



WHITESBORO
OFFICE/WAREHOUSE
SHOWROOM
(14.16 Acres)
INFORMATION PACKET





GENERAL INFORMATION

BLUESTONE
REAL ESTATE SERVICES

LOCATION: 19710 US HIGHWAY 377, WHITESBORO, TEXAS 76273

PROPERTY SUMMARY

INDICATED VALUE:
\$1,664,000

CONTACT:

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IMPROVEMENTS

| | |
|---|-----------|
| OFFICE/WAREHOUSE/SHOWROOM/SHOP | 15,595 SF |
| OFFICE SPACE (2 ND Floor) | 3,060 SF |
| WAREHOUSE SPACE | 6,355 SF |
| SHOWROOM/FLEX SPACE (1 ST Floor) | 3,060 SF |
| SHOP SPACE | 3,120 SF |
| CANOPY (attached) | 6,479 SF |
| FREE-STANDING FIELD OFFICE | 768 SF |

LAND

| | |
|---------------------------------|------------|
| LAND (Acres) | 14.16 |
| HIGHWAY FRONTAGE | 1,500 Ft |
| 2 CURB CUTS | 50 FT Each |
| FENCED PARKING/STORAGE (Gravel) | 1 +/- Acre |
| CUSTOMER PARKING (Gravel) | 1 +/- Acre |



34 – 22' TALL SECTIONS OF PALETT SHELVING
(Available if needed)



ONE OF 7 OVERHEAD DOORS
(Note sunken well for dock-high loading)



ADDITIONAL INFORMATION

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| | |
|--|-----------------|
| • AD VALOREM TAXES (2021): | \$10,845 |
| • ACCOUNT #/PARCEL #: | 119633 / 114954 |
| • YEAR OF CONSTRUCTION: | 2009 |
| * DETENTION POND: | YES |
| * WATER: | TWO-WAY WATER |
| * GAS: | ATMOS |
| • ELECTRIC: | ONCOR |
| • SEWER : | SEPTIC |
| * TELEPHONE: | FRONTIER |
| * SECURITY LIGHTING: | YES |
| * TRAFFIC COUNT (2020): Note: 24% up from 2018 Source: TXDOT | 8,529 |
| * TRAFFIC COUNT (2018): Source: TXDOT | 6,466 |



ENVIRONMENTAL INFORMATION: APPROXIMATELY 1 ACRE OF THIS PROPERTY WAS COMMITTED TO SALE OF FERTILIZER AND FEED AT TIME OF PURCHASE. OWNER CONTINUED SALE OF THESE PRODUCTS UNTIL HIS DEATH IN NOVEMBER 2021. A 1ST PHASE ENVIRONMENT STUDY IS CURRENTLY IN PROGRESS. AND WILL BE MADE AVAILABLE UPON REQUEST. BASED ON A PRELIMINARY REVIEW OF THE PRODUCTS INVOLVED IT IS BELIEVED THAT THERE ARE NO ENVIRONMENTAL HAZARDS THAT WOULD PREVENT REDEVELOPMENT OF THE PROPERTY. THE METAL SHED USED IN THE SALE OF FERTILIZER WAS NEARLY 30 YEARS OLD AND IN POOR CONDITION. THIS STRUCTURE HAS BEEN REMOVED LEAVING SIX 25' X 25' BAYS ON A CONCRETE PAD SEPARATED BY POURED CONCRETE WALLS. .



ADDITIONAL PHOTOS

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**7 ROLL-UP DOORS RANGING IN HEIGHT: 9' TO 20'
AND WIDTH: 9' TO 18'**



**EXTENDED CANOPY (attached to warehouse) 40' X 120'
CLEAR HEIGHT OF 16' TO 20'**



**RAMP ACCESS BETWEEN SHOP AND FLEX SPACE
OFFICE/SHOWROOM
(NOTE: ROLL-UP DOOR TO CLOSE/OPEN THIS AREA)**



**DESIGNED TO FACILITATE FORKLIFT STOCKING ,
REARRANGING AND AQUIRING INVENTORY.
(NOTE: PALLET RACKS CAN BE REMOVED)**



INTERIOR FINISH DETAILS

Office: (2nd floor) 3,060sf Unfinished with three demised areas, one of which is carpeted. Office area is equipped with fluorescent lighting, central air conditioning and heating, and one unisex restroom with shower.

Office/Showroom: (1st floor) 3,060sf large open area equipped with fluorescent lighting, central air conditioning and heating and two unisex restrooms.

Warehouse: 6,355sf uninsulated area with radiant gas heaters and sodium vapor lighting. Ceiling heights range from 22' at the sidewalls to 25' at the apex of the roof. Includes 12' x 12' enclosed office. Includes three 10' roll-up doors offering grade-level and dock-high loading and unloading.

Shop/Additional Warehouse: 3,120sf uninsulated area with radiant gas heaters and sodium vapor lighting. Includes three 10' roll-up doors. The Shop/additional warehouse is connected to the 1st floor office/showroom by way of a 10' roll-up door, concrete ramp and standard metal access door which allows shop and air-conditioned flex space to be separated.

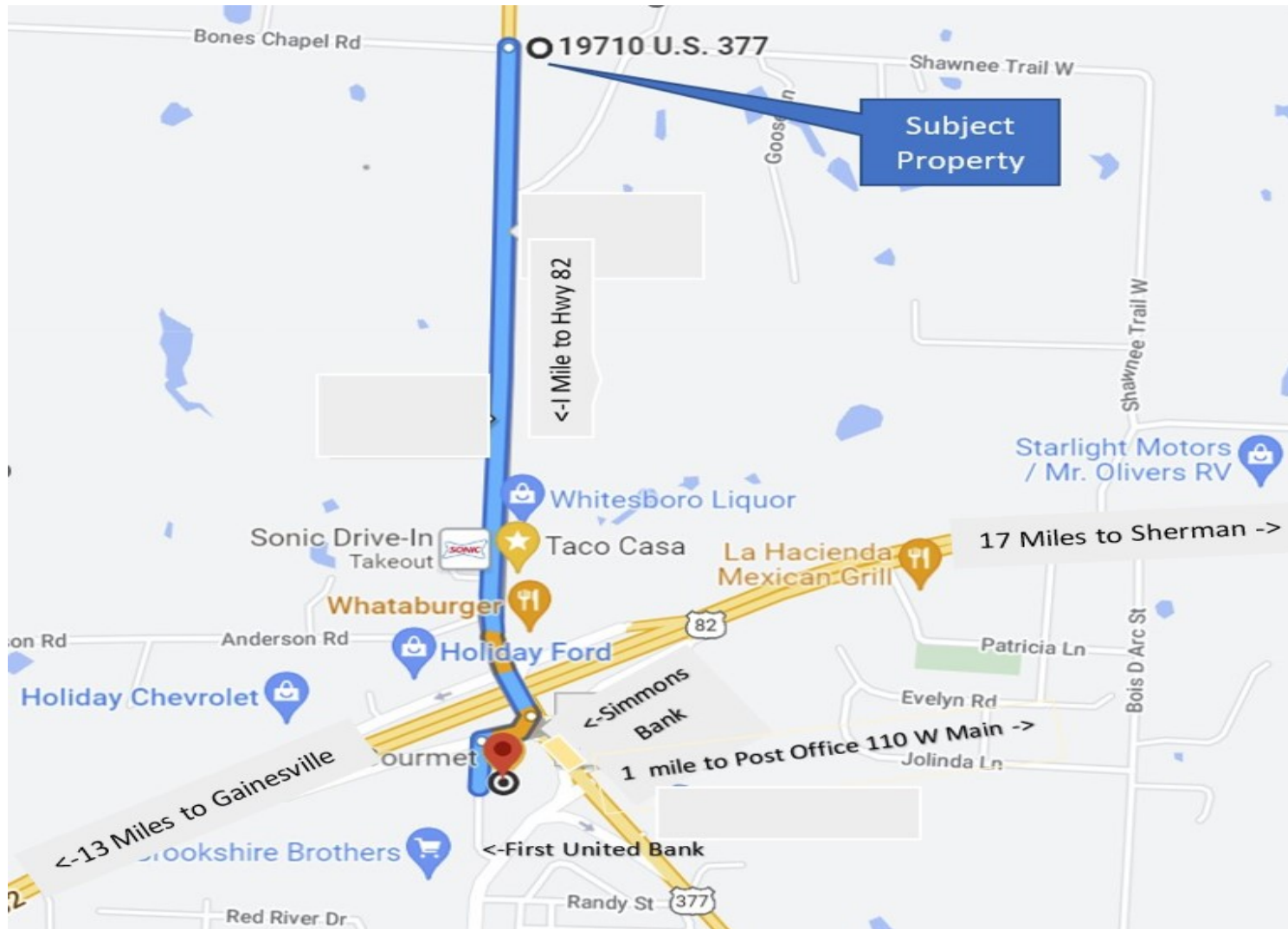
Extending Steel Canopy: 6,479sf with direct access to main warehouse by way of two roll-up doors.

Free-standing Office: 768sf with fluorescent lighting, wall mounted heat/air unit and one unisex restroom.



LOCATION MAP

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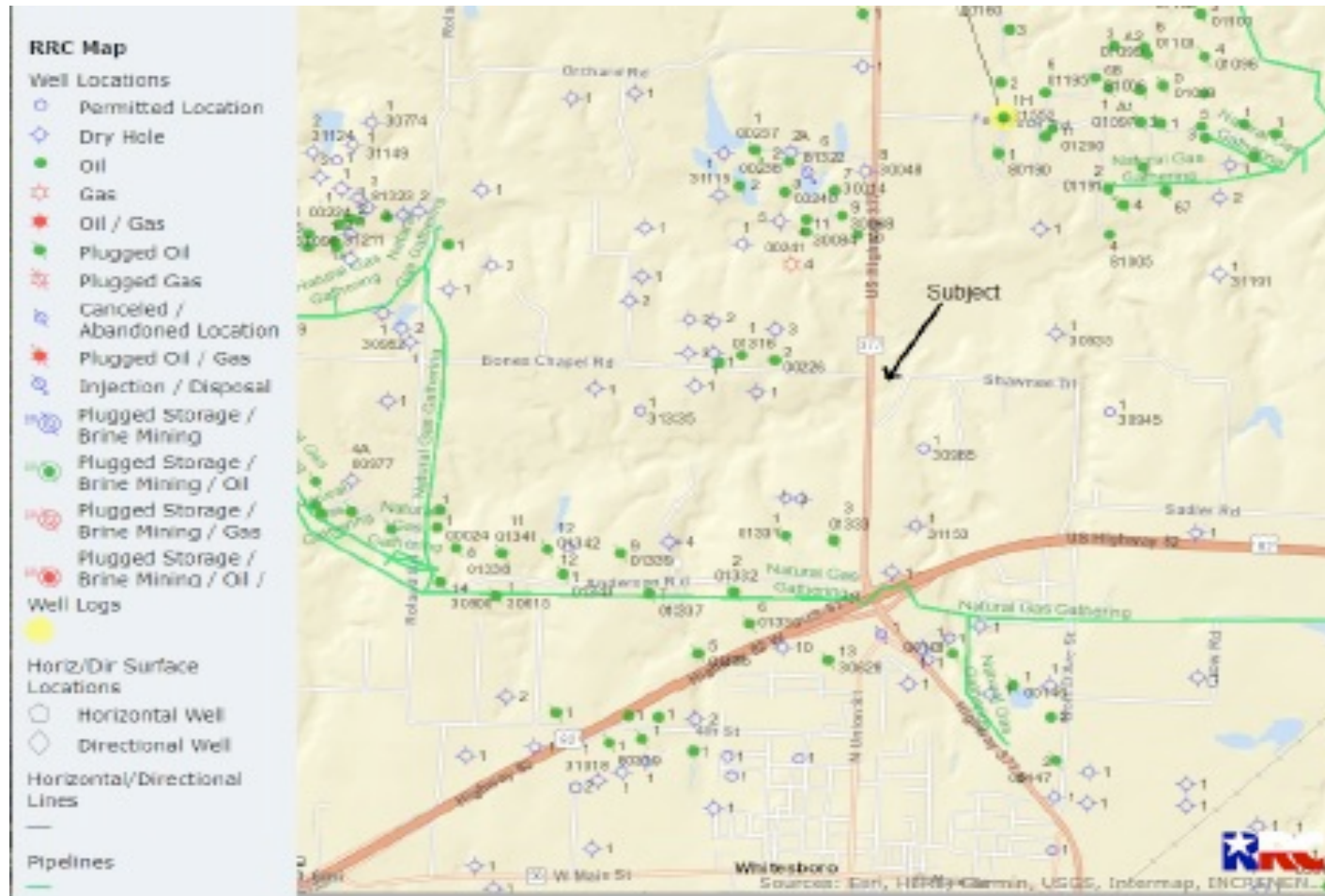




Texas Railroad Commission Pipeline Map

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The following image indicates that the subject site is not affected with pipelines, wells, or road easements.

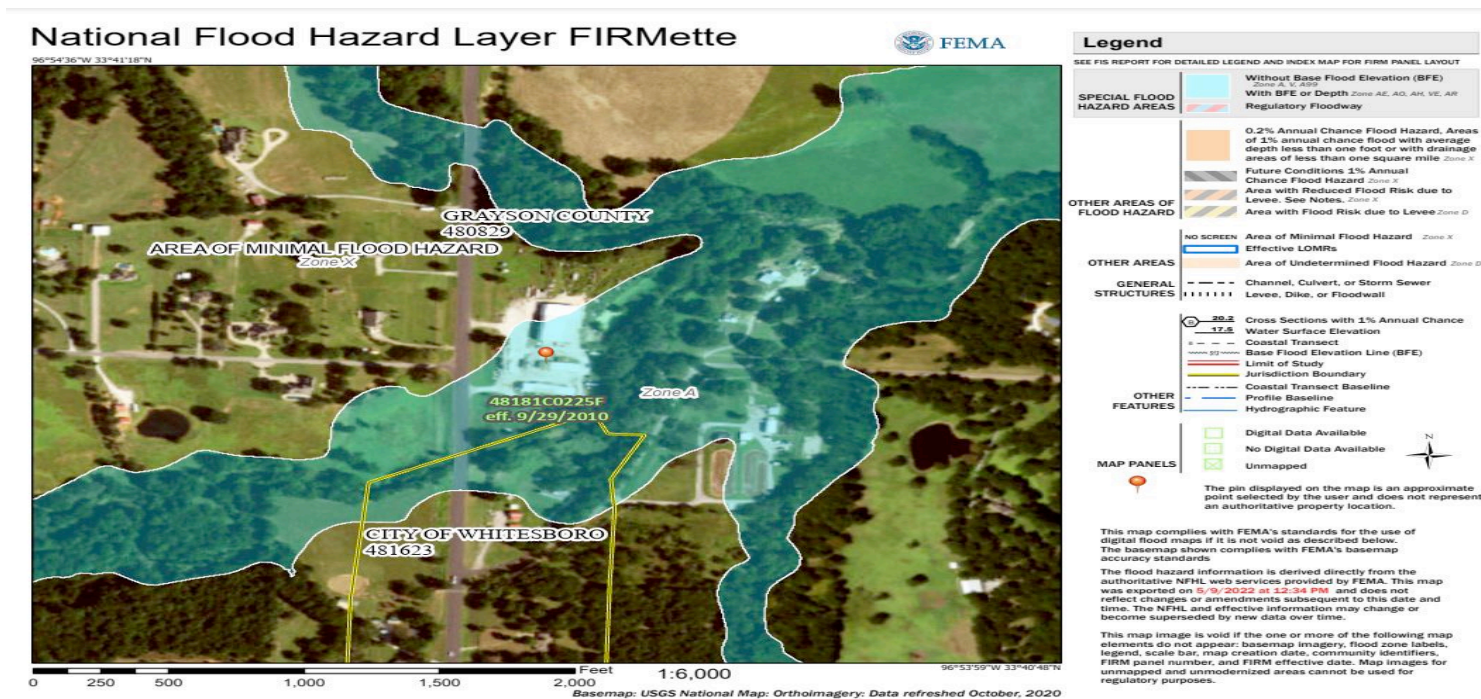




FLOOD MAP

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The property is located in a 100-year flood plan. The Federal Flood Insurance Rate Map Community Panel Number 48181C0225F, dated September 29, 2010, indicates that the subject site in a "X" area of the 100-year flood plain. Properties in a "X" area have .02% annual risk of flood hazard. One of the Rangers with the Core of Engineers indicated that the most recent flood event in the Sherman area was in 2015. Current owner has not experienced damage or interruption of business due to a flood event since acquiring the property in 2006. Flood insurance has been quoted at an annual premium of approximately \$3,000 . The survey now in progress will indicate elevation of the floor of the warehouse and elevation at 12 additional points throughout the property. This information is designed to assist prospective buyers with their evaluation of risk of flooding. (Details provided upon request.)

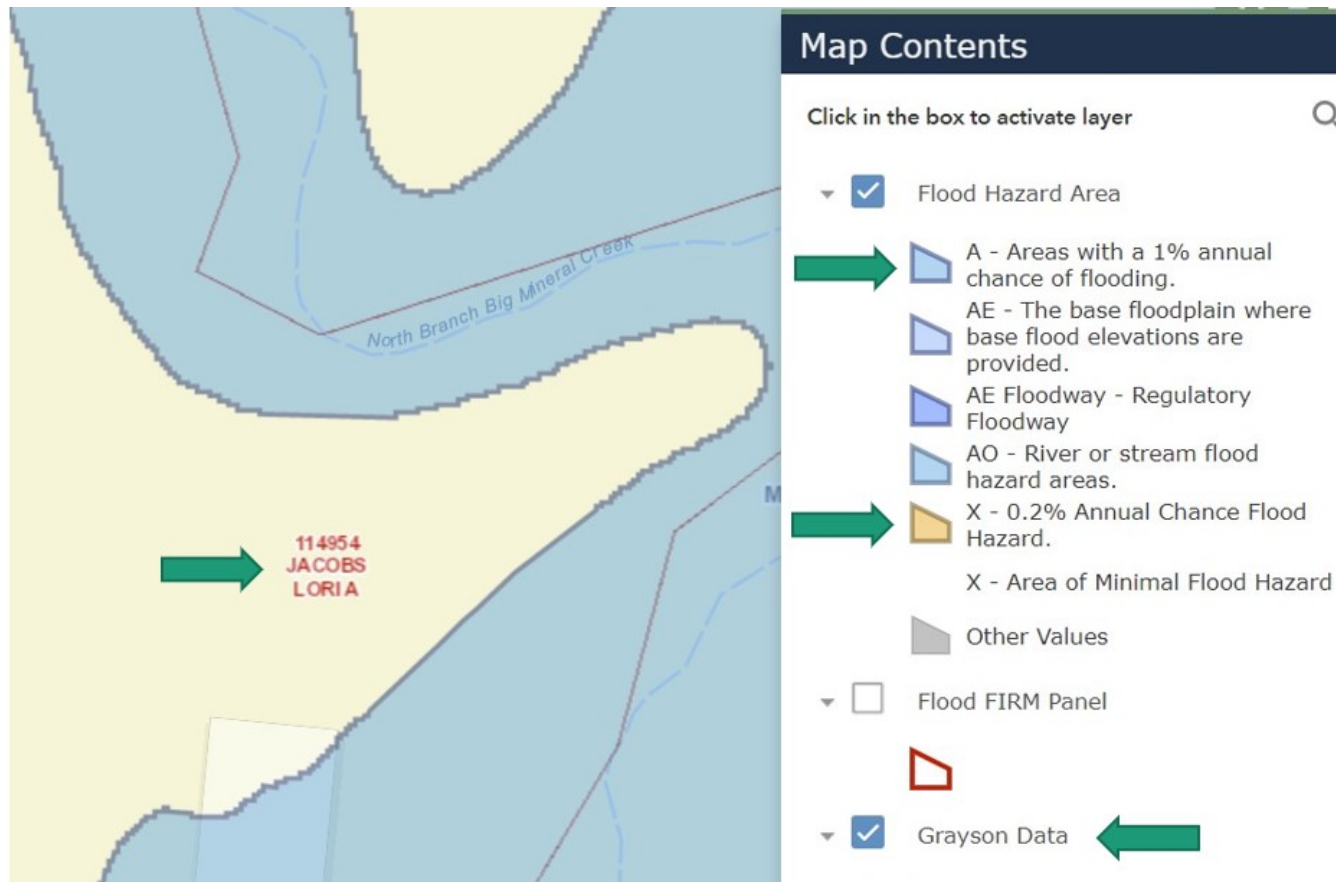




ADDITIONAL FLOOD RISK DETAILS

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The following provides additional information regarding this property's annual risk of flood hazard.





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CONTACT

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