

FOR SALE

I-20 Executive Building

10235 IH-20, Eastland, TX

4,108 ± Sq. Ft. | 0.632 Acres

\$370,000



Newer Interstate-20 executive commercial building strategically located at a very busy exit ramp for Eastland, TX. This I-20 exit services many businesses including a Walmart Supercenter, five hotels, and many retail stores. With .632 of an acre of property there is enough space to handle all your business needs. Large concrete drive and parking provide easy access to the building.

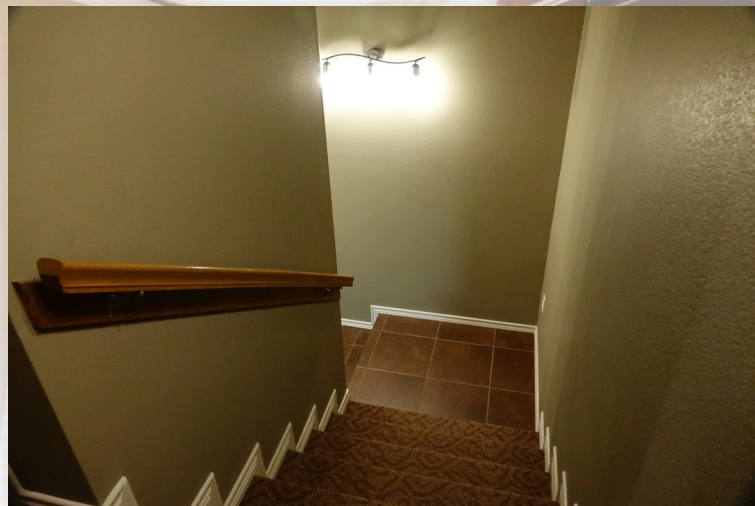
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BUILDING DETAILS

- Approximately 4,031 HVAC square feet
- Built in 2007
- Two-story stone mason building
- Nine large executive offices with large center foyer areas
- Elevator and nice stairway
- Two kitchens with one being downstairs and one upstairs
- Two sets of men's and women's bathrooms with one set downstairs and one set upstairs.
- Large exposure windows
- Excellent lighting throughout entire building
- Smaller entry foyer leading into large main open design foyer area
- Building network room
- Excellent views from second story offices
- Approximately 12,600 square feet of concrete parking and driveway
- Nice grass areas
- Methodically landscaped for show appeal.



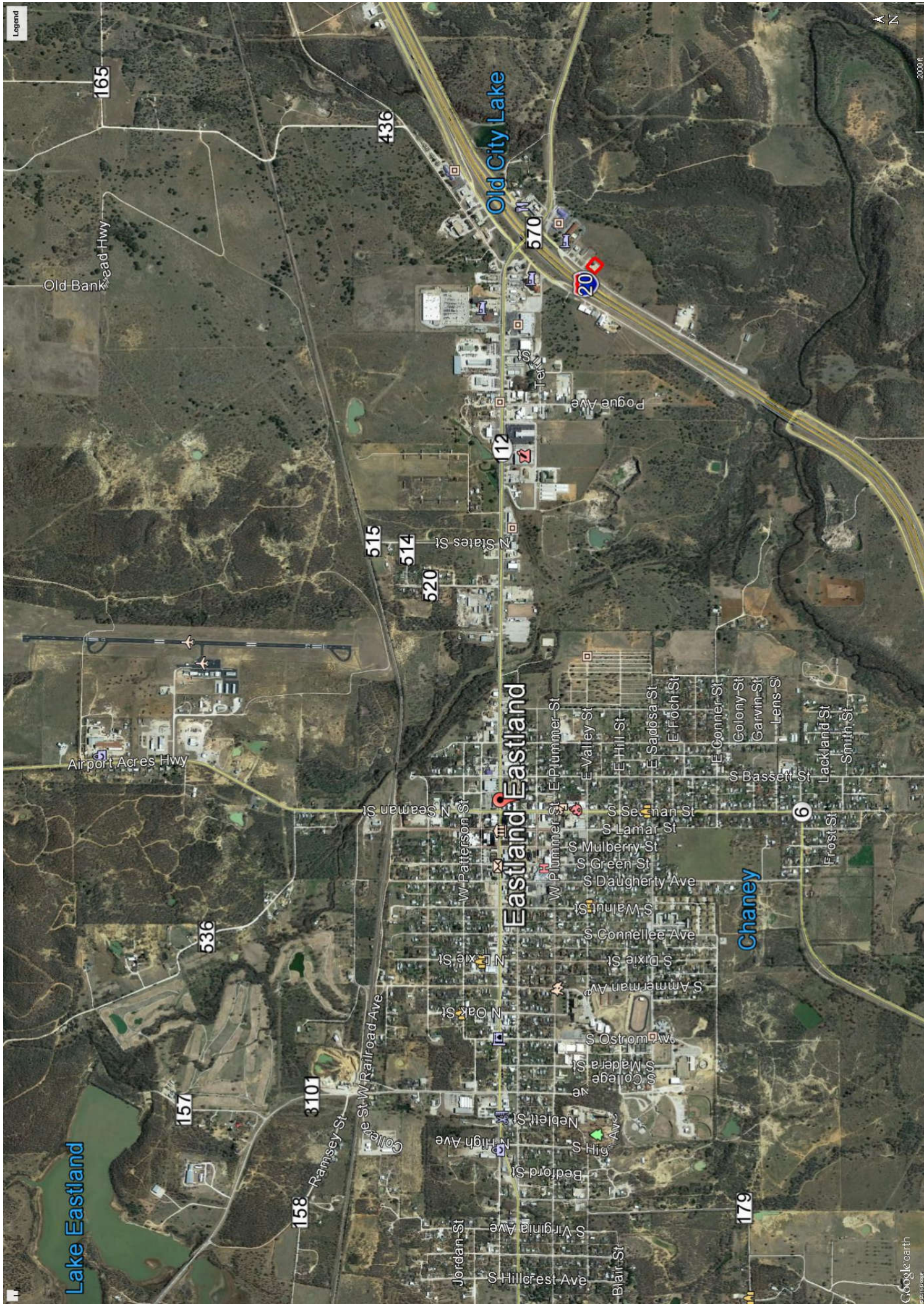




LOCATION

The exit this building is strategically located on is the main exit for the town of Eastland and this exit services many businesses including but not limited to: Walmart Supercenter, Five hotels, Restaurants, Numerous Retail Stores, Financial Services, Hospital, County Courthouse, Movie Theater, Post office, Museum, Grocery Store, Legal Services, Title Companies, and Banks.

Eastland Texas is conveniently located on Interstate 20 approximately 94 miles to Fort Worth, 127 miles to Dallas, 65 miles to Weatherford, 56 miles to Abilene, 57 miles to Brownwood, 184 Miles to Austin, 205 miles to Midland and 222 miles to San Antonio.



Legend

2000 ft

Google Earth



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Jimmy Williams | Designated Broker

Licensed Broker in TX, NE, KS, ME, OK, MO,
NM, TN, CO, ID, OR, GA, WY, MT

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Disclaimer: Owner makes full disclosure that they are members of a licensed real estate entity. All the above information was provided by various sources and has not been verified for accuracy. Any of the above information used or relied upon for decisions should be verified by buyer.



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 coincidental 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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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

IABS 1-0 Date