

P.O. Box 90952, San Antonio, TX 78209

O: 210.829.7078 F: 210.829.0835 www.hicre.com

SEQ I-20 & Hwy 70, Sweetwater, TX

10K - 30K SF Available for Lease

PROPERTY HIGHLIGHTS

- 30,000 SF Available 125' x 240' (Divisible to 10,000 SF)
- Former 94,754 SF Kmart
- Built in 1992
- Sutherlands Home Improvement (Since 1917)
- Pad Site Available
- Located in Nolan county, which generates more wind energy than the entire state of California
- Sweetwater is located on the organically rich Cline Shale
- Georgia Pacific announced a \$285 million gypsum wallboard plant with late 2022 compleion and 120 jobs
- Best intersection in trade area

DEMOGRAPHICS

POPULATION	3 Mile	11,252
	10 Mile	12,211
	20 Mile	17,109
AVERAGE	3 Mile	\$52,841
HH INCOME	10 Mile	\$56,232
	20 Mile	\$57 <i>,</i> 964

TRAFFIC COUNTS

Hwy 20 28K VPD

Subject property is located within the city of **Sweetwater, TX** along its main retail corridor minutes from Rolling Plains Memorial Hospital at Interstate 20 and Highway 70 (Lamar St).



FOR INFORMATION



All information has been obtained from sources deemed reliable; however, no liability is assumed for its accuracy. It is subject to change or withdrawal without further notice.



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FOUND 1/2" RON PR SHOPFING CAR" INTERSTATE WITH CAP MARKED ÷ SHRUBBERY MORRIS 2426 VICIN' TY MAP SCALE: 1" = 5000 P> LINETYPE LEGEND G ROCE DRAIN DOWNSPOU K-X- FENCE N.W. CORNER ELECTRICAL BOX EASEMENTS SECTION 49 STREET. ACTUAL MEASURED DISTANCE XXX.X 60' SETBACK LINE REQUIRED BY THE CITY OF SWEETWATER FOR EMERGENCY ACCESS PURPOSES. KKKY GALED DISTANCE FROM TRACT 2 OF DEEC RECORDED IN VOLUME 203 PAGE 183 FRONTAGE ROAD IGEORGIA PIC - PIC - OVERHEAD POWER, TELEPHONE AND CABLE LINES. - CONCRETE CLIRB RIVE USED AS EXIT FOR TACO SEL. DRIVE THRU FXCEPTION 10 (m) **Future Pad** OF SECTION POINT OF REGINNING SE C D. BEALL ROZLUS TO T 2.967 ACRES SOUTH CENTRAL PROPERTIES PUBLIC RECORDS VOLUME 204, PAGE 293 TACO RELL 9.152 ACRES HOLCOME ENTERPRISES 398,663 SOLVARE FEET PUBLIC RECORDS VOLUME 370, PAGE 281 SCHLOTZSK DRIVE USED FOR ACCESS TO SCHLOTZSKY DRIVE USED FOR ACCESS TO TACO BELL EXCEPTION 10 (m) GRAVEL DRIVE USED BY STEAKHOUSE CENTER ENTRANCE STEAKHOUSE 16.8 da LINK FENCE T 10K - 30K SF Sufferlands PUBLIC RECORDS VOLUME 171, PAGE Available Sutherlands Home Improvement TILE BUILDING and Garden Center. 125' LAWRENCE PUBLIC RECORDS VOLUME 210, PAGE SETBACK x 240' WATER DRAINAGE OLTLET EMPTYING ONTO ADJO'NING PROPERTY NICRET National retailer since 1917... IGA SUPERMARKE over 100 years. 9' x 77.8' UTILITY EASEMENT SOJIH CENTRAL PROPERTIES TO ACK & TITA LAWRENCE PUBLIC RECORDS V0L:ME 234, PAGE 59 EXCEPTION 10 (c) TO SWEET K ASSO COMPANY OF CAN POLC WEE FENT THIS IS TO CERTIF MADE IN ACCORD/ TITLE SURVEYS," J INCLUDES ITEMS 2 Ø Ì BAUCUM UEED RECORDS VOLUME 273, PAGE 324 ACCURACY STANE THIS CERTIFICATION INSTRUMENTATIO ACHIEVE RESULTS CLOSURE REQUIR FOR ALTA/ACSM L PAVED ROAD OUBLIC ROAD DEDICATION G.D. BEALL AND WFE NOZETIE 3. BEALL TO THE PUEUC GO' X GOO' RIGHT OF WAY CEED RECORDS VOLUME 196, PAGE 35 FOR INFORMATION TO UNDER GROUND FLECTRIC CABLE FASEWENT SOUT & CENTRAL PROPERTIES PREDELE FOR PROGRESS TO TIXAS UTILITES ELECTRIC COR PUBLIC RECORDS VOLUME 137, PAGE 17 EXCEPTION TO (a) **Rob Hollidav** PUBLIC RECORDS VOLUME 187, PAGE 17 rob@hicre.com (0) 210.829.7078 (C)210.710.1022

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Holliday Commercial Realty Interests P.O. Box 90952 San Antonio, TX 78209 O: (210) 829-7078 F: (210) 829-0835 www.hicre.com



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
 - 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 becalculated.

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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Buyer/Tenant/Seller/Landlord Initials

Date