

12,000 SF



Onward
REAL ESTATE TEAM
— at Keller Williams

Available

12,000 SF Office/Warehouse
In Marlin Industrial Park
1800 Industrial Park Road
Marlin, Texas 76661

SCAN FOR
PROPERTY LISTING





Property Overview

General Information



Location

1800 Industrial Park Road
Marlin, Texas 76661



Asset Type

Industrial



Asking Price

\$475,000.00 or \$4,500.00/month Gross

Property Highlights

- 12,000 SF Office/Warehouse
- 2.32 Acres
- Zoned: M1: Industrial Park
- Center Height: 14'
- Side Walls: 12'
- 2 x Roll Up Doors: 16' x 12'
- 1 x Pit Door: 8' x 8'
- Water & Sewer: City of Marlin
- 3-Phase Power
- Fiber Connectivity Available
- LED Lighting, Security Camera System



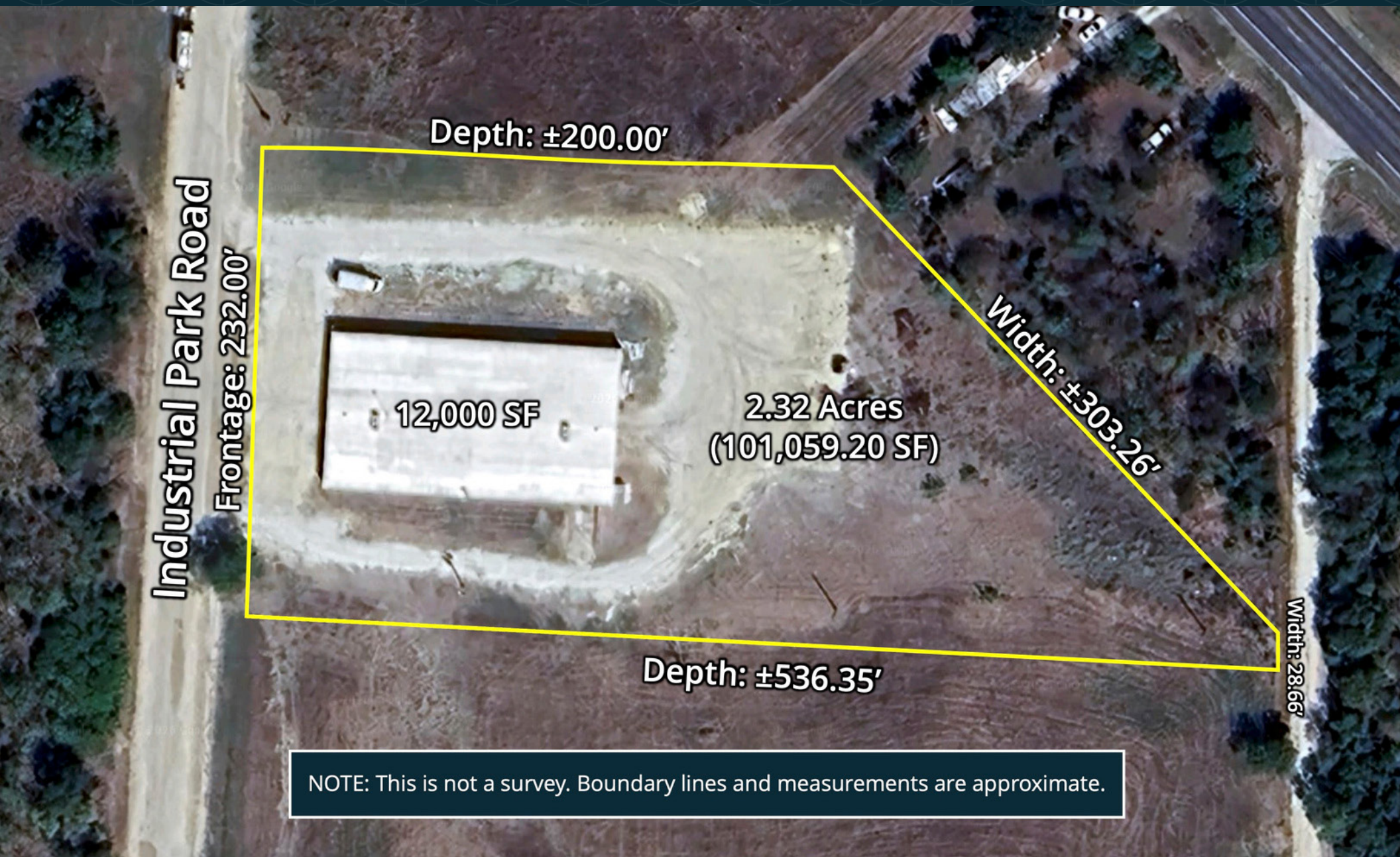
Property Photos



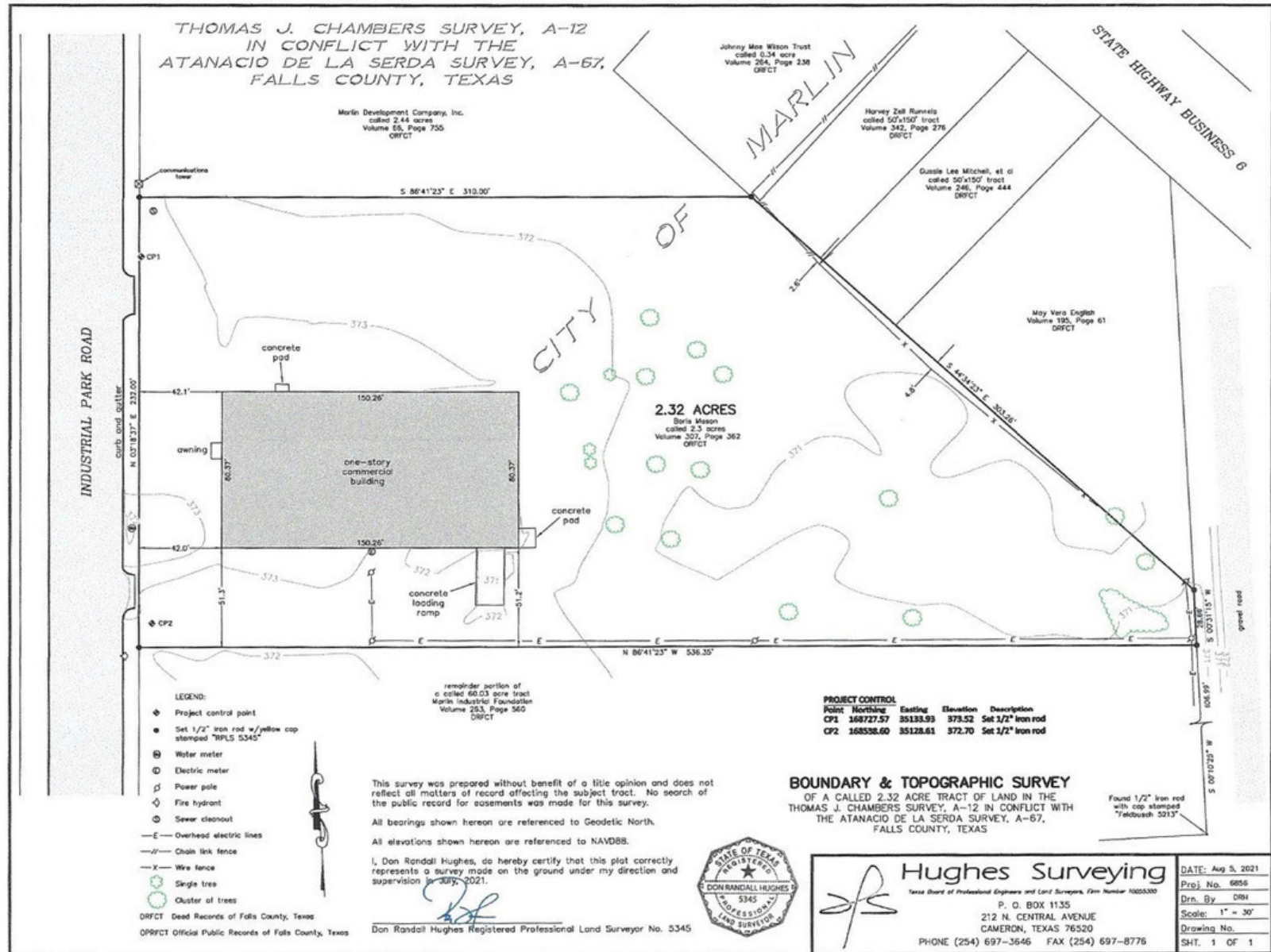
Property Photos



Property Breakdown



Survey



Utility Exhibit



Utility exhibit is currently unavailable.
For additional details, please contact the representative(s) listed below.

City of Marlin
(254) 883-1450 (option 3)
marlintx.net



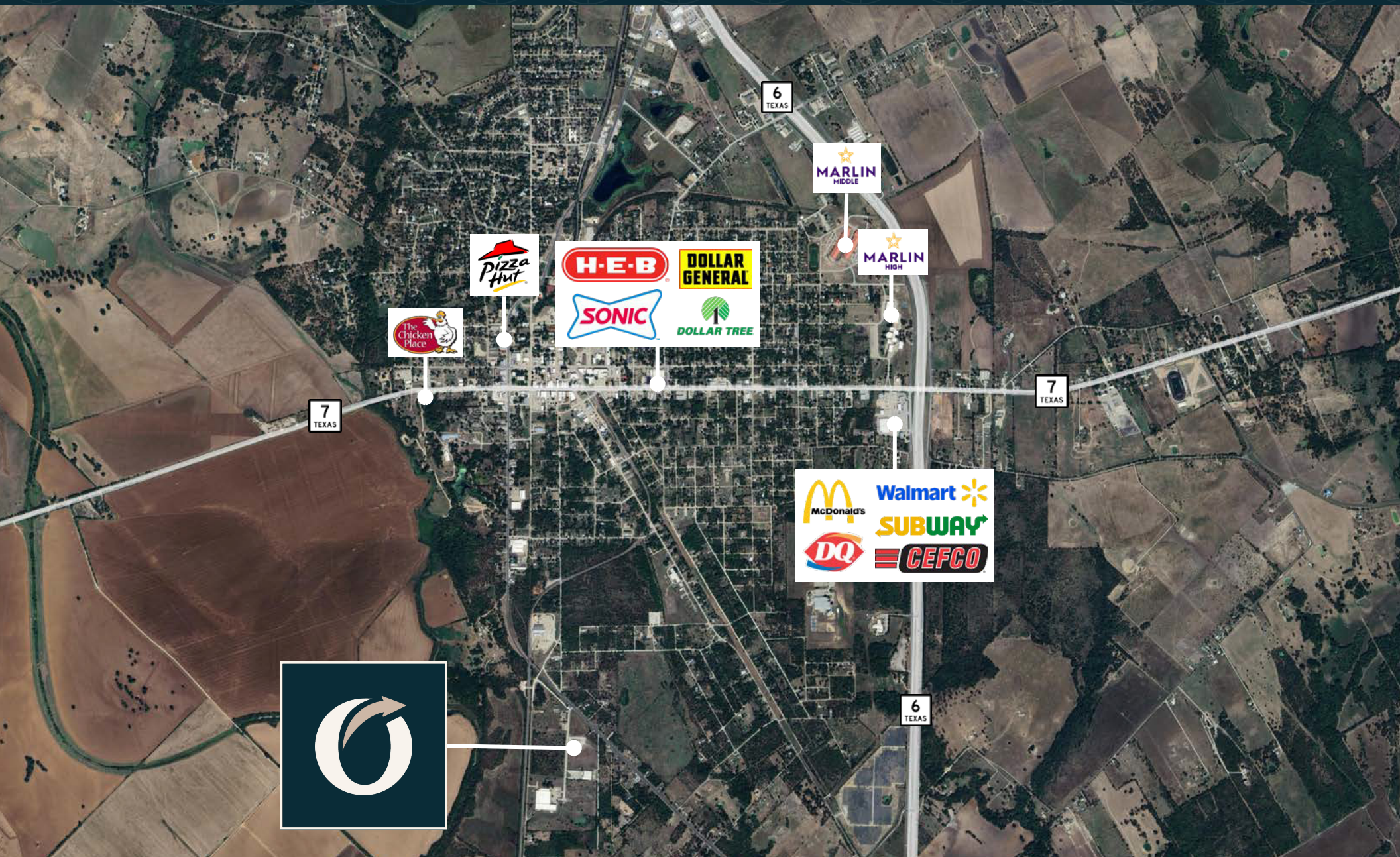
Zoning Exhibit



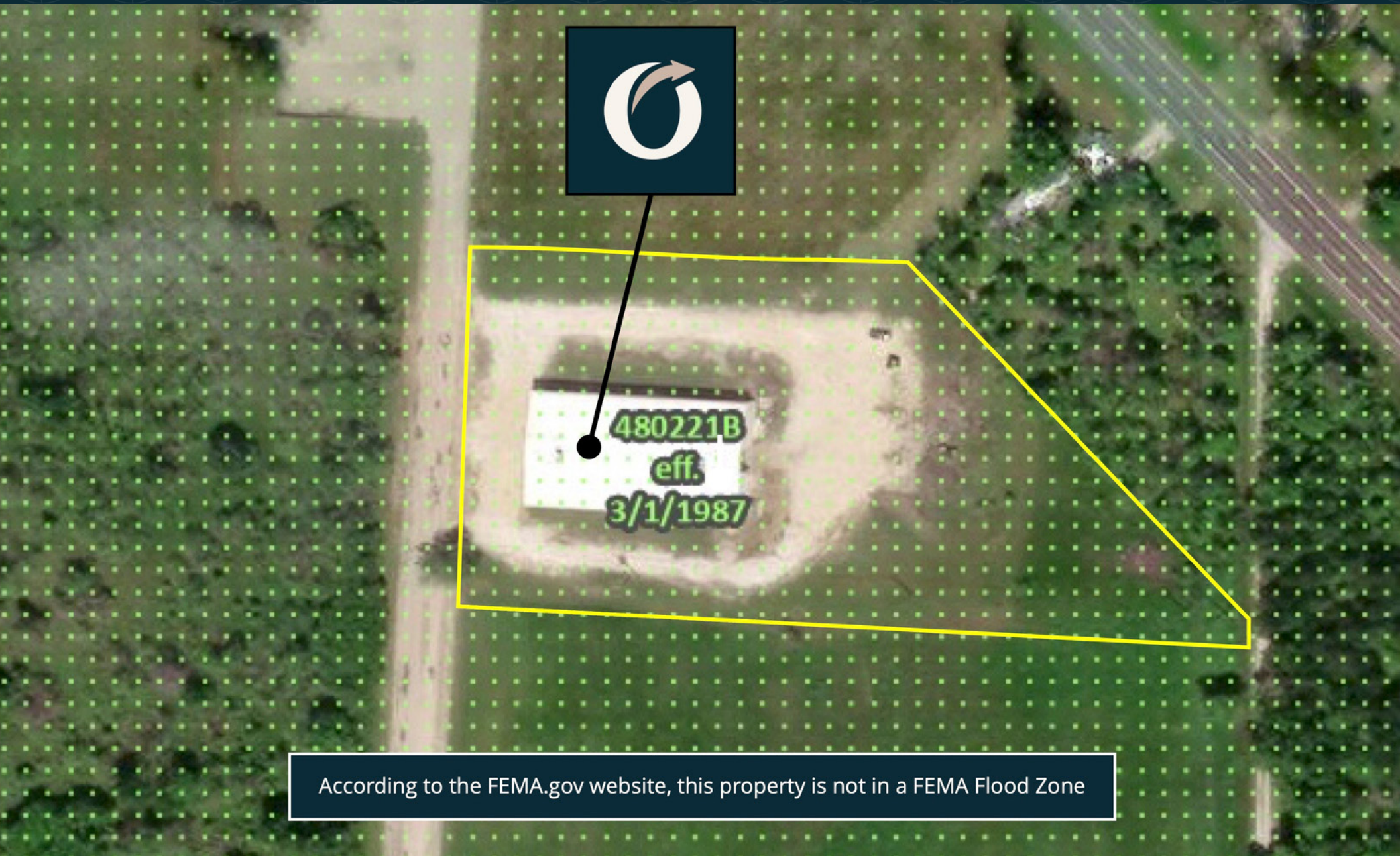
TxDOT Traffic Count Exhibit



Retailer Map



FEMA Flood Map



According to the FEMA.gov website, this property is not in a FEMA Flood Zone



About Marlin, Texas

Marlin, Texas is a historic Central Texas community and the county seat of Falls County, strategically located along State Highway 6 between Waco, Temple, and Bryan-College Station. This positioning provides residents and businesses with convenient access to larger metropolitan employment centers while benefiting from a lower-cost operating environment. Marlin's proximity to regional transportation corridors supports efficient connectivity for commercial, industrial, and service-oriented uses, making it an attractive option for businesses seeking value outside primary metro markets.

Marlin's local economy is supported by a diverse mix of government services, healthcare, agriculture, and light industrial activity. As the administrative center of Falls County, the city benefits from stable public-sector employment and essential services that anchor the local workforce. Agricultural operations and related processing activities in the surrounding region further contribute to demand for industrial, warehouse, and contractor-oriented facilities. Nearby access to larger employment hubs in Waco and Temple enhances Marlin's role as a practical, cost-effective location for businesses serving Central Texas markets.

Known for its small-town character and affordability, Marlin offers a quality of life that appeals to both residents and employers. The community features established neighborhoods, local schools, and civic amenities that support long-term stability. With available land, existing infrastructure, and a business-friendly environment, Marlin is positioned for measured growth and reinvestment while maintaining its role as a reliable service and employment center within the Central Texas region.



Demographics



Strong Population Reach

8,977

Total Reach (5-Mile Radius)



Affluent Household Income

\$39,361

Average Household Income



Prime Working Age

Late-30s

Median Age

Category	1 Mile	3 Mile	5 Mile
2029 Population Projection	1,135	9,199	9,485
2024 Population Estimate	1,049	8,690	8,977
2029 Households Projection	422	3,049	3,139
2024 Households Estimate	384	2,856	2,946
Owner Occupied	194 (50.52%)	1,577 (55.22%)	1,639 (55.63%)
Renter Occupied	190 (49.48%)	1,279 (44.78%)	1,307 (44.37%)
2024 Avg Household Income	\$27,036	\$39,122	\$39,361
2024 Median Household Income	\$22,500	\$27,544	\$27,549



Presented by



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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 clients; and
- Treat all parties to a real estate transaction on honestly and fairly.

Written agreements are required in certain situations: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A license holder can show property to a buyer/tenant without representing the buyer/tenant if:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Keller Williams Advantage
Name of Sponsoring Broker (Licensed Individual or Business Entity)
Al Rincon
Name of Designated Broker of Licensed Business Entity, if applicable
Kerri Humble
Name of Licensed Supervisor of Sales Agent/Associate, if applicable
Brad Harrell
Name of Sales Agent/Associate

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Buyer/Tenant/Seller/Landlord Initials

Date





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**We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.*