

Available for Sale or Lease

Private Road 8571 | Winnsboro, Texas



- 6 Buildings Approximately 155,000 SF Total
- Approximately 30 Acres
- Built in 1985/1991
- Insulated Metal Construction
- Drive-up Asphalt Parking
- Ceiling Heights 18' to 24' Max
- 800 AMP, 480/277 Volt, 3 Phase Power
- Metal Halide Lighting
- 6 Grade Level & 4 Dock High Overhead Doors
- Sharron Water Utilities
- Septic System
- Propane Gas
- Wood County Electric
- Fire Sprinkling System 100% Wet
- Industrial Zoning
- Property Taxes Approximately \$20,000 (all buildings)
- Located Approximately 8 Miles from the Center of Winnsboro

BRIAN W. BURKS, SIOR, CCIM
903.561.9527 (O) 903.352.3000 (M)
BRIAN@LANDBRIDGECOMMERCIAL.COM
WWW.LANDBRIDGECOMMERCIAL.COM

LANDBRIDGE
COMMERCIAL PROPERTIES

Brokerage | Management | Consulting

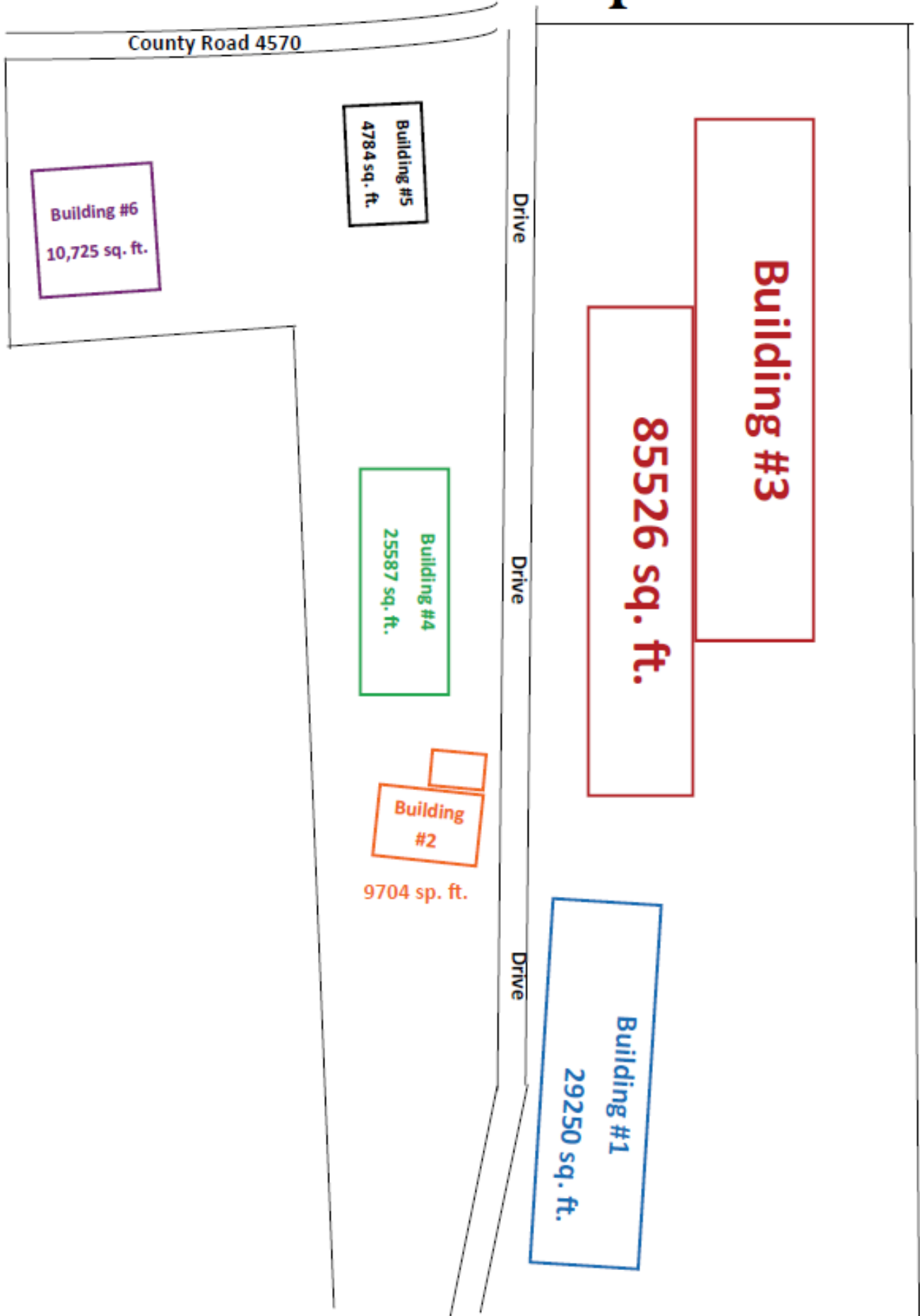
The information contained herein was obtained from sources believed to be reliable; however, Landbridge Commercial Properties makes no guarantees, warranties or representations as to completeness or accuracy thereof. The presentations of this property for sale, rent, or exchange is subject to errors, omissions, change of price or conditions of prior sale or lease, or withdrawal without notice.



	Size	Lease Rate	For Sale
Building 1	±29,245 sf	Leased-3 yrs @ 52K/yr NNN	\$438,750
Building 2	±9,704 sf	\$1,450/mo NNN	\$145,000
Building 3	±85,526 sf	\$5,900/mo NNN	\$590,000
Building 4	±25,587 sf	\$2,500/mo NNN	\$245,000
Building 5	±4,784 sf	\$950/mo NNN	\$95,000
Building 6	±10,725 sf	\$1,500/mo NNN	\$145,000



Site Map



L. W. Gilliam Survey, Abstract No. 227 Wood County, Texas

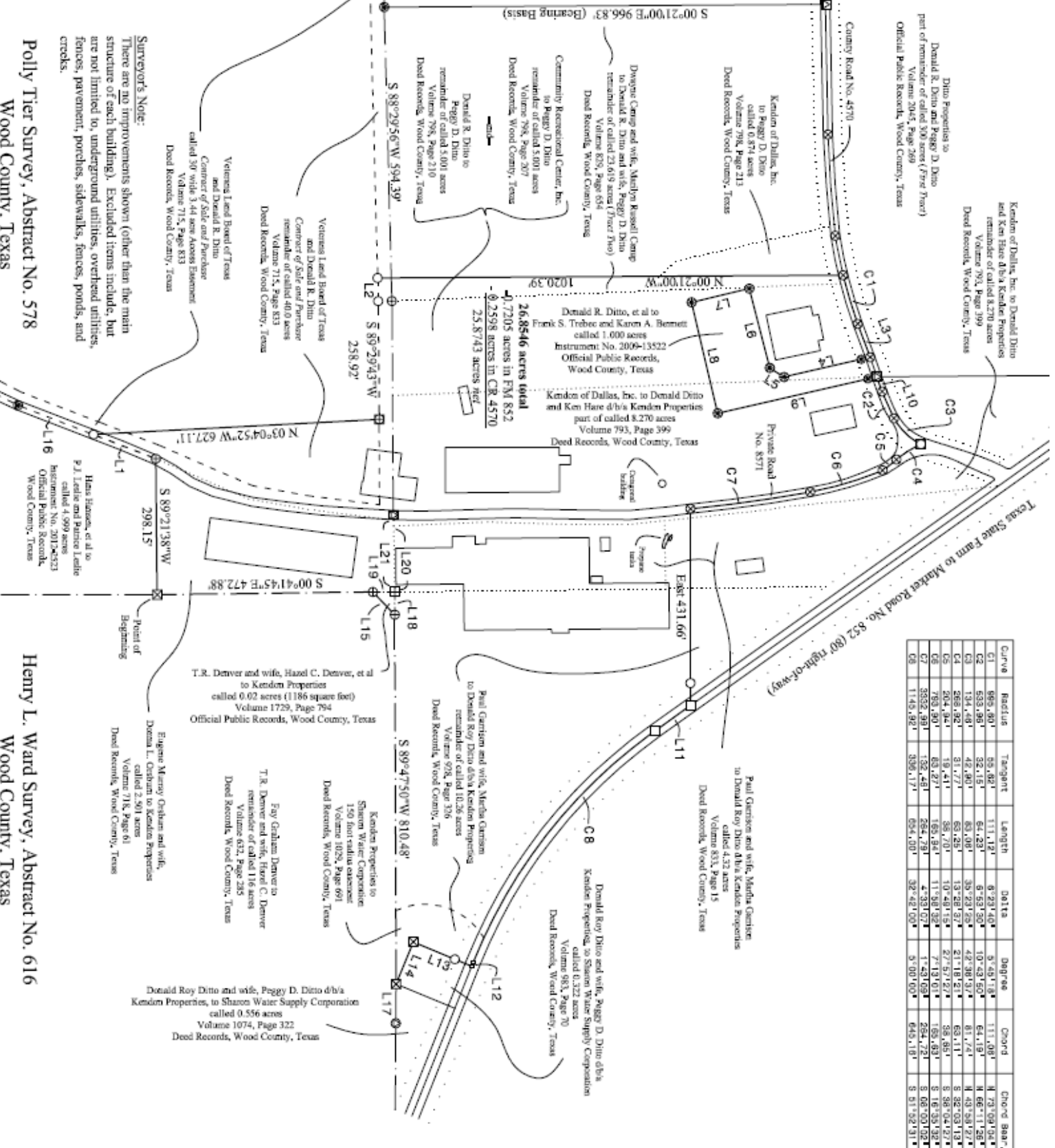


Donald R. Ditto and wife, Peggy D. Ditto to Hans V. Hansen and wife, Karen M. Hansen called 32.665 acres (Tract One)
Volume 2061, Page 677
Official Public Records, Wood County, Texas

Donald R. Ditto and wife, Peggy D. Ditto to Kenneth C. Hill and wife, Kathryn L. Hill called 15.076 acres
Volume 829, Page 657
Deed Records, Wood County, Texas

Kendon of Dallas, Inc. to Donald Ditto and Ken Hare d/b/a Kendon Properties remainder of called 8,270 acres
Volume 793, Page 399
Deed Records, Wood County, Texas

Ditto Properties to Donald R. Ditto and Peggy D. Ditto part of remainder of called 300 acres (Tract Two)
Volume 2045, Page 269
Official Public Records, Wood County, Texas



Curve	Radius	Tangent	Length	Delta	Bearing	Chord	Chord Bear.
C1	986.90'	95.82'	111.12'	6°23'40"	S 45°18'	111.08'	N 73°09'04"
C2	533.96'	32.15'	64.23'	6°54'38"	10°42'50"	64.19'	N 66°11'58"
C3	134.48'	42.90'	63.08'	39°23'28"	42°38'31"	81.74'	N 43°58'19"
C4	268.92'	31.77'	63.28'	13°28'37"	21°18'51"	63.11'	S 82°03'13"
C5	504.94'	19.41'	10.48'15"	27°57'21"	38.85'	5.88°04'19"	S 88°04'19"
C6	765.90'	63.27'	165.94'	11°58'32"	7°13'01"	165.89'	S 16°35'32"
C7	3552.98'	132.48'	4,391.07'	1°43'05"	254.72'	5,081.02'	S 08°00'12"
C8	1145.92'	306.17'	654.00'	32°42'00"	S 00°00'	645.18'	S 51°52'31"

Surveyor's Note:
There are no improvements shown (other than the main structure of each building). Excluded items include, but are not limited to, underground utilities, overhead utilities, fences, pavement, porches, sidewalks, fences, ponds, and creeks.

Polly Tier Survey, Abstract No. 578
Wood County, Texas

Henry L. Ward Survey, Abstract No. 616
Wood County, Texas

Veinens Land Board of Texas and Donald R. Ditto
Grant of Sale and Purchase remainder of called 40.0 acres
Volume 715, Page 833
Deed Records, Wood County, Texas

Veinens Land Board of Texas and Donald R. Ditto
Grant of Sale and Purchase remainder of called 300 acres (Tract One)
Volume 715, Page 833
Deed Records, Wood County, Texas

Donald R. Ditto to Peggy D. Ditto remainder of called 5,001 acres
Volume 798, Page 207
Deed Records, Wood County, Texas

Community Recreational Center, Inc. to Peggy D. Ditto remainder of called 5,001 acres
Volume 798, Page 207
Deed Records, Wood County, Texas

Donald R. Ditto to Peggy D. Ditto remainder of called 23,619 acres (Tract Two)
Volume 829, Page 657
Deed Records, Wood County, Texas

26,884.6 acres total
- 7,720.5 acres in FM 852
- 2,574.3 acres river

Donald Roy Ditto and wife, Peggy D. Ditto d/b/a Kendon Properties to Sharon Water Supply Corporation called 0.556 acres
Volume 1074, Page 322
Deed Records, Wood County, Texas

Paul Garrison and wife, Maria Garrison to Donald Roy Ditto d/b/a Kendon Properties remainder of called 10.36 acres
Volume 928, Page 336
Deed Records, Wood County, Texas

Kendon Properties to Sharon Water Supply Corporation 150 foot radius easement
Volume 1028, Page 691
Deed Records, Wood County, Texas

Fay Garrison Denver to T.R. Denver and wife, Hazel C. Denver remainder of called 116 acres
Volume 632, Page 285
Deed Records, Wood County, Texas

Paul Garrison and wife, Maria Garrison to Donald Roy Ditto d/b/a Kendon Properties remainder of called 10.36 acres
Volume 928, Page 336
Deed Records, Wood County, Texas

T.R. Denver and wife, Hazel C. Denver, et al to Kendon Properties called 0.02 acres (1186 square feet)
Volume 1729, Page 794
Official Public Records, Wood County, Texas

Donald Roy Ditto and wife, Peggy D. Ditto d/b/a Kendon Properties to Sharon Water Supply Corporation called 0.556 acres
Volume 1074, Page 322
Deed Records, Wood County, Texas

Donald Roy Ditto and wife, Peggy D. Ditto d/b/a Kendon Properties to Sharon Water Supply Corporation called 0.556 acres
Volume 1074, Page 322
Deed Records, Wood County, Texas

Paul Garrison and wife, Maria Garrison to Donald Roy Ditto d/b/a Kendon Properties called 4.32 acres
Volume 833, Page 15
Deed Records, Wood County, Texas

Donald Roy Ditto and wife, Peggy D. Ditto d/b/a Kendon Properties to Sharon Water Supply Corporation called 0.322 acres
Volume 983, Page 70
Deed Records, Wood County, Texas

Donald Roy Ditto and wife, Peggy D. Ditto d/b/a Kendon Properties to Sharon Water Supply Corporation called 0.556 acres
Volume 1074, Page 322
Deed Records, Wood County, Texas





Information About Brokerage Services

11-2-2015

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.

Landbridge Commercial Properties	591713	info@landbridgecommercial.com	(903) 561-9527
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Burks	400070	brian@landbridgecommercial.com	(903) 561-9527
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian Burks	400070	brian@landbridgecommercial.com	(903) 561-9527
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov