



# THE GLUTE FACTORY

MISSION, TEXAS 78573

*8517 State Highway 107*

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## OFFERING MEMORANDUM





# TEXAS SIZE

RETAIL SPACE



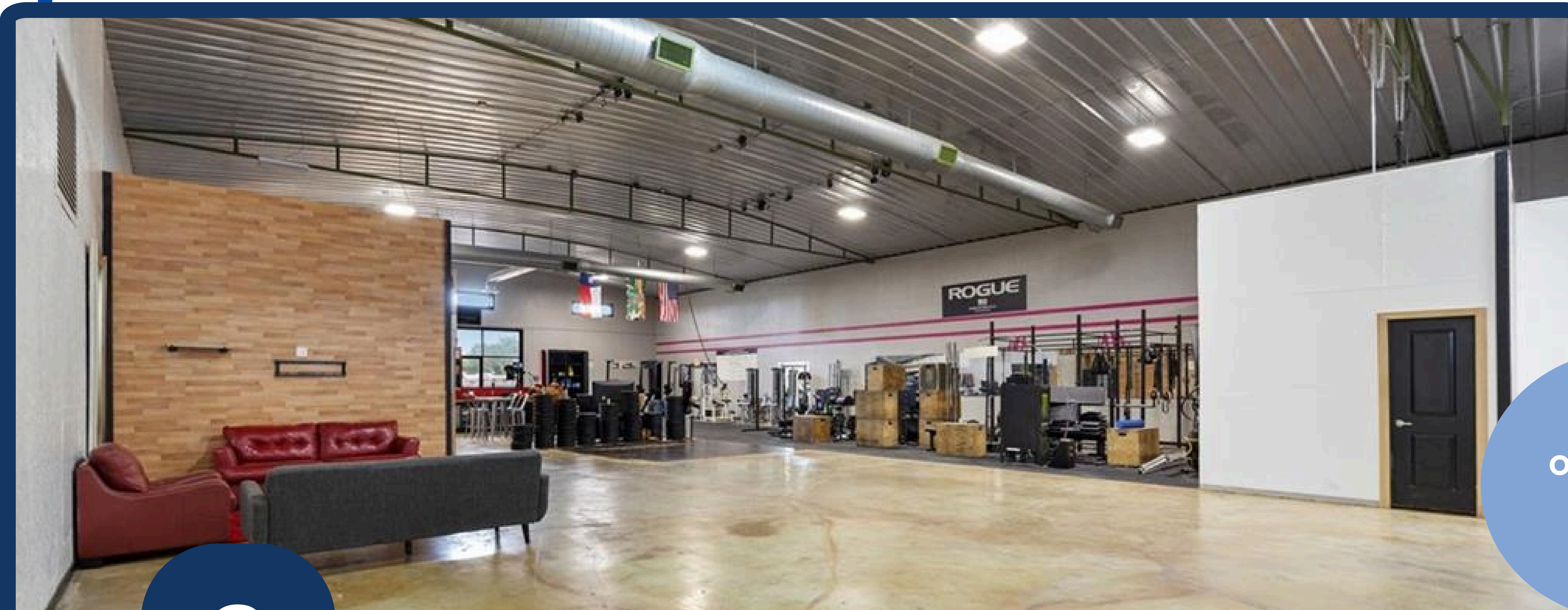
## THE GLUTE FACTORY

MISSION, TEXAS 78573

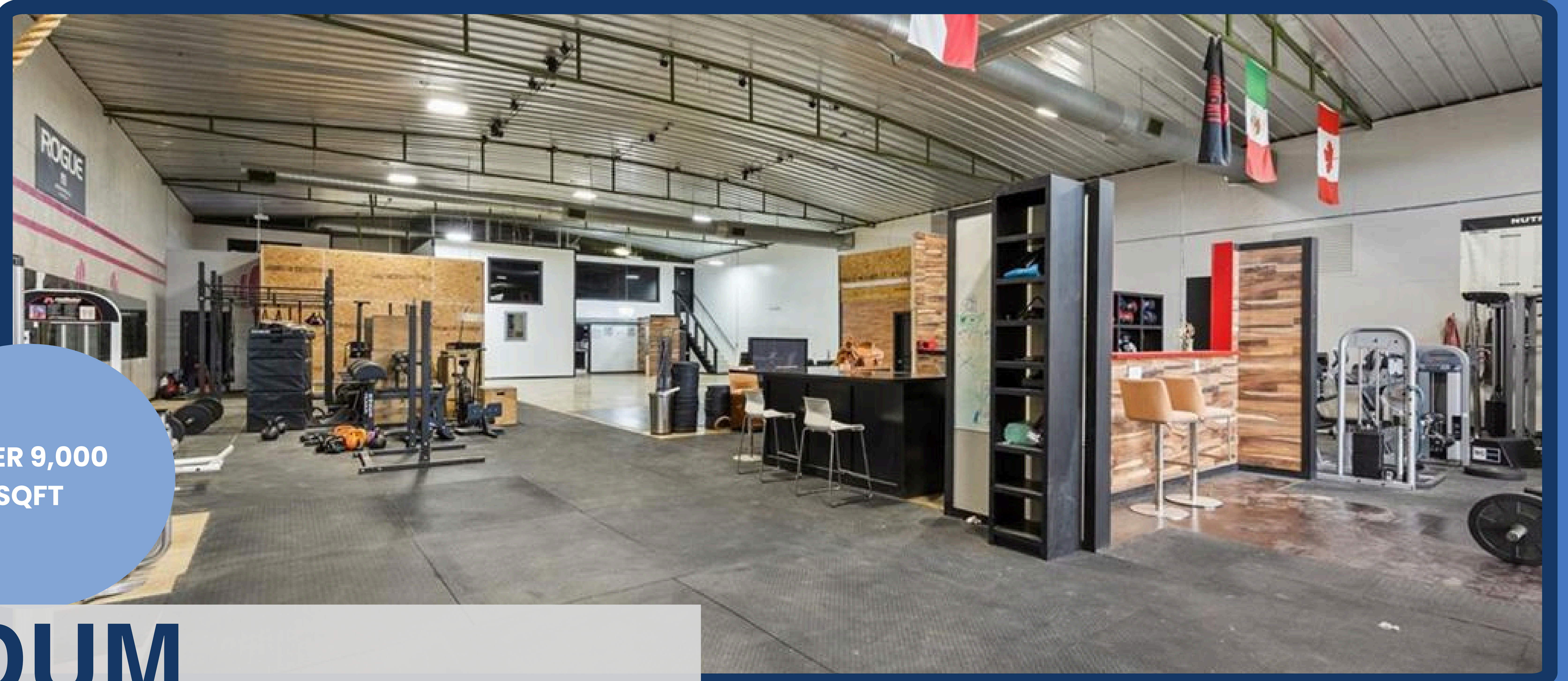
8517 State Highway 107

MEETS

MANY  
OPPORTUNITIES



OVER 9,000  
SQFT



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## OFFERING MEMORANDUM







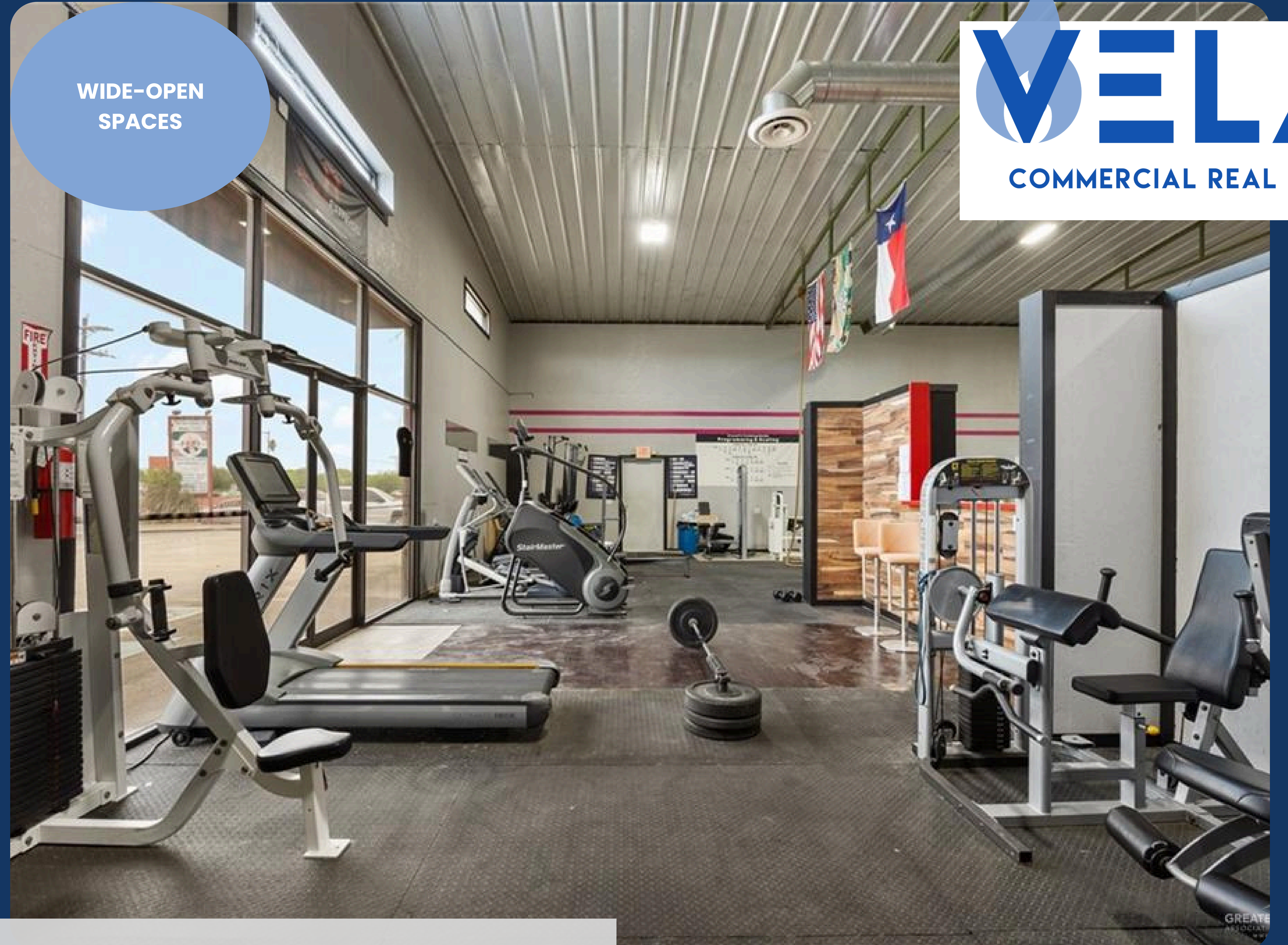
# Attributes

The expansive commercial space this Texas size property presents is a unique opportunity for transformation and adaptation. With its generous square footage and diverse amenities, including a full gym, multiple bedrooms, and a spacious outdoor area with a pool, it offers a versatile canvas for potential investors. The property's location off a major highway enhances its accessibility and visibility, making it an attractive option for a variety of business ventures. The current trend in commercial real estate emphasizes adaptability and the integration of technology, suggesting that this property could be innovatively repurposed to meet the evolving demands of the market.

## INVESTMENT HIGHLIGHTS



WIDE-OPEN  
SPACES







TRANSFORMABLE

# Location

Conveniently located right off State Highway 107 & Bryan Rd. This space truly lives up to the saying: "Everything is bigger in Texas!"



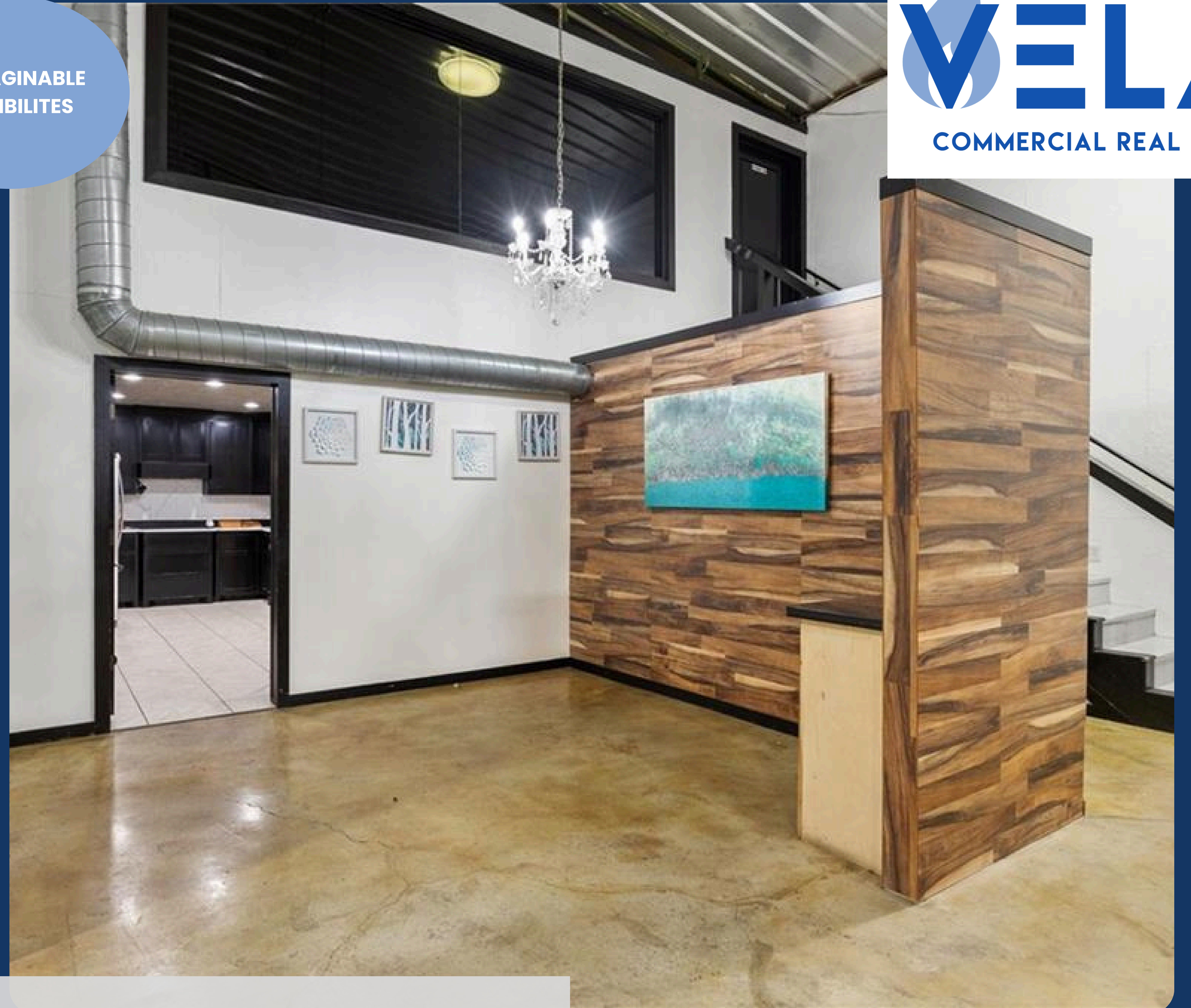




UNIMAGINABLE  
POSSIBILITIES

# Advantages

Ready to be transformed into a variety of profitable ventures. Possible ideas include : co-working space, catering to the growing number of remote workers and freelancers seeking a collaborative environment. Alternatively, the large outdoor area with a pool and BBQ facilities presents an opportunity to establish an event and entertainment center, perfect for hosting social gatherings, corporate events, or even small concerts. Additionally, the existing gym and multiple bedrooms could be utilized to create an AIRB&B or wellness retreat, offering unique experiences right off the state highway for easy access.







INDOOR AND  
OUTDOOR AREAS



6

DESCRIPTION





Innovative  
Capacity  
Beyond  
Imagination

N BRYAN RD

85<sup>TH</sup> ST

Audi  
torium

107 RD

8517 TX-107, MISSION,  
TX 78573, EE. UU.



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SPECS/AERIAL VIEW

HWY 107 & BRYAN  
RD



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



- **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.

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on 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.

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.

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 an intermediary between the parties the broker must first obtain the written agreement of each party

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different licensee 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.

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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Sales Agent/Associate's Name	License No.	Email	Phone
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