

PRIME INDUSTRIAL FACILITY ON 10.05 ACRES



Sale Price

SUBJECT TO OFFER**OFFERING SUMMARY**

Total Building Size (2):	13,279 SF
Lot Size:	10.05 Acres
Clear Height:	22'
Power:	480 Volt, 200 Amp
Zoning:	Corpus Christi ETJ

PROPERTY OVERVIEW

An exceptional opportunity to acquire or lease a highly versatile industrial property strategically positioned in a rapidly growing Texas industrial corridor. Located on an expansive 10.05-acre site, this 13,279 square foot facility seamlessly integrates heavy-duty warehouse operations with a complete corporate office suite.

Featuring robust industrial utility infrastructure, high-clearance bays, and unmatched logistical connectivity to major transit hubs and manufacturing giants, this property is ideally configured for logistics, light manufacturing, energy services, or regional distribution.

Administrative Office

The front section of the facility features a professional office space designed for staff comfort and efficient day-to-day administrative workflow:

- Four (4) Private Office Spaces with versatile layout configurations
- Two (2) Restrooms dedicated to office staff and clients
- Full Kitchen & Break Area for employees
- Spacious Conference Room for corporate meetings and presentations

Warehouse & Operations Floor

- Engineered for heavy industrial throughput and easy inventory management:
- 22' Clear Ceiling Heights to maximize vertical pallet racking systems
- Dedicated Warehouse Restroom for operations personnel
- Upstairs Warehouse Manager's Office overlooking the main production floor for seamless supervision and site safety monitoring
- Two (2) 480 volt feeds. One 480 volt feeding a 400amp panel, the other 480volt not feeding anything currently but is usable.

JOHN FORET

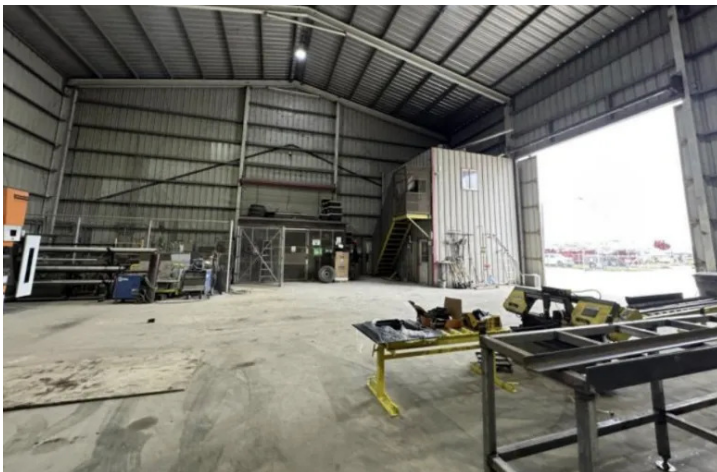
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ADDITIONAL PHOTOS



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STRATEGIC REGIONAL CONNECTIVITY



SITUATED DIRECTLY ON STATE HIGHWAY 44, THIS PROPERTY PROVIDES EXCEPTIONAL LOGISTICAL ADVANTAGES, BOASTING SHORT TRANSIT TIMES TO CRITICAL INFRASTRUCTURE, CORPORATE MEGA-FACILITIES, AND PRIMARY TEXAS METROPOLITAN AREAS.

DESTINATION / KEY LANDMARK	APPROXIMATE DISTANCE	LOGISTICAL SIGNIFICANCE
Corpus Christi International Airport (CRP)	5.7 Miles	Immediate commercial aviation and air freight access
Valero Way (Refinery Row Entrance)	10.7 Miles	Direct route leading straight into the center of the regional refining corridor
Tesla Lithium Refinery Facility (Robstown, TX)	11.5 Miles	Unrivaled proximity to a major emerging industrial ecosystem
Steel Dynamics (Sinton, TX)	25 Miles	Fast access to one of the largest steel producers in the region
Victoria, TX	89 Miles	Key connecting hub along the Texas Gulf Coast corridor
San Antonio, TX	135 Miles	Rapid connection to Interstate 35 and major inland markets
Houston, TX	212 Miles	Direct pipeline to the largest economic engine and port system in Texas

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AERIAL



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LOCATION MAP



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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.

11-03-2025



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.

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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date