

# Muleshoe Warehouse Facility

614 W. Ash Avenue, Muleshoe, TX 79347

Presented By:

**Monty Edwards**

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614 W. Ash Avenue, Muleshoe, TX 79347



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Versatile Opportunity with Land, Warehouses, and additional improvements that could be used for a variety of uses. Site was originally used as a cotton warehouse and consist of 115.5 +/- acres with 7 large pole barn warehouses and several outbuildings including a small shop, an onsite office, pump house and storage tank for onsite well, and 2 residences (needs repairs) and additional acreage for future expansion. Land sits adjacent to productive irrigated farm, but no wells are currently on this tract.

### PROPERTY HIGHLIGHTS

- 7 Large Pole Barn Warehouses (approx. 329k sq. ft.)
- 115+/- acres with plenty of room for additional development and warehouse addition
- Located along BNSF railway with possibility of redevelopment of disconnected rail switch
- 2 Employees Residences
- Asphalt Floors in Warehouses

### OFFERING SUMMARY

Sale Price:	\$400,000
Lot Size:	115.5 Acres
Building Size:	329,200 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	9	926	8,469
Total Population	26	2,716	24,727
Average HH Income	\$53,288	\$52,792	\$51,714

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ADDITIONAL PHOTOS



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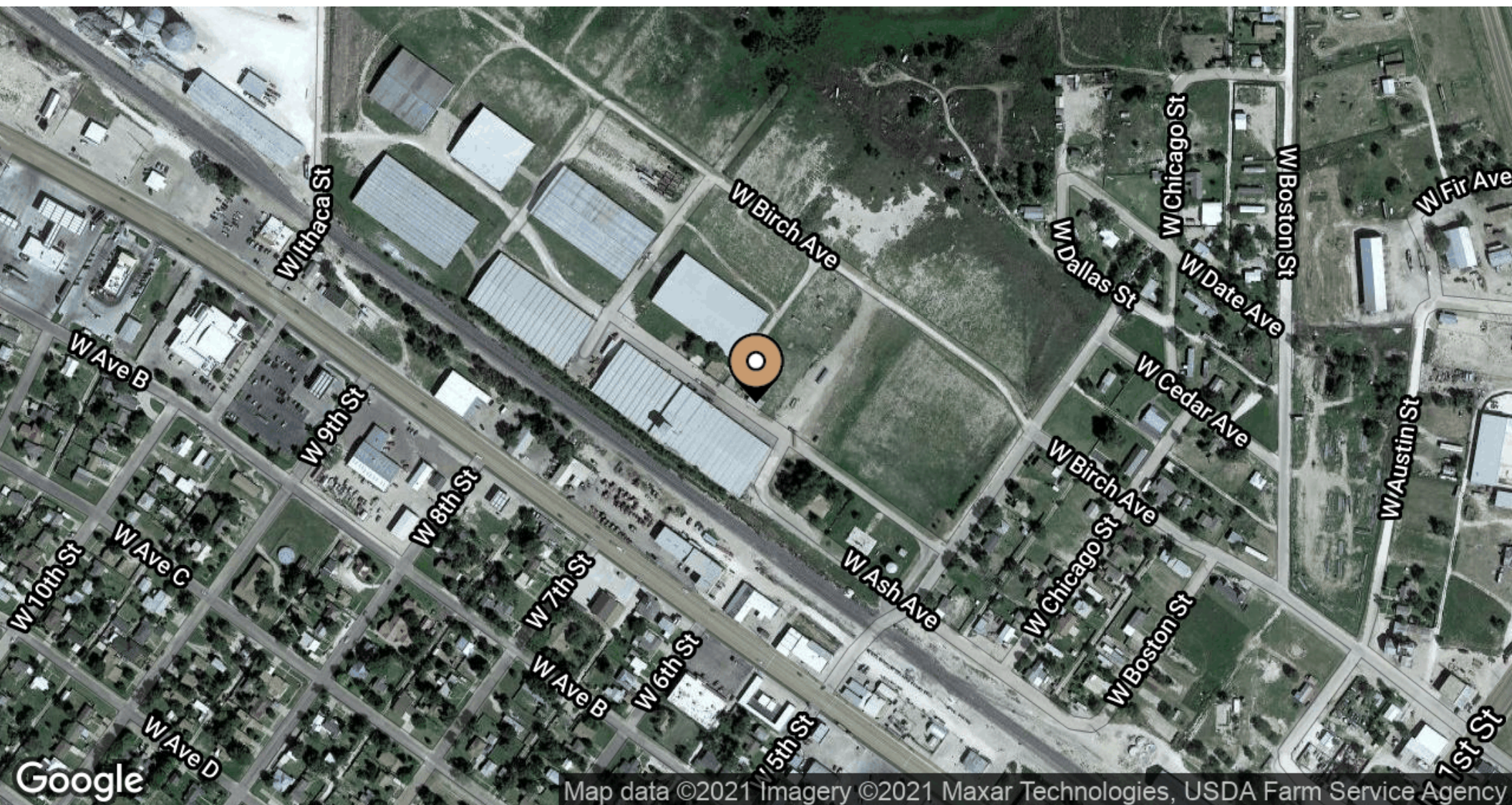
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## LOCATION MAPS



Map data ©2021 Imagery ©2021 Maxar Technologies, USDA Farm Service Agency

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AERIAL MAPS



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## COMPLETE HIGHLIGHTS



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## LOCATION INFORMATION

Building Name	Muleshoe Warehouse Facility
Street Address	614 W. Ash Avenue
City, State, Zip	Muleshoe, TX 79347
County	Bailey
Signal Intersection	No
Nearest Highway	US Hwy 84

## BUILDING INFORMATION

Occupancy %	24.0%
Tenancy	Multiple
Ceiling Height	18 ft
Office Space	900 SF
Number of Floors	1

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HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	9	926	8,469
# of persons per HH	2.9	2.9	2.9
Average HH income	\$53,288	\$52,792	\$51,714
Average house value	\$98,653	\$91,942	\$93,595

A map of the Muleshoe, North Dakota area, centered on Muleshoe. A large, semi-transparent gray circle with a black outline represents a 100-mile radius. Inside this circle, a smaller, darker gray circle represents a 50-mile radius. The map shows various towns and cities, including Friona, Black, Summerfield, Hereford, Dimmitt, Nazareth, Hart, Earth, Olton, Amherst, Littlefield, Anton, Morton, Bledsoe, Whiteface, Rogers, Dora, Arch, Portales, Clovis, Texico, Bovina, Lazbuddie, and Sudan. Major highways are marked with shields, including US-70, US-84, US-108, US-194, US-385, US-214, US-202, US-206, US-458, US-467, US-311, US-288, US-114, US-125, and US-194. The map is sourced from Google, with data from 2021.

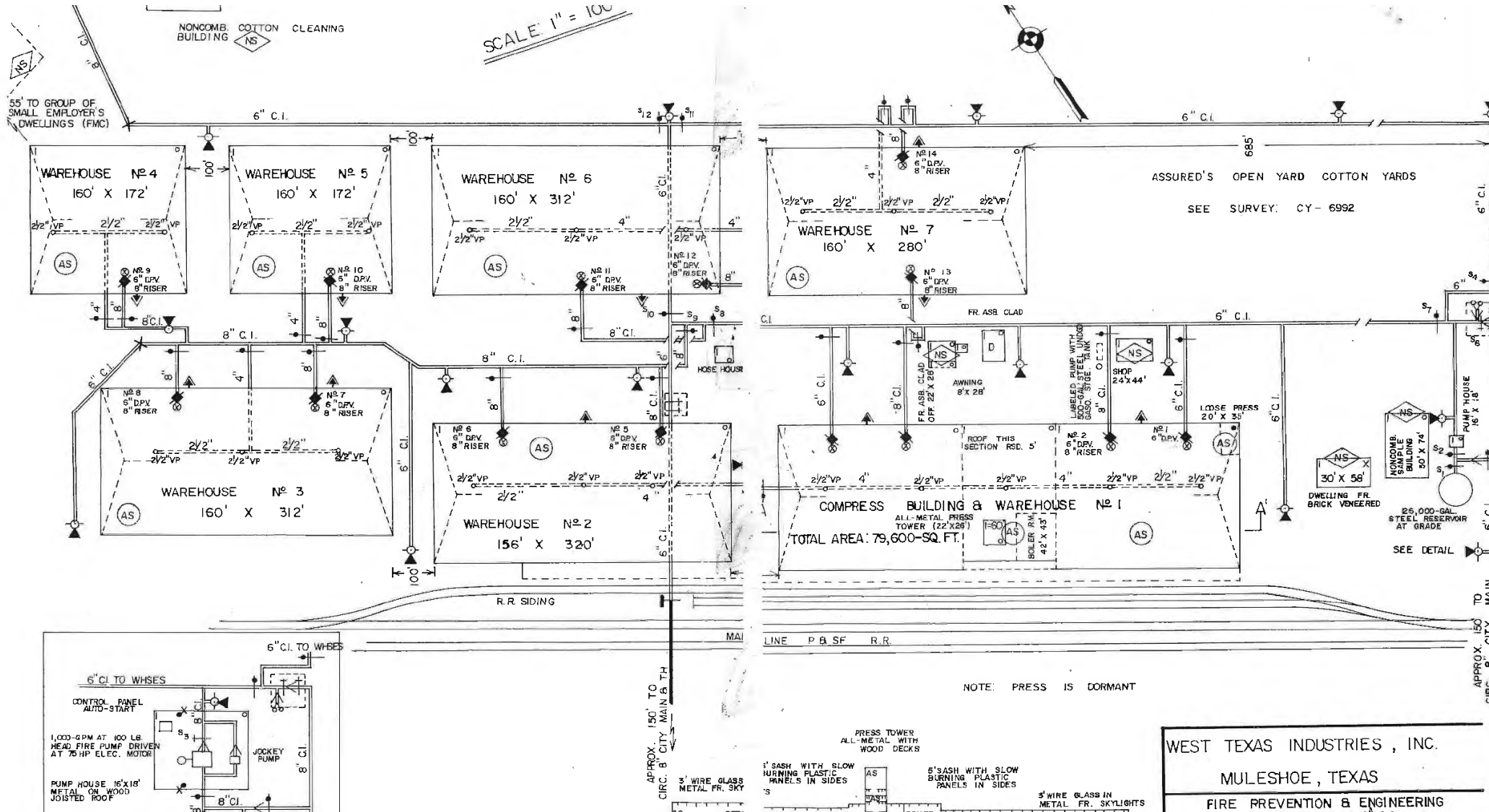


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## WAREHOUSE SKETCH



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← Texico, NM

**MULESHOE, TX**  
Slaton Subdivision

Sweetwater, TX →

12



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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.*

11/2/2015

### 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.

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