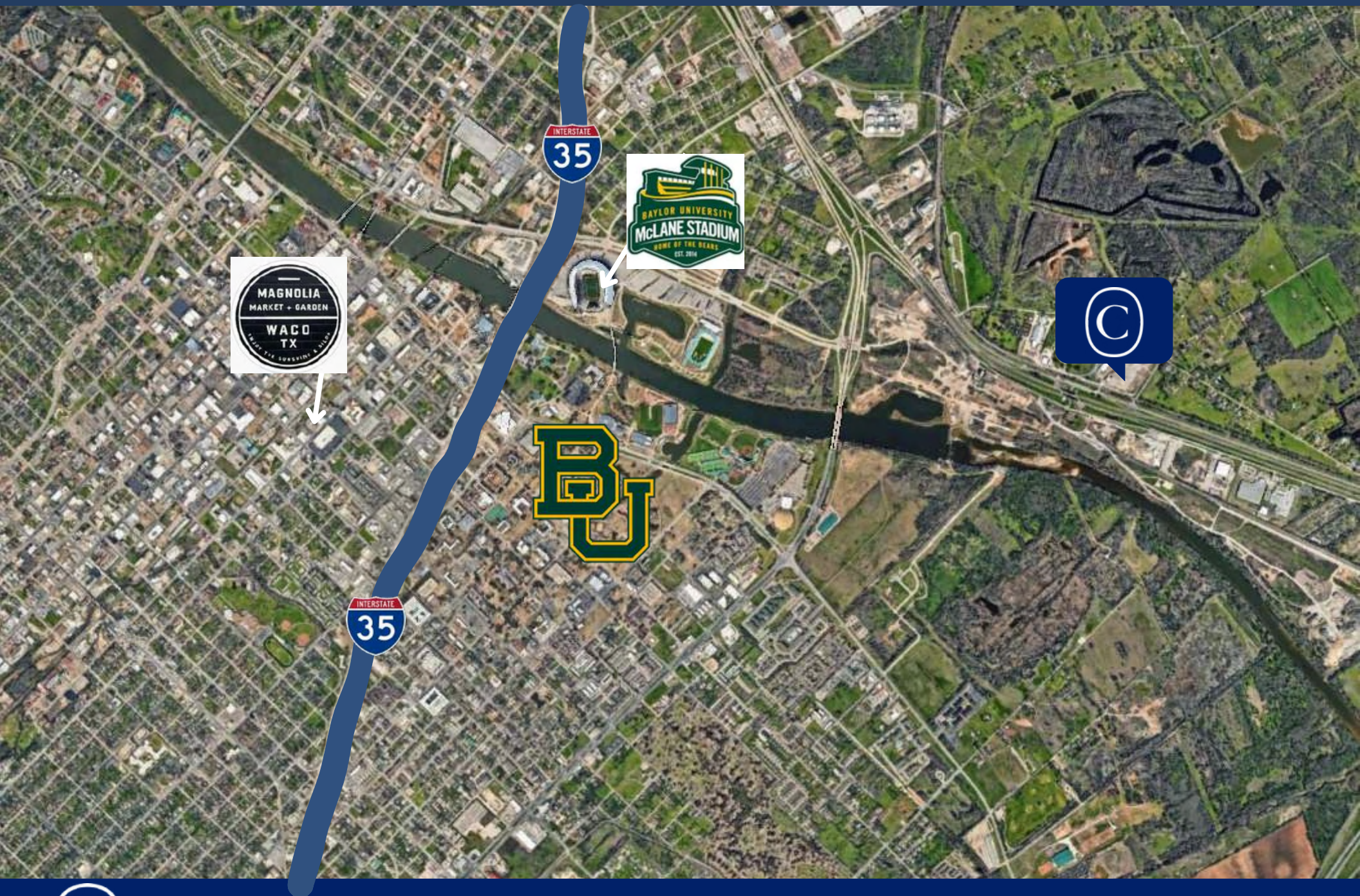
CROMWELL COMMERCIAL GROUP | COLDWELL BANKER APEX, REALTORS

PHOTO GALLERY



Will Phipps
(254) 313-0000
will@cromwellcommercialgroup.com

AREA MAP



Will Phipps
(254) 313-0000
will@cromwellcommercialgroup.com

CROMWELL COMMERCIAL GROUP | COLDWELL BANKER APEX, REALTORS

CROMWELL

COMMERCIAL GROUP

PRESENTED BY:



Will Phipps

(254) 313-0000

will@cromwellcommercialgroup.com

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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	0590914	lori@cbapex.com	254-313-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lori Arnold	0590914	lori@cbapex.com	254-313-0000
Designated Broker of Firm	License No.	Email	Phone
Kathy Schroeder	269763	kathy@cbapex.com	254-776-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Will Phipps	744913	will@cromwellcommercialgroup.com	254-313-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date