



## PROPERTY OVERVIEW

<b>LOCATION:</b>	332 NW Loop 564 Mineola, Texas 75773
<b>SITE SIZE:</b>	±1.217 Acres
<b>BUILDING SIZES:</b>	Approximately 16,000 SF Total AC Sales Floor – 6,800 SF AC Office, RR, Kit, Secured Storage – 925 SF Warehouse – Approximately 8,300 SF Insulated Outside Secured/Covered area – 1,462 SF
<b>AMENITIES:</b>	One dock high OH, two OH at grade Metal and stone façade Excellent concrete parking lot Well maintained
<b>BUILT:</b>	2004
<b>SALE PRICE:</b>	\$899,000

## LOCATION



Only ½ mile to new Super Wal-Mart; Other retailers in Mineola include Brookshire, Bealls, Dollar General, a CVS under construction, and Ace Hardware.

Excellent location and market for a dollar store, farm & builder supply or equipment dealer.

10 Miles north of Interstate 20  
14 Miles northwest of Tyler

For detailed information:

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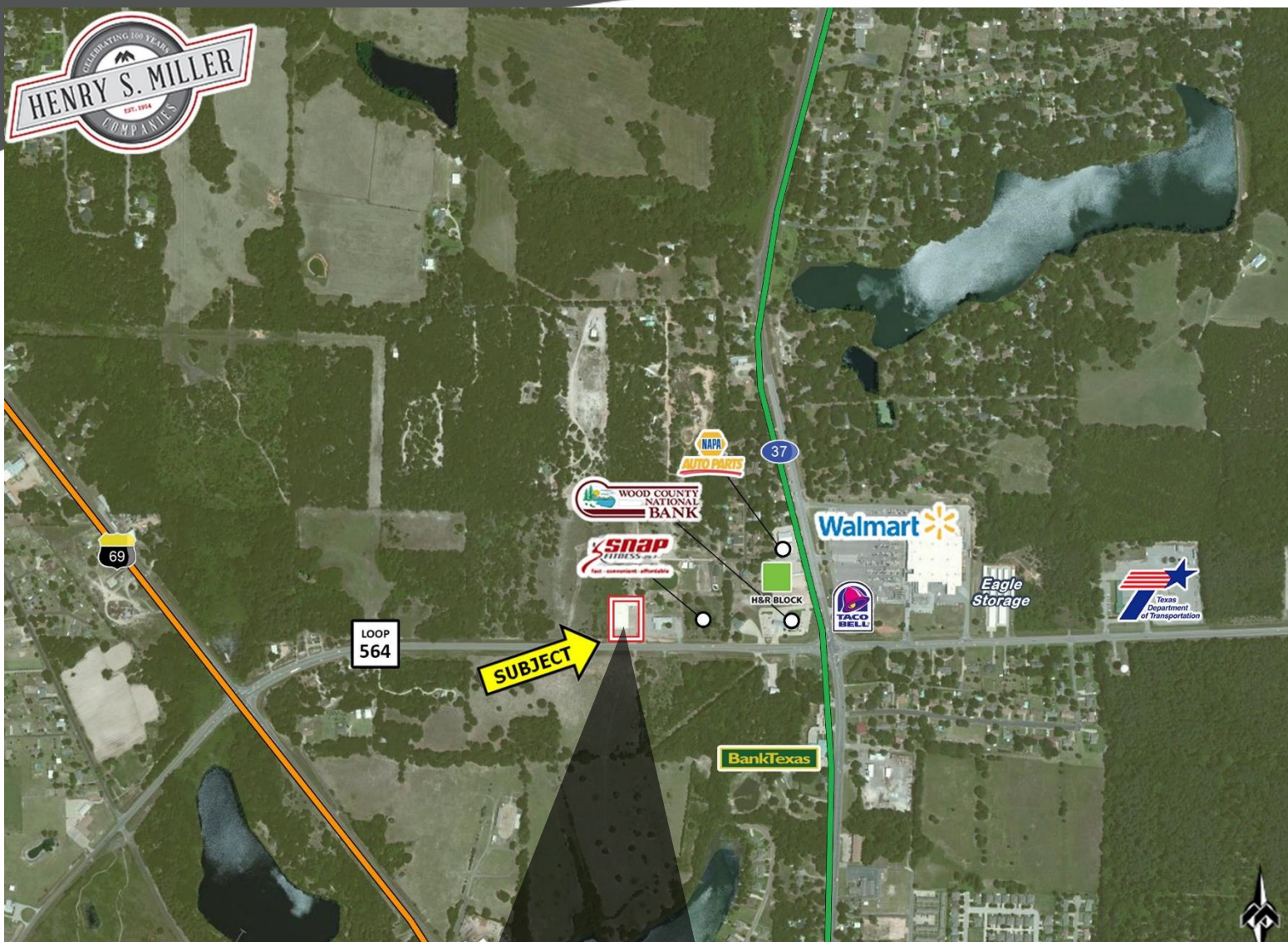
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# 16,500 SF RETAIL/SHOWROOM

## 332 NORTHWEST LOOP 564 • MINEOLA, TEXAS 75773

# FOR SALE



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2018 Proj. Population	1,567	6,286	10,182
2018 Proj. Households	663	2,467	3,968
2013 Est. Median HH Income	\$40,131	\$42,464	\$43,067
2013 Est. Total Businesses	91	346	505
2013 Est. Total Employees	795	2,504	3,423
2013 Est. Housing Units	709	2,663	4,316

For detailed information:

**MIKE BRISTOL, VP**  
*Investments/Land Division*  
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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:
  - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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