

Proposed Property for Lease

2312 Hwy 135 Kilgore, Tx



Leasing Price: \$5,900 MO/NNN

LANDBRIDGE

COMMERCIAL PROPERTIES

Brokerage | Leasing | Management | Development

Brian Burks, SIOR, CCIM

Principal Broker

903.561.9527 (O) 903.352.3000 (C)

brian@LandbridgeCommercial.com

www.landbridgecommercial.com

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Office / Warehouse

2312 Hwy 135, Kilgore Tx 75662

Property Type	Office/Warehouse
Space	1 Building
Building Square Footage	Approx. 6,000 SF
Zoning	Light Manufacturing per City Kilgore Zoning



Office / Warehouse

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Property Highlights

Year Built	1977
Year Renovated	2000 / 2024
Single/Multi-Tenant	Single Tenant
Building Square Footage	Approx. 6,000 SF
Electrical	480 / 3 Phase
Dock Doors	3
Sprinkler System	Fire Sprinklers in place
Clear High Ceiling Height	18'
Security System	Alarm System Onsite
Heating	Central
Office Space	Approx. 1,500 SF
Storage / Yard Area	Secured Fenced Yard with Concrete and Gravel Parking

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Industrial / Warehouse

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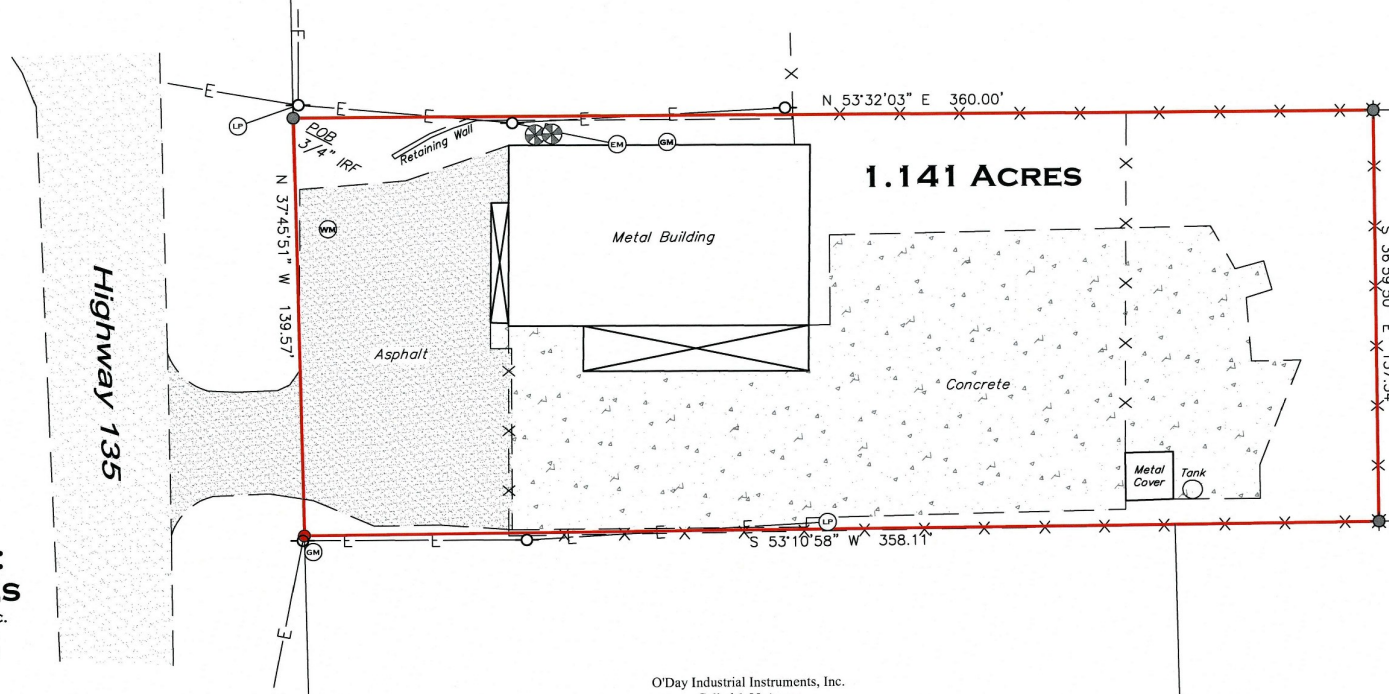
Industrial / Warehouse

2312 ST Hwy 135, Kilgore Tx 75662

SURVEYED: 1.141 ACRES - HWY 135 - KILGORE, TEXAS

Gregg County, Tx

Q.V. Services, Inc.
Tract One - Called 6.0 Acres
Doc. No. 200625689



Q.V. Services, Inc.
Tract Two - Called 2.571 Acres
Doc. No. 200625689

**SURVEYED:
1.141 ACRES**

MATHESON TRI-GAS, INC.
CALLED 1.159 ACRES
Doc. No. 200926148

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, N.A.D. 1983.

I, CASEY JORDAN, DO HEREBY STATE THAT THIS PLAT
REPRESENTS AN ON THE GROUND SURVEY MADE UNDER MY
DIRECT SUPERVISION ON JULY 31ST, 2024.



O'Day Industrial Instruments, Inc.
Called 1.00 Acres
Volume 1664, Page 536

James M. O'Day
Called 3.17 Acres
Volume 1615, Page 192

William P. Chisum Survey, A-36

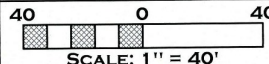


10819 US Hwy 69 N
TYLER, TX 75706
903-534-9000

MANAGER: ACJ CREW CHIEF: RANDY R.
ADDRESS: 2312 HWY 135
CITY/COUNTY: KILGORE / GREGG
SURVEY/ABSTRACT NO.: CHISUM / A-36
SUBDIVISION: N/A
LOT/BLOCK NO.: N/A
CLIENT: BRIAN BURKS

PREPARED BY: A.C.J. ON JULY 31ST, 2024

JOB No. 24-0784



☼ = FENCE CORNER IN CONCRETE

●/● = 1/2\"/>

FENCE — X — X —

OVERHEAD ELECTRIC LINE — E —

WM = WATER METER ☒ = IRRIGATION VALVE

○ = POWER POLE ☒ = WATER VALVE

⊙ = MANHOLE

⊙ = GAS METER

⊙ = ELECTRIC METER

⊙ = TELE. PEDESTAL

⊙ = LIGHT POLE

⊙ = FIRE HYDRANT

⊙ = SEPTIC LID/EQUIPMENT

⊙ = PROPANE TANK

⊙ = AIR CONDITIONER

⊙ = POINT FOR CORNER

NOTE: This survey was prepared
without the benefit of an abstract of
title. There may be easements or
other matters of record not shown.

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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

_____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name	_____ 591713 License No.	_____ info@landbridgecommercial.com Email	_____ (903) 561-9527 Phone
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_____ Brian Burks Designated Broker of Firm	_____ 400070 License No.	_____ brian@landbridgecommercial.com Email	_____ (903) 561-9527 Phone
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_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Don Carroll Sales Agent/Associate's Name	_____ 426883 License No.	_____ don@landbridgecommercial.com Email	_____ (903) 561-9527 Phone
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

Landbridge Commercial Properties 4614 DC Drive, Suite 2A Tyler, TX 75701

Phone: 903.561.9527

Fax: 903.561.8325

Information Ab

Brian Burks

Produced with info from the Texas Real Estate Commission, 1800 North Loop West, Suite 1400, Houston, Texas 77009-1399