

For Sale

8.33 Acres

2 Commercial Buildings

Marlin, Falls County, TX

\$75,000

For a virtual tour and investment offering go to www.dubescmercial.com



FOR
Sale

8.33 Acres with 2 Commercial Buildings Marlin, TX, 76661

Property Highlights

Location – East of Marlin, TX on Hwy 7. The physical address of the property is 5230 Hwy 7 E Marlin, TX. From the intersection of Hwy 6 & Hwy 7 in Marlin take Hwy 7 1.3 miles east. Property is on the right.

Acres – 8.33 acres MOL acres according the Falls County Appraisal District

Improvements – The property has two commercial buildings consisting of 7,197 SF. The main building is 3,997 SF (per FCAD), has five entrances, was built in 1970 and the roof was replaced in May 2013. This building has a full kitchen and walk-in freezer (operating condition unknown) and serving counter, ceramic tiled eating area/entryway, men's and women's restrooms, one office, separated by French doors is a large open room with raised platform and storage in various areas. The second building is a 3,200 SF metal building (per FCAD) with a concrete floor. The building is 1/3 built out with ceiling and sheetrock with the remaining 2/3 being open warehouse. Also on the property is a large covered metal barbeque pit area. All personal property, including the generator, will be removed from the property. Appliances stay with the property in its "as is" condition.

Utilities – The property gets water from the East Marlin Water Coop and has a septic system. Electricity is provided by TXU.

Use – The property's previous uses were first a KC Hall and subsequently a Church. Property is currently vacant.

Ground Cover – Open with trees along the perimeter fencing on one side and back of the property.

Easements – There is a petroleum pipeline that runs across the property and neither Seller nor Broker have any knowledge of its age, depth or restrictions. Buyer will need to satisfy itself as to the history, makeup and use of the pipeline. Magellan Pipeline Company 1-800-720-2417. An abstract of title will need to be performed to determine all easements that may exist.

Showings – By appointment only. If applicable, buyers who are represented by an agent/broker must have its agent/broker present at all showings to participate in any co-brokerage commissions.

Price - \$75,000.00
\$9,003.60 an acre
\$10.42 PSF

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Property Pictures



**DUBE'S
COMMERCIAL INC.**

TREC# 484723

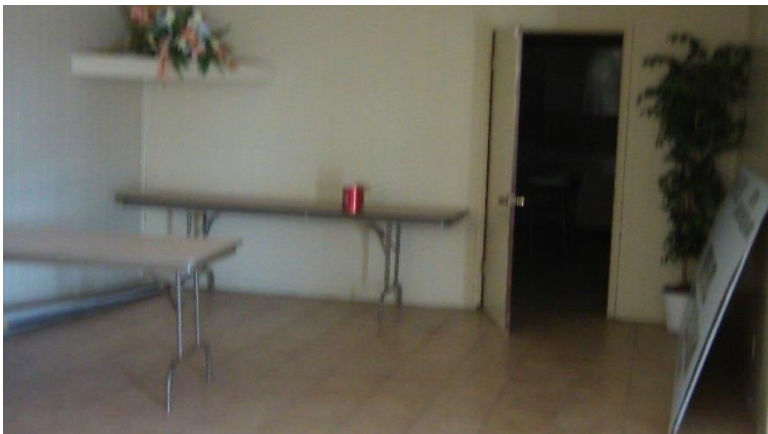
Bob Dube 512-671-8008 (office) 512-423-6670 (mobile) 512-671-8011 (fax)

bob@dubescmercial.com www.dubescmercial.com

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Property Aerial View



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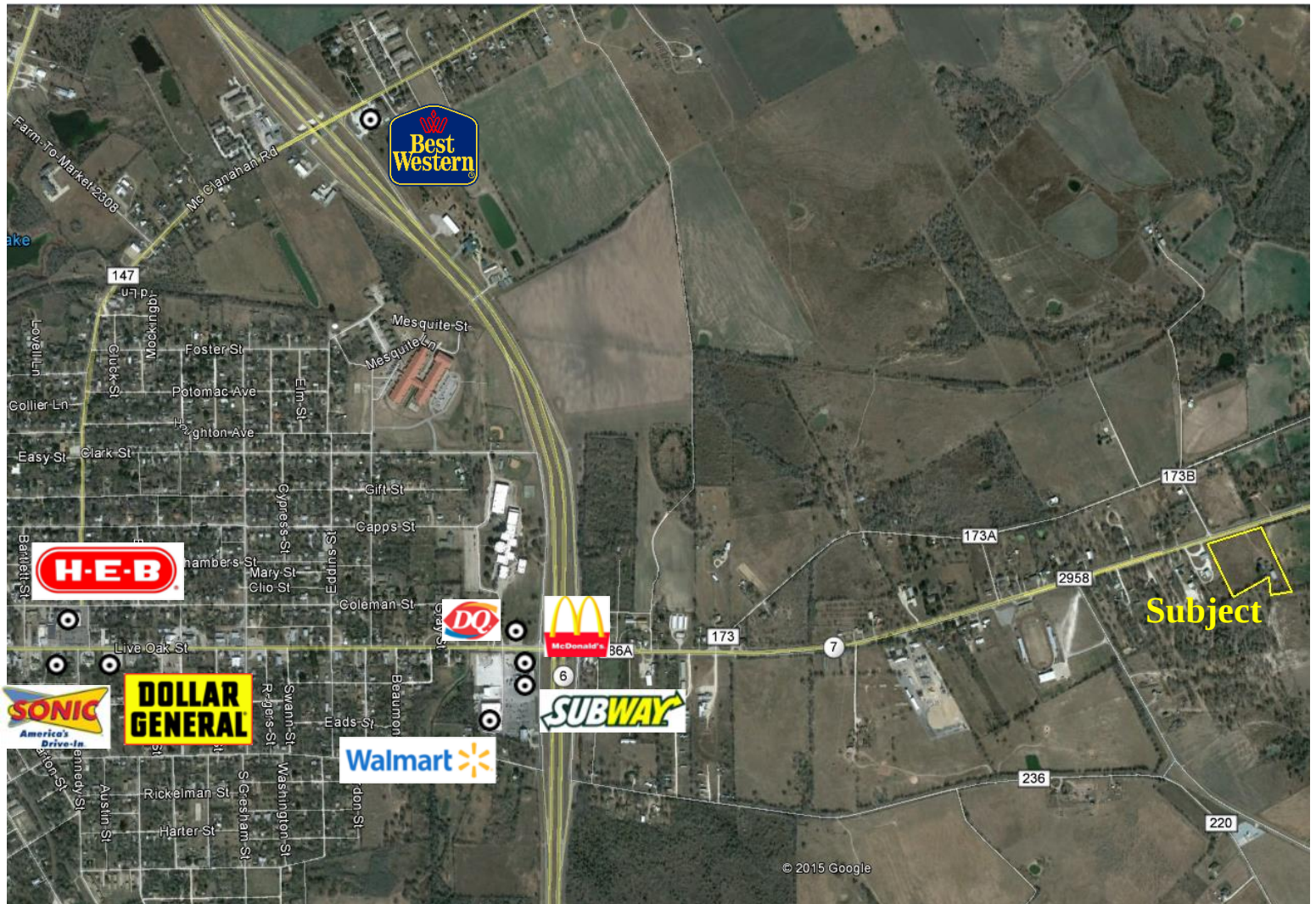
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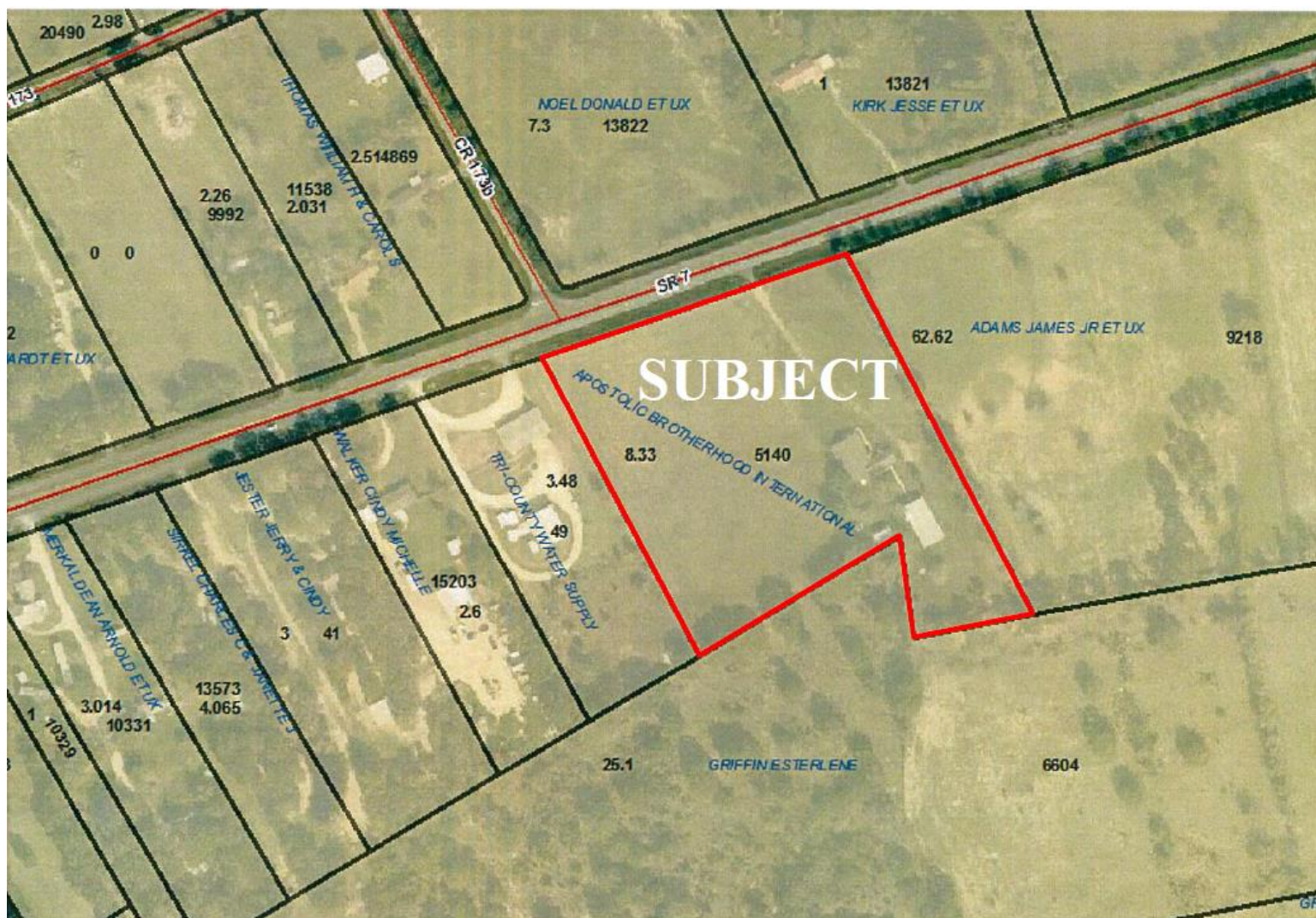
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Tax Plat



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Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

(TAR-2501) 10-10-11

TREC No. OP-K

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Robert Dube

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