



207 Samuel Drive
Office Warehouse Available
Weatherford, TX



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817.467.6803 | Peycosouthwest.com
1703 N Peyco Dr. Arlington Texas 76001

Warehouse Space Available | 207 Samuel Drive, Weatherford, Texas

Property Details:

- Located just outside of Weatherford City Limits
- +- 10,500 SF Office/Warehouse on +-2.807 Acres
- +-1,150 Office space
- Clear height is 16'-18'
- +-2.20 acres of Fenced Outdoor Storage Yard Included
- No Zoning Restriction—Unincorporated Parker County
- +-4 Miles from Interstate 20
- 4 Grade Level doors (12' x 14')
- Stand Alone Lease Space
- Lease Rate \$9.75/SF Plus NNN (\$1.25/SF est.)

LISTING AGENTS:

Jordan Foster, CCIM, MBA
jfooster@peycosouthwest.com

Cole Carter
ccarter@peycosouthwest.com

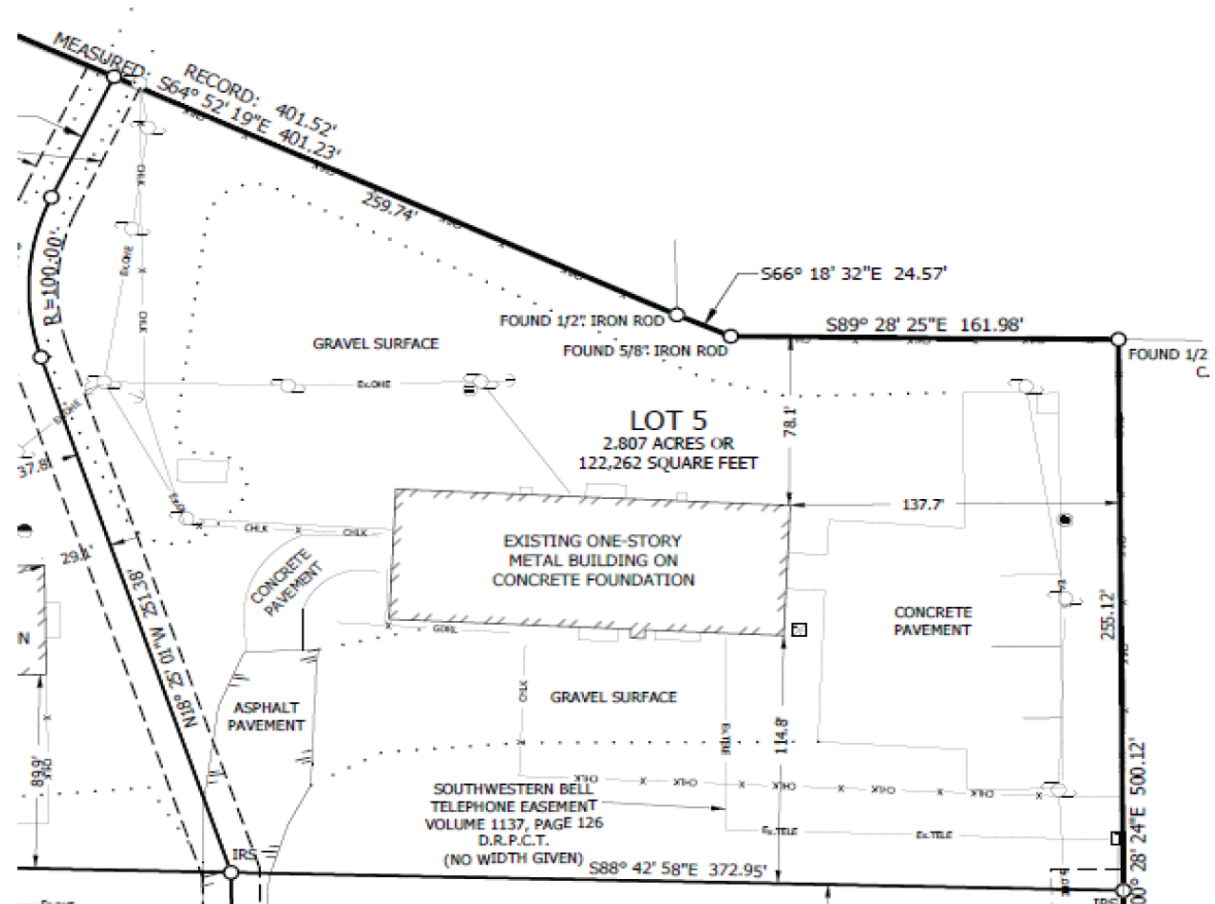


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The top photograph shows a large, open industrial space with a high ceiling and exposed wooden beams. The floor is concrete and appears worn. Various pieces of equipment, including a red lawnmower, a blue air compressor, and several large red and yellow containers, are scattered throughout the space. A white van is parked in the background.

The middle photograph shows a smaller room with wood-paneled walls and a drop ceiling. A black refrigerator stands on the left, and a door with a "FIRESTONE" sign is on the right. The floor is covered with various items, including a blue air compressor, a red lawnmower, and several large red and yellow containers.

The bottom photograph shows a white pickup truck parked in a large, open industrial space. The truck is equipped with a black bull bar and a license plate that reads "123456". The space has a high ceiling with exposed wooden beams and a concrete floor.



FOR LEASE/SALE ± 10,500 SF on ± 2.807 Acres

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Information About Brokerage Services

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.

Peyco Southwest Realty Inc Licensed Broker /Broker Firm Name or Primary Assumed Business Name	480436 License No.	jmaibach@peycosouthwest.com Email	817-467-6803 Phone
Jim Maibach Designated Broker of Firm	0375882 License No.	jmaibach@peycosouthwest.com Email	817-467-6803 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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