



For Sale

209 PARK PLACE | KENEDY, TEXAS 78119

17,520 SF
Building Size

2.68 AC
Property Size

Nick Spearman
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Located in an Opportunity Zone

The information contained herein was obtained from sources believed reliable; however, Pinemont RE makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Property Overview

209 Park Place Blvd | Kenedy, TX 78119



SIZE

17,520 SF Building
2.68 AC Land



ZONING

Retail
Commercial



HIGHLIGHTS

- NOI: 122,750.63
- Lease Expiration: July 31, 2027
Tenant recently exercised one renewal option
One (1) 2-year fixed renewal option remaining
- Modified Gross Lease
- Purchase Price: \$1,510,000
 - \$86.19 PSF
 - 8.13% Cap Rate
- Year Built: 2016
- Located in an opportunity Zone

2025 DEMOGRAPHIC SNAPSHOT

	5-Mile	10-Mile	15-Mile
Total Population	10,464	12,080	14,797
Daytime Population	11,856	13,797	16,326
Avg. HH Income	\$76,896	\$81,053	\$87,329



Regional Access

209 Park Place Blvd | Kenedy, TX



Approx.

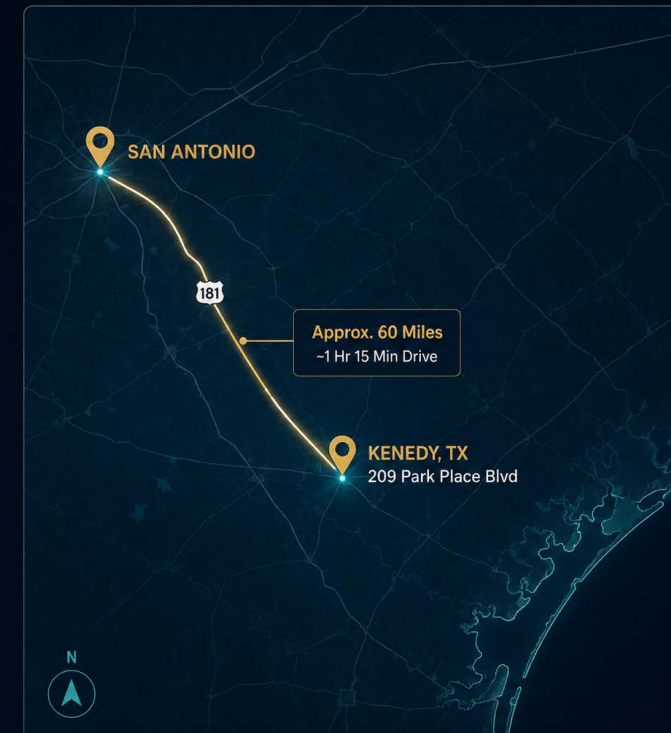
60 Miles

~1 Hr 15 Min Drive



Strategically located in the heart of the Eagle Ford Shale region with convenient access to San Antonio.

TEXAS LOCATOR



Site Aerial

209 Park Place Blvd | Kenedy, TX 78119

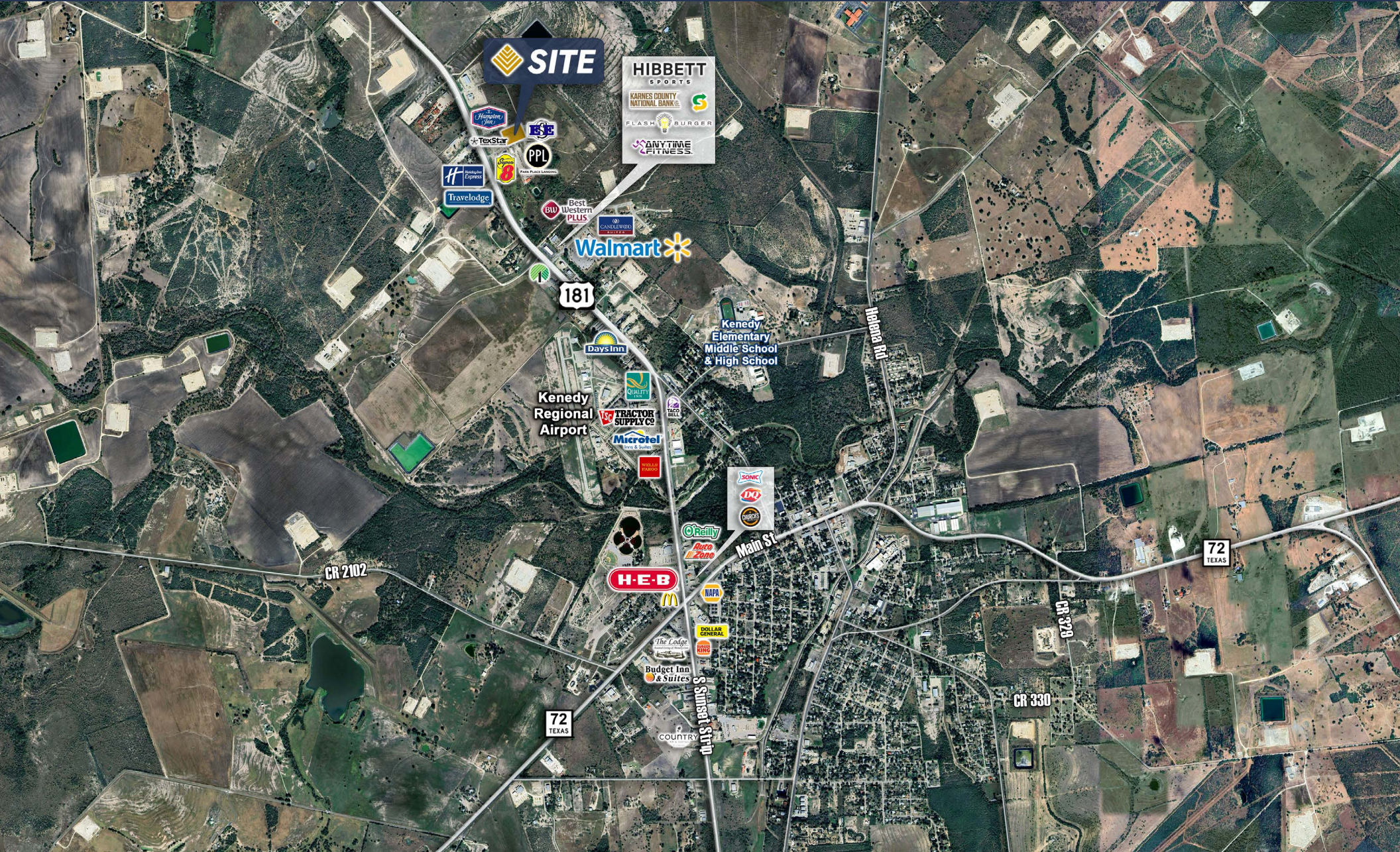


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Market Aerial

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Tenant Profile

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BEASLEY TIRE

11 Locations Across Texas

www.beasleytire.com

After being employed in the trucking industry for all of his life and living in various states, E.B. Beasley decided to move back to the family's hometown of Houston in 1968 and go into the tire service business.

The company began operating as an Exxon service station with one service truck. As the months passed, more service trucks were added with 17 trucks operating before the first tire store was opened. Mr. Beasley's approach to the business was to operate with the highest ethics and provide the fastest quality service in the city.

Built by hand with heart and hard work

Today the company is moving into its third generation. The business ethics and hustle still remain as they did when Mr. B was leading the company. Beasley Tire now has locations in Houston, San Antonio, Corpus Christi, and numerous other cities in central and southeast Texas. Our state-of-the-art Michelin (MRT) retread shop is now located across the street from our main store in Houston.

Other services have been added over the years including forklift tire service, OTR tire service, alignment and front-end services for all-size vehicles, mobile units doing fleet mechanical, mobile truck alignment, and our rolling tire shop service.



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Property Photos

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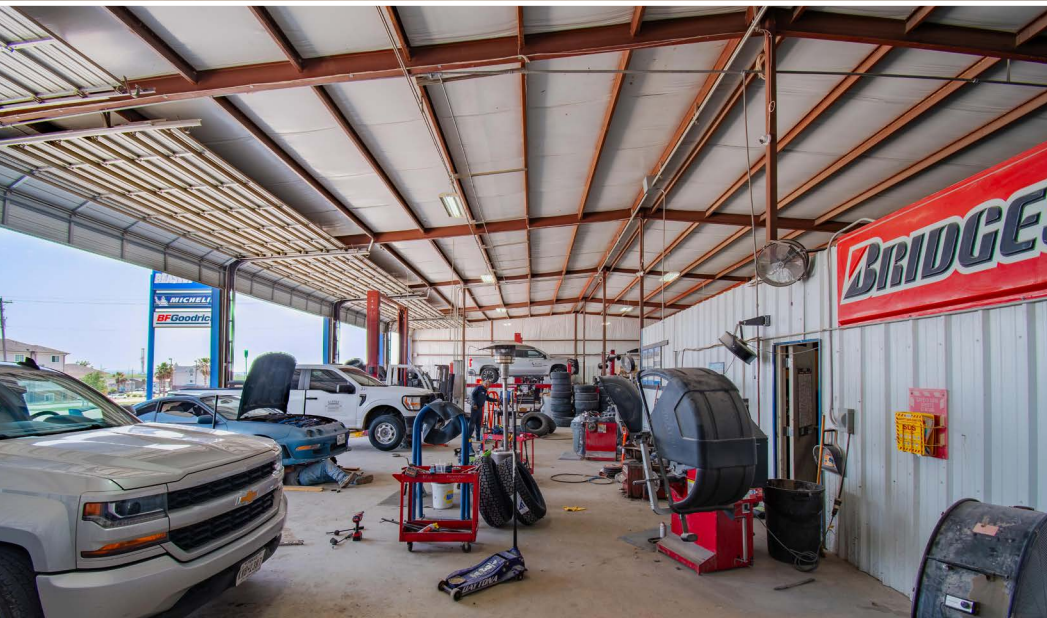


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Market Overview

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EMPLOYMENT & EAGLE FORD SHALE

Kenedy is located in Karnes County, one of the most active energy-producing counties within the South Texas Eagle Ford Shale region. The city is positioned in the heart of the Eagle Ford, with local economic activity supported by oil and gas exploration, production, energy service companies, construction, public administration, agriculture, and related support industries. Kenedy's economy employs approximately 1,760 people, with the largest employment sectors including Construction, Public Administration, and Mining, Quarrying & Oil & Gas Extraction.

The Eagle Ford Shale remains a major economic driver for the area. The Kenedy Economic Development Corporation identifies Kenedy as the largest city in Karnes County and an economic center for oil and gas exploration and extraction, energy support services, and agricultural activity. Karnes County continues to rank among Texas' top crude oil-producing counties, with the Texas Railroad Commission reporting Karnes County as the No. 6 crude oil-producing county in Texas for April 2025 and December 2025.

This ongoing energy-sector presence helps support demand for local housing, retail, services, restaurants, and workforce-oriented businesses in Kenedy and the surrounding trade area.

Employment & Eagle Ford Shale


Kenedy, TX | Karnes County


 **1,760**
Approx. employed residents in Kenedy

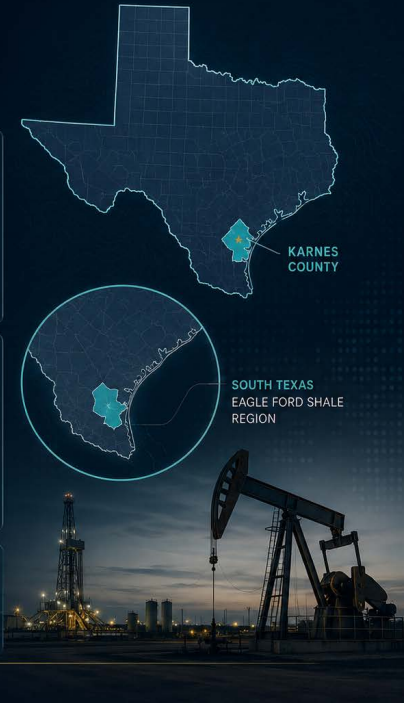
 **Top Employment Sectors**
Construction | Public Administration | Mining, Quarrying & Oil & Gas Extraction

 **#6**
Karnes County crude oil-producing county rank in Texas (2025)

 **Eagle Ford Shale Economic Driver**
Energy production and support services help drive local demand for workforce housing, retail, restaurants, and service businesses.

 Kenedy is positioned in the heart of the South Texas Eagle Ford Shale region. The local economy is supported by oil and gas production, energy service companies, construction, public administration, agriculture, and related support industries.

 Sources: Data USA; Kenedy EDC; Texas Railroad Commission



EMPLOYMENT / ECONOMIC DRIVERS

- Located in the heart of the Eagle Ford Shale, one of South Texas' most important energy-producing regions.
- Kenedy is the largest city in Karnes County and serves as a local center for energy, agricultural, and service-related activity.
- Largest local employment sectors include Construction, Public Administration, and Mining, Quarrying & Oil & Gas Extraction.
- Karnes County ranked as a Top 10 crude oil-producing county in Texas in 2025.
- Eagle Ford Shale activity supports ongoing demand for workforce housing, restaurants, convenience retail, business services, and local amenities.

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