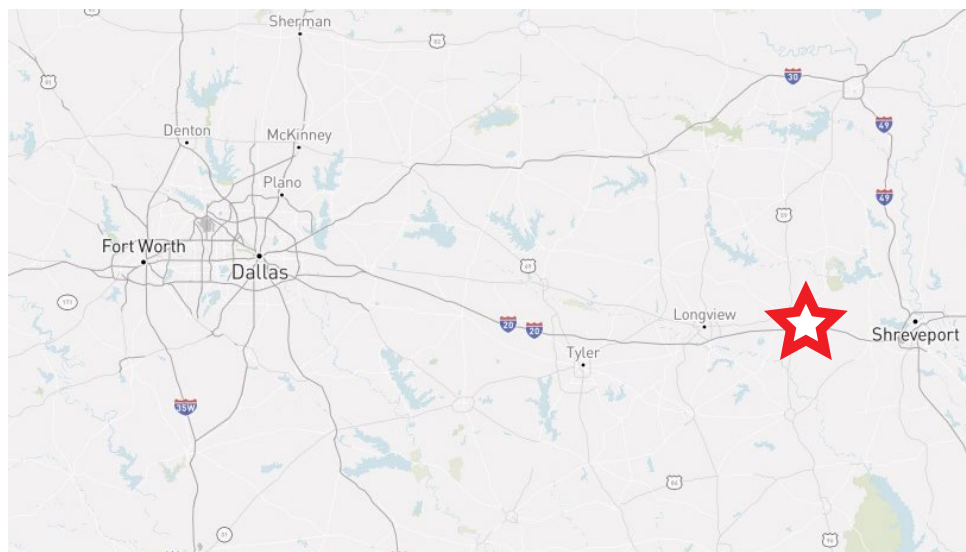




For Sale

INDUSTRIAL FACILITY
±528,750 SF ON ±48 AC

2938 Brown Rd
Marshall, TX



Cannon Camp
Executive Vice President
+1 817 334 8113
cannon.camp@jll.com

Todd Burnette
Managing Director
+1 817 334 8100
todd.burnette@jll.com

For Sale



	Total SF	Office SF	Sprinklered	Dock Doors	Grade Level Doors	Clear Height	Column Spacing	HVAC	Power
Building 5	60,000	Minimal	Yes	17 8' x 10'	1 ramp 9' x 12'	15' sidewall 27' at peak	75' x 25'	none	480 3 phase
Building 6	75,000	Minimal	Yes	0	2	19' sidewall 30.6' at peak	75' x 25'	none	480 3 phase
Building 7	22,500	0	Yes	0	2	17' sidewall 35' at peak	75' x 25'	none	480 3 phase
Building 8	168,750	4000	Yes	1 - 9' x 12' west side 27 - 8' x 10' north side 3 - 8' x 10' east side	1 ramp	17' sidewall 35' at peak	75' x 25'	office only	480 3 phase
Building 9	97,500	0	Yes	4-8' x 10' north side	1 ground 16x16	24" sidewall 34" at peak	75' x 25'	none	480 3 phase
Building 10	105,000	714	Yes	6-8' x 10' west side 10-8' x 10' east side	1 ramp 14x14	24" sidewall 35" at peak	75' x 25'	office only	480 3 phase





ABOUT THE LOCATION

- Ideal location for a Distribution Hub or similar Industrial facility
- < 250 miles to Dallas/Fort Worth, Little Rock, New Orleans & Houston
- < 350 miles to Oklahoma City, Austin & Memphis
- Served by city water and sewer
- Sprinkled
- 3 minutes to I-20, 7 minutes to U.S. 59

For more information, contact:

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DISCLAIMER

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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.

11-2-2015



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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	713-888-4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Todd Burnette	369123	todd.burnette@jll.com	817-334-8105
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Cannon Camp	645967	cannon.camp@jll.com	817-334-8113
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date