

SELF STORAGE & OFFICE PROJECT

FOR SALE

10941-10945 S State Hwy 78 | Lavon, Texas 75166



LOCATION:

S Hwy 78, west of Hwy 205
Lavon, Texas 75166

AVAILABLE:

±6.98 Acres
±35,100 RSF total warehouse
±10,700 RSF office/retail bldg

SALE PRICE:

Contact Broker
Financials available upon request
with signed NDA

TRAFFIC COUNTS:

S State Hwy 78: 30,167 vpd
S State Hwy 205: 15,654 vpd
(TXDOT 2022)

ZONING:

Unincorporated

PROPERTY HIGHLIGHTS:

- 222 unit non-climate controlled self storage complex with management living and office quarters on site
- 11 warehouse buildings
- 35,100 RSF total warehouse with drive-up and fully enclosed warehouse units
- 10,700 RSF Office/Retail building
- 6.98 acres total with approximately 4 acres of additional development land
- Fully gated with secure keycode access
- Self storage units currently 90% occupied
- Undersupplied trade area
- Opportunity for additional open boat and RV parking
- Over 10,000 residential lots under development
- 70% population growth in the past 3 years
- 30% sales tax growth within the past 12 months
- Near MA Partners' \$2B mixed-use Elevon development

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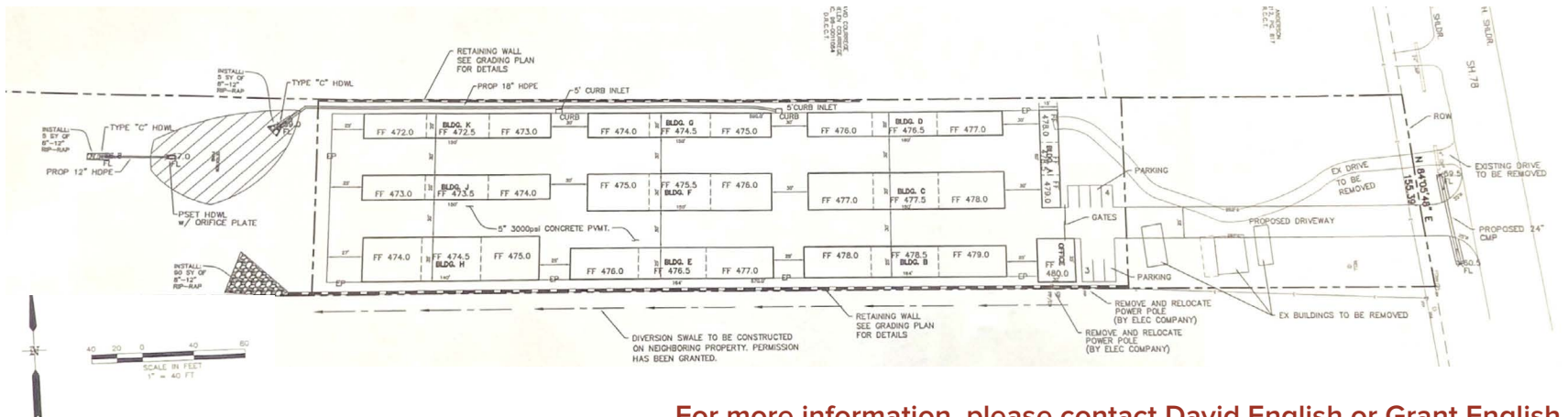
STORAGE UNIT BREAKDOWN:

STANDARD UNITS

UNIT TYPE	UNIT COUNT	UNIT SIZE	SIZE (SF)
5 x 10	16	50 SF	800
7.5 x 10	24	75 SF	1,800
10 x 10	57	100 SF	5,700
10 x 15	36	150 SF	5,400
10 x 20	53	200 SF	10,600
10 x 30	12	300 SF	3,600
12 x 25	24	300 SF	7,200
SUBTOTAL	222		35,100

PARKING UNITS

10 x 25	2		
TOTAL			35,100



For more information, please contact David English or Grant English

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3 STORY RETAIL/OFFICE BUILDING - 10,803 RSF

FIRST FLOOR GYM BUSINESS



For more information, please contact David English or Grant English

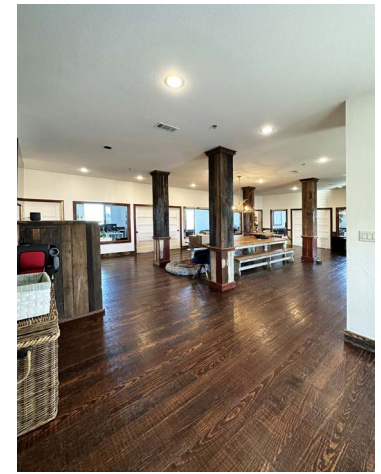
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3 STORY RETAIL/OFFICE BUILDING - 10,803 RSF

SECOND FLOOR OFFICE



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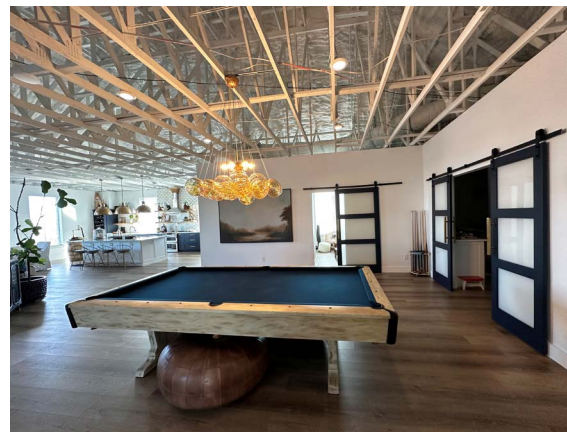
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3 STORY RETAIL/OFFICE BUILDING - 10,803 RSF

THIRD FLOOR APARTMENT LOFT



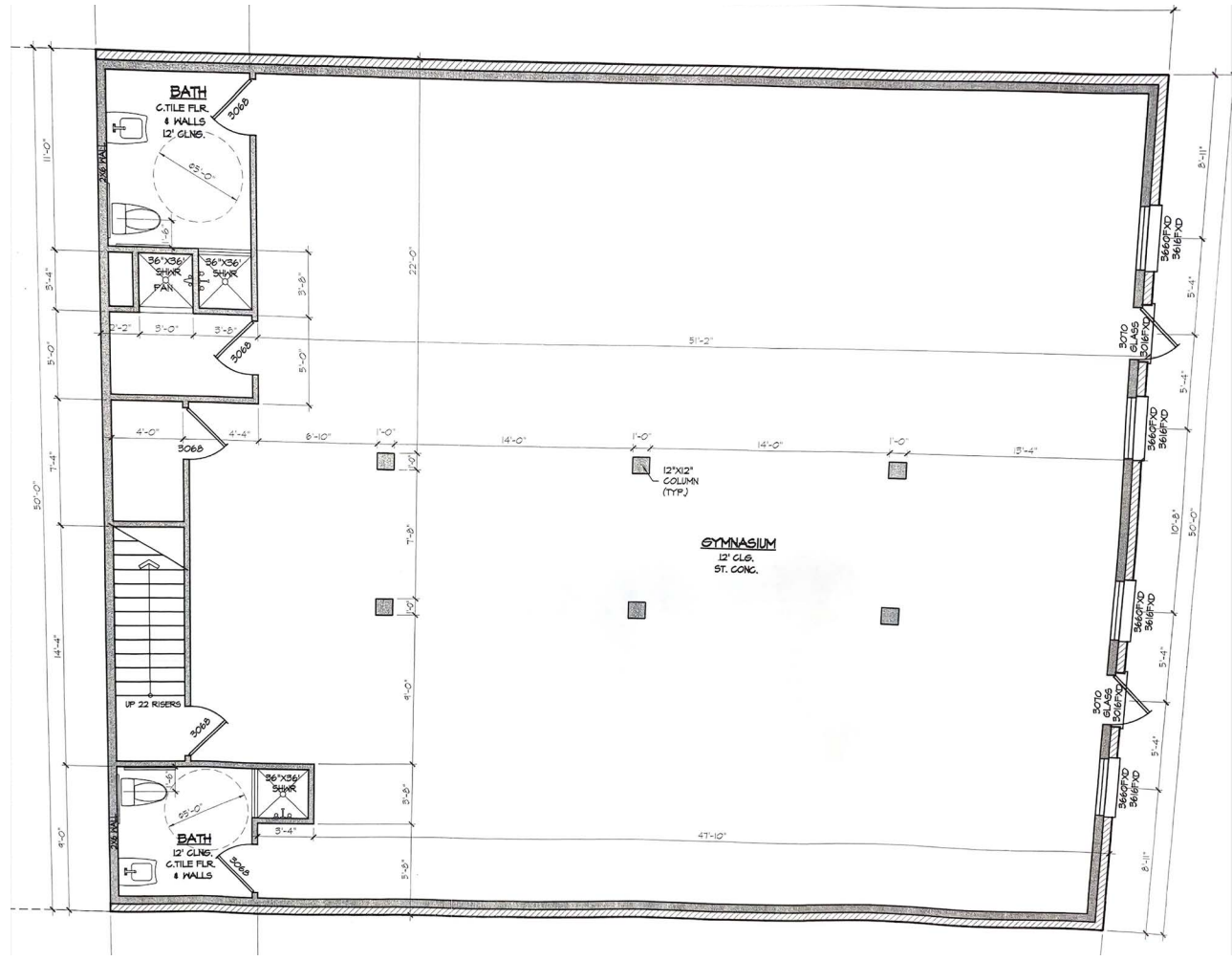
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FIRST FLOOR GYM FLOOR PLAN



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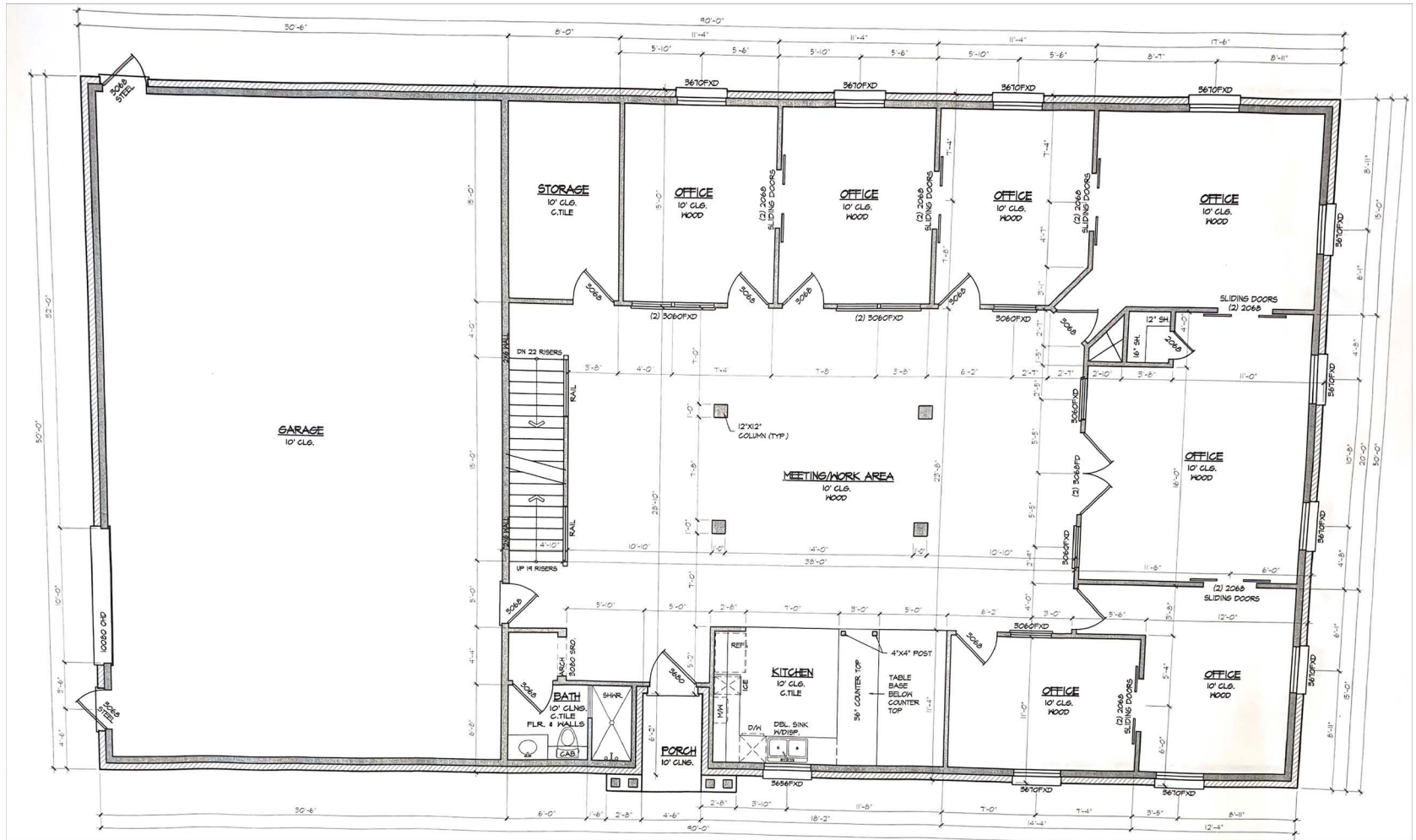
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SECOND FLOOR OFFICE FLOOR PLAN



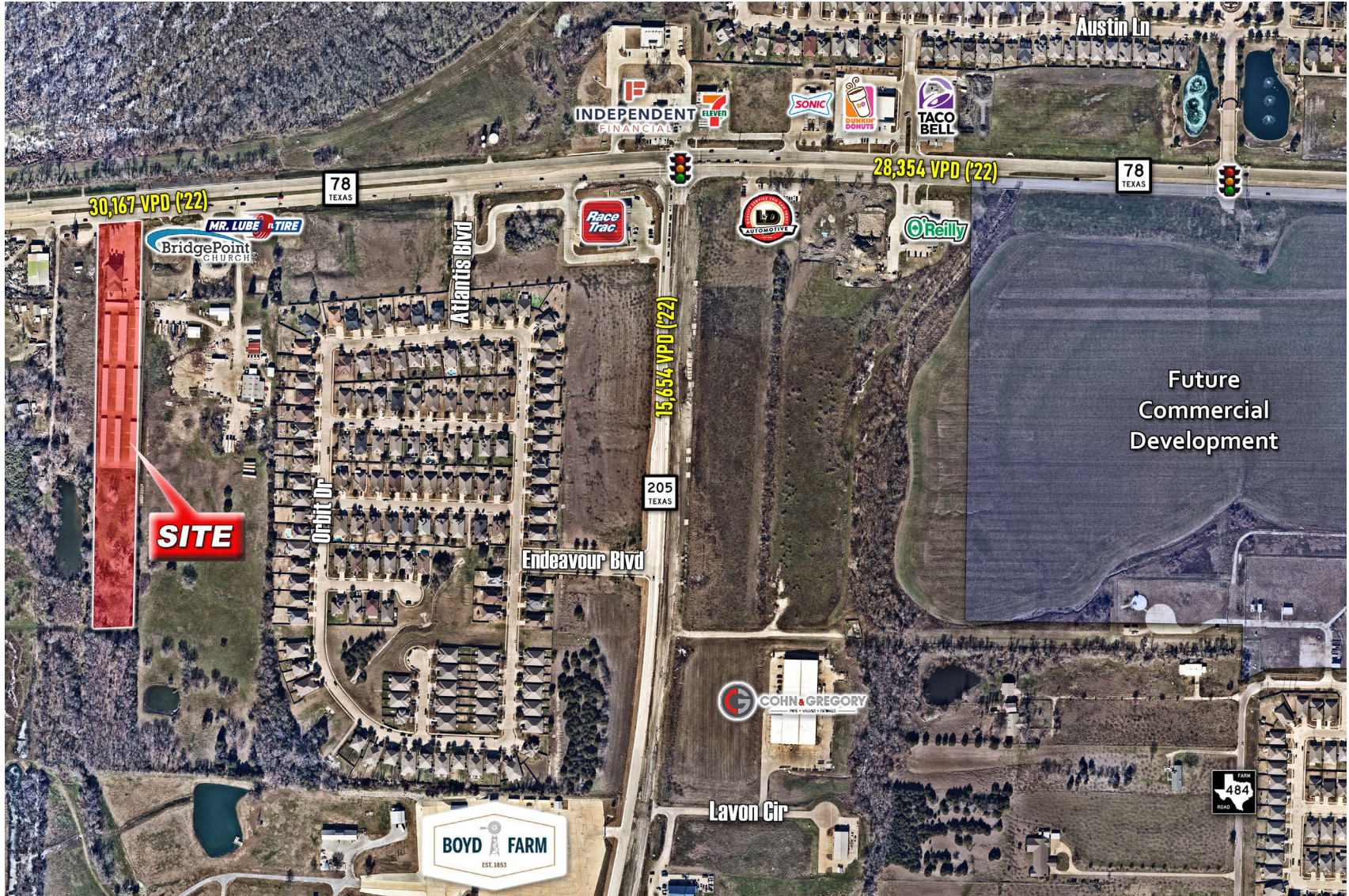
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Information About Brokerage Services

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Grant M. English	602976	genglish@ridgepcr.com	214-577-8627
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