

36,712 SF HEAVY INDUSTRIAL FACILITY ON 13.64 ACRES

2400 E Pierce St, Luling, TX 78648

INDUSTRIAL FOR SALE



LAYTON LOWRY

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,380,000
Price / SF:	\$92.07
Building Size:	36,712 SF
Lot Size:	13.64 Acres
Year Built:	1980
Zoning:	C-2 & C-3

PROPERTY OVERVIEW

Now for sale in Luling, TX, this 36,713 SF industrial-manufacturing facility sits on 13.64 acres and includes a 20,800 SF tank shop, 5,373 SF office, warehouse, and multiple support structures. With up to 27' clear heights, 15 grade-level doors, flexible manufacturing space, and substantial yard storage, the property is well suited for heavy industrial and manufacturing operations. The facility also offers 3-Phase/480V power, city water, a septic system, and AT&T high-speed internet availability. Previously home to a tank manufacturing operation, it is strategically located between Austin and San Antonio with convenient access to I-10 for regional and long-haul operations. Contact Layton Lowry to set up your business operations here.

LOCATION OVERVIEW

This property is located in Luling, TX, approximately 51 miles south of Austin and 60 miles east of San Antonio. Featuring frontage on East Pierce Street (US-183), the property is just 3.5 miles from I-10, offering excellent regional access.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 36,712 SF on 13.64 Acres
- 6 Total Buildings
- 5,373 SF Office | 28,612 SF Total Warehouse Space
- Blast Shed, Paint Shed, Testing Shed, Other Support Structures
- 15 Grade-Level Overhead Doors
- 16'-27' Clear Heights
- Surface Parking
- Within City Limits | City Water, Septic System
- 3-Phase/480V Power | AT&T High Speed Internet
- Quick Access to I-10



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ADDITIONAL PHOTOS



LAYTON LOWRY

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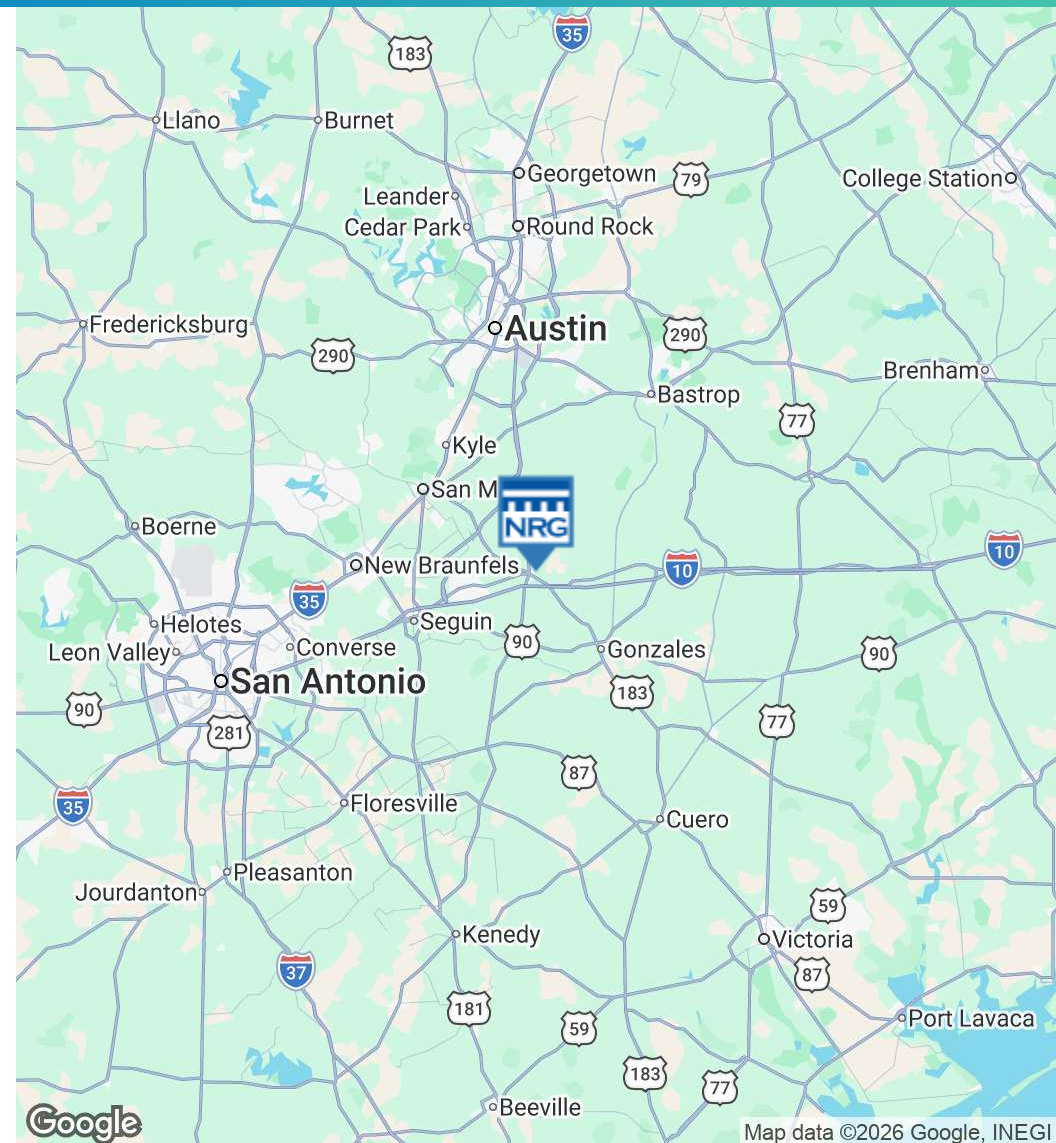
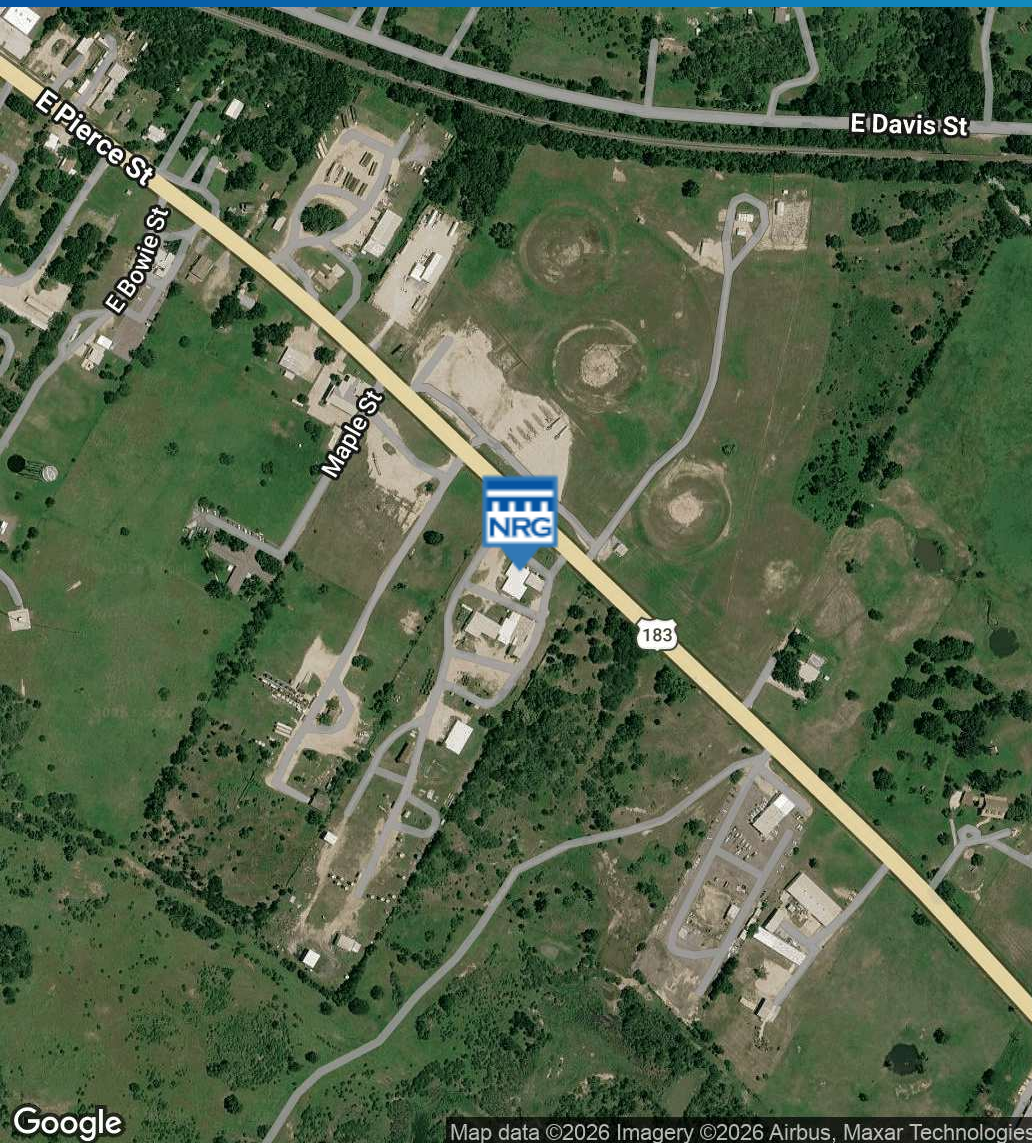
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LOCATION MAP



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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.

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Layton Lowry	725411	Layton@nrgrealty.com	972-989-8611
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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CONTACT BROKERS:

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