

**BUILDING
FOR SALE**

TOTAL BUILDING
SIZE: 4,465 SF

HIGHWAY I-35
FRONTAGE
WITH SIGNAGE

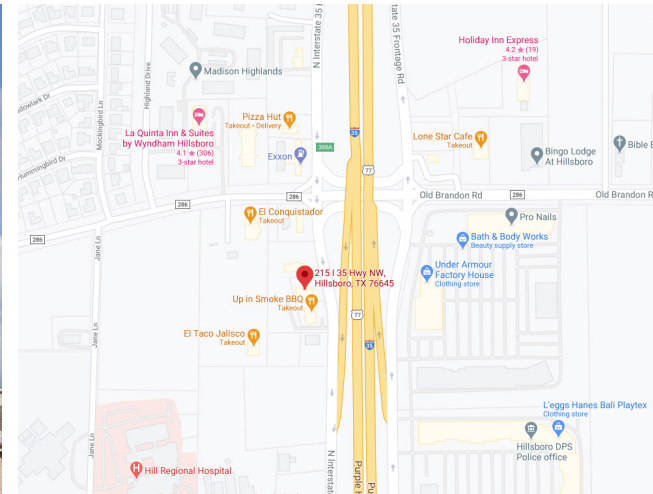
PERFECT
OWNER/USER
OPPORTUNITY


TRANSWESTERN

REAL ESTATE
SERVICES

215 I-35 NW

HILLSBORO, TX 76645



For More Information:

Gibson Duwe

817.713.9238

gibson.duwe@transwestern.com

Kyle Poulson

817.291.4455

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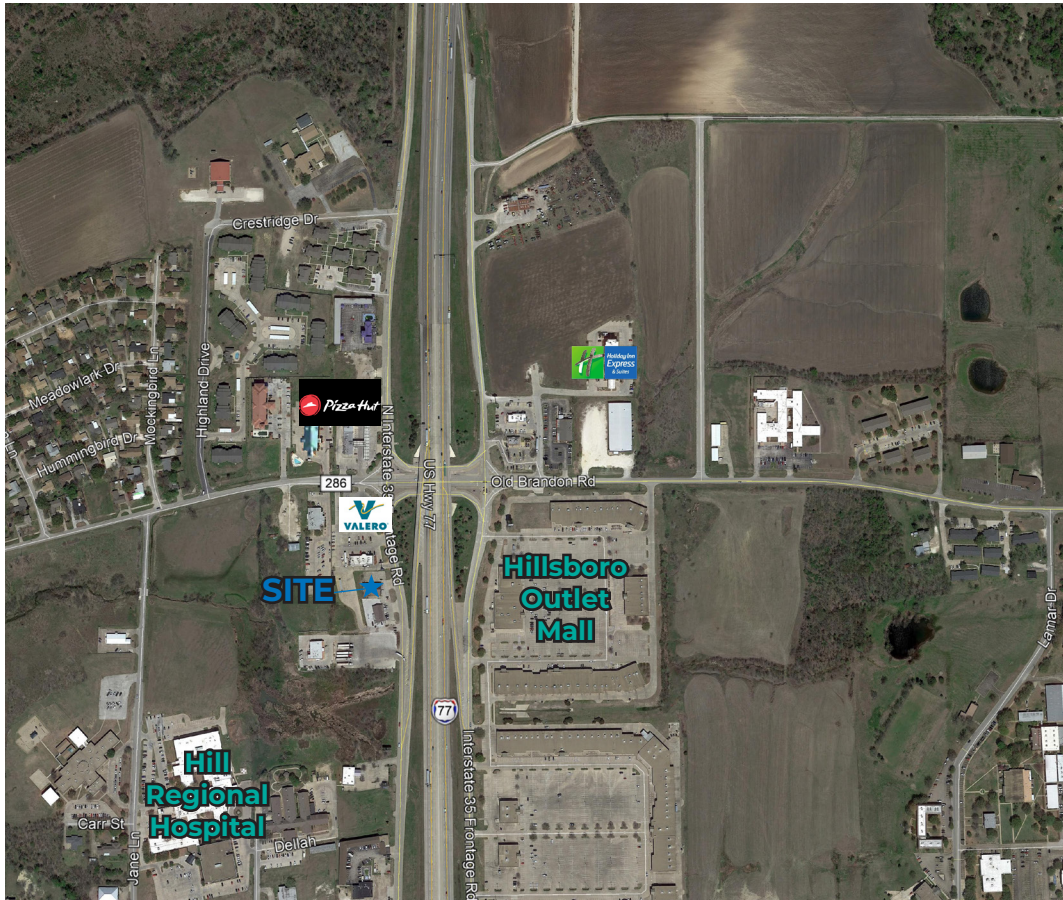
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TRAFFIC COUNTS



Interstate 35 @ Old Brandon Road
(Southbound)
70,043 vpd



Old Brandon Road @ I-35
(Eastbound & Westbound)
7,898 vpd

Property Information:

- Located in Hillsboro, Texas, this property has I-35 frontage with easy access to I-35
- 4,465 SF building
- .045 ac of land
- Single or Multi-tenant building
- Building has Reception room, large waiting room (could double as waiting or conference), large conference room, copy room, break room, bathroom and 2 large offices
- Suite A has A+ finishes - see pics on pg. 3
- Suite B is in "white-box" condition

SALES PRICE: \$350,000.00

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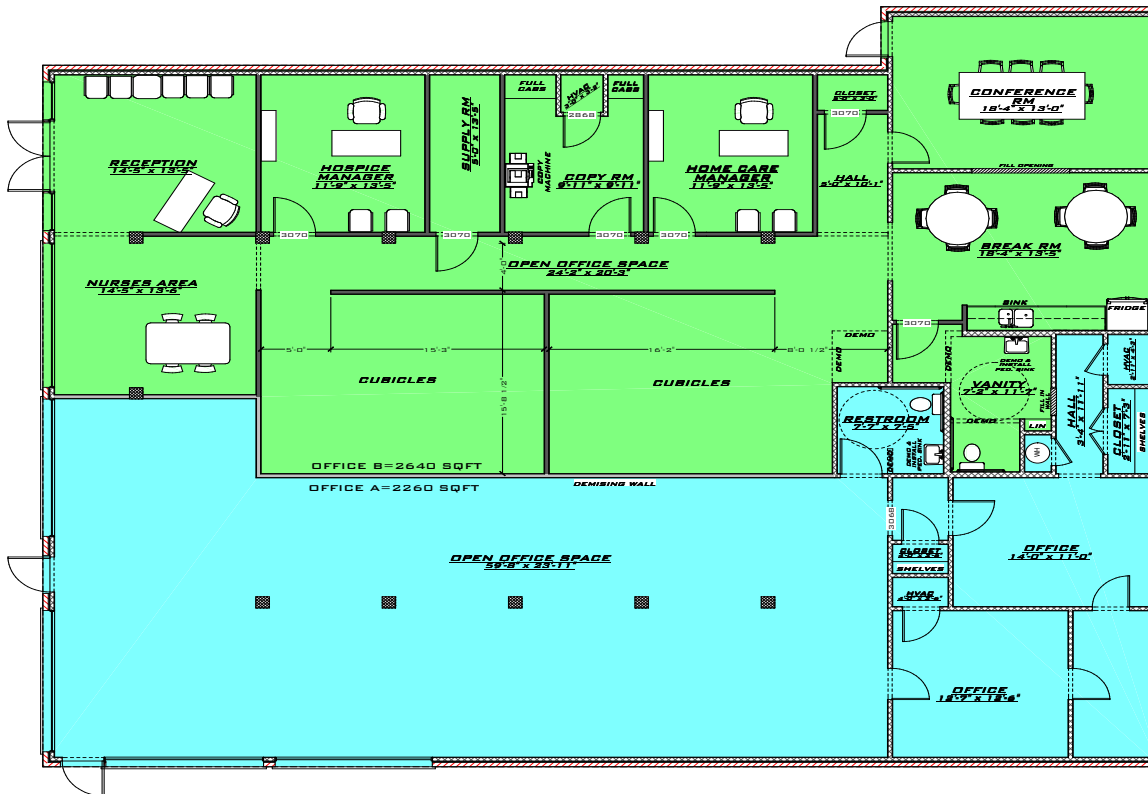
Hillsboro, TX 76645



TRANSWESTERN

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SERVICES

ASBUILT/REMODEL LAYOUT



OFFICE A+B = 4900 SQ FT



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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.

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 coincidental 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.

Transwestern Commercial Services Fort Worth LLC	9000246	(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Paul Wittorf	479373	(214)446-4512
Designated Broker of Firm	License No.	Phone
Leland Alvinus Prowse IV	450719	(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Michael Gibson Duwe	678761	(817)877-4433
Sales Agent/Associate's Name	License No.	Phone
Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0