



# FOR SALE

## 10141 TX-106

ADKINS, TX 78101



### QUICK FACTS



± 13,000  
SQFT



\$1,500,000  
PURCHASE PRICE



OCL  
ZONING

FOR MORE  
INFORMATION  
PLEASE CONTACT

**MATTHEW DRIFFILL**

The Dea Driffill Group,  
210.862.1192  
mdriffill@cbharper.com



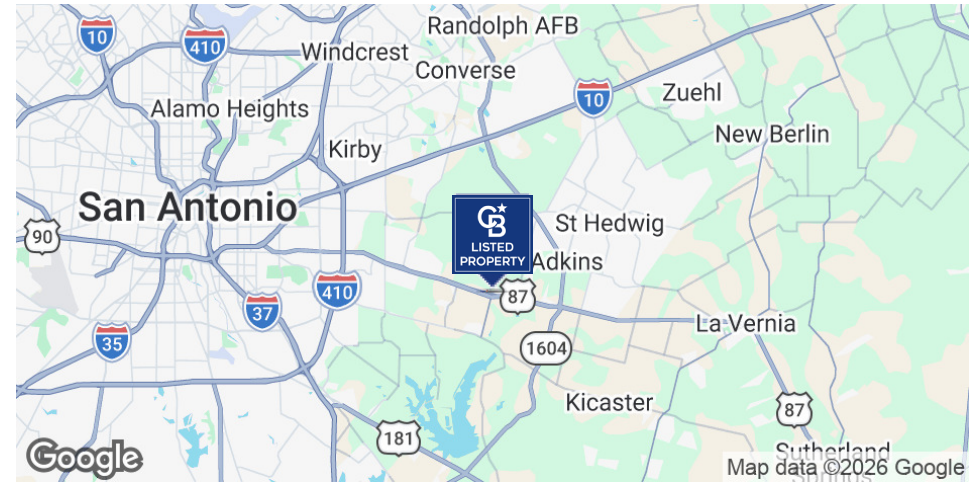
**COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

# SALE

## 2 INDUSTRIAL BUILDINGS, ±13,000 SQFT. OWNER FINANCE AVAILABLE

10141 TX-106, Adkins, TX 78101



Sale Price:	\$1,500,000
Building 1 Size:	± 7,000 SQFT
Building 2 Size:	± 6,000 SQFT
Lot Size:	± 2.027 Acres
Zoning:	OCL

### PROPERTY OVERVIEW:

Industrial property located at 10141 TX-106, Adkins, TX 78101, positioned near the corner of Highway 87 and Stuart Rd. This ±2.027-acre hard corner site (88,296 SF) offers convenient access to 87, Loop 1604 and Loop 410, making it well suited for industrial, warehouse, or manufacturing operations. The property includes approximately 13,000 SF of warehouse improvements, consisting of a 6,000 SF tilt-wall building, and a 7,000 SF metal building with 3 phase power renovated in 2023 the facility features 18'–20' clear heights, three-phase power, and multiple entrances for operational flexibility. Currently 54% occupied with short-term tenancy, providing owner-user or investment potential. Located outside city limits (OCL) with no zoning restrictions and owner financing available.

### MATTHEW DRIFFILL

The Dea Driffill Group,  
210.862.1192  
mdriffill@cbharper.com



**COLDWELL BANKER**  
**COMMERCIAL**  
**ALAMO CITY**

# SALE

2 INDUSTRIAL BUILDINGS, ±13,000 SQFT. OWNER FINANCE AVAILABLE  
10141 TX-106, Adkins, TX 78101



## PROPERTY HIGHLIGHTS:

- **Land:** ±2.027 acres (88,296 SF) corner property
- **Building Area:** ±13,000 SF total warehouse space
- **Improvements:** 6,000 SF metal building and 7,000 SF tilt-wall building
- **Clear Height:** 18'–20'
- **Power:** Three-phase electric
- **Traffic Count:** ~13,931 vehicles per day
- **Access:** Close to Loop 1604 and Loop 410
- **Zoning:** OCL (outside city limits, no zoning)
- **Use:** Industrial, warehouse, or manufacturing
- **Owner financing available**

---

### MATTHEW DRIFFILL

The Dea Driffill Group,  
210.862.1192  
mdriffill@cbharper.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



COLDWELL BANKER  
**COMMERCIAL**  
ALAMO CITY

# SALE

2 INDUSTRIAL BUILDINGS, ±13,000 SQFT. OWNER FINANCE AVAILABLE

10141 TX-106, Adkins, TX 78101



## MATTHEW DRIFILL

The Dea Driffill Group,  
210.862.1192  
mdriffill@cbharper.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



**COLDWELL BANKER**  
**COMMERCIAL**  
ALAMO CITY

# SALE

## DEMOGRAPHICS

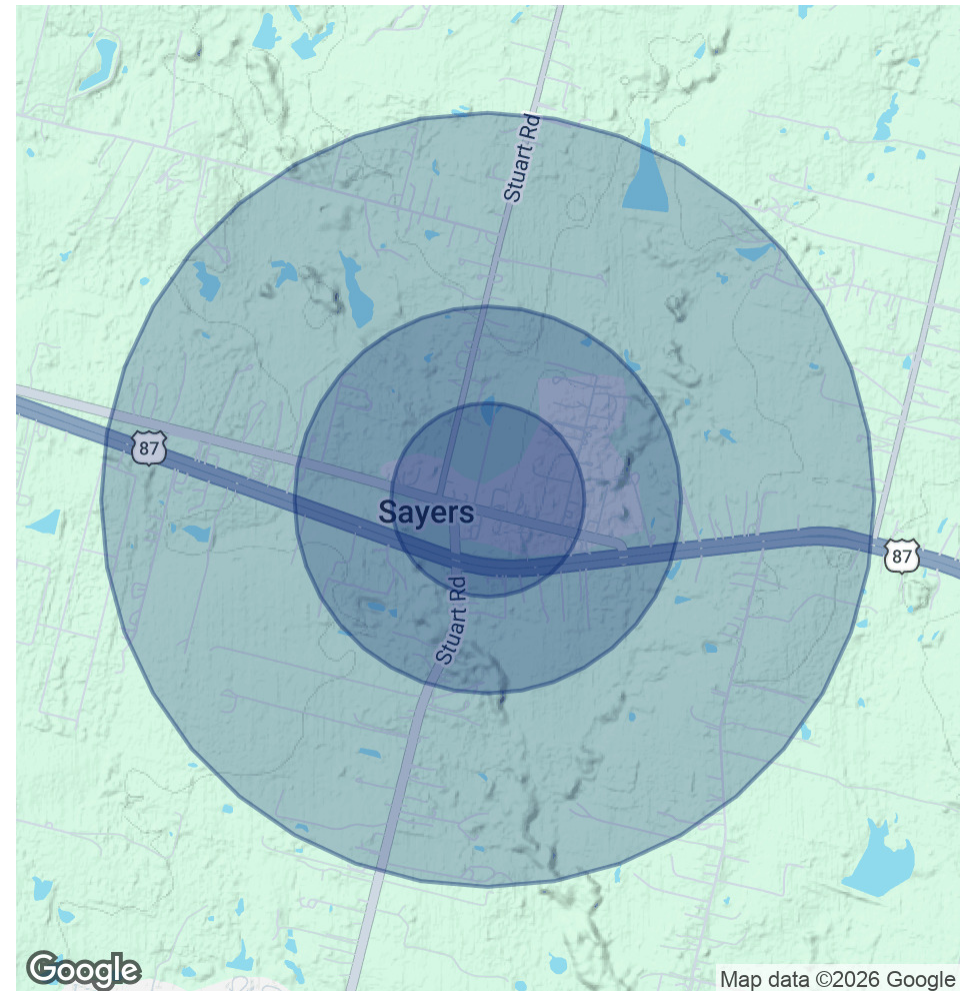
10141 TX-106, Adkins, TX 78101

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	29	115	459
Average Age	37.3	37.3	36.9
Average Age (Male)	34.6	34.4	33.9
Average Age (Female)	39.2	39	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	40	162
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$80,320	\$78,397	\$76,098
Average House Value	\$270,268	\$204,280	\$196,257

2023 American Community Survey (ACS)



### MATTHEW DRIFFILL

The Dea Driffill Group,  
210.862.1192  
mdriffill@cbharper.com



**COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

# SALE

## NEARBY CITIES, RETAIL & POINTS OF INTEREST

10141 TX-106, Adkins, TX 78101



### MATTHEW DRIFFILL

The Dea Driffill Group,  
210.862.1192  
mdriffill@cbharper.com



COLDWELL BANKER  
**COMMERCIAL**  
ALAMO CITY

©2026 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>Coldwell Banker D'Ann Harper REALTORS®</b>	<b>416239</b>	<b>Irispoli@cbharper.com</b>	<b>2104837000</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Leesa Harper Rispoli</b>	<b>389556</b>	<b>Irispoli@cbharper.com</b>	<b>2104837004</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Marlee Kutzer</b>	<b>628144</b>	<b>mkutzer@cbharper.com</b>	<b>2104897010</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Matthew Driffill</b>	<b>787578</b>	<b>mdriffill@cbharper.com</b>	<b>2108621192</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date