



HIGH-VISIBILITY WAREHOUSE ON TX-35 ON 2.1 ACRES

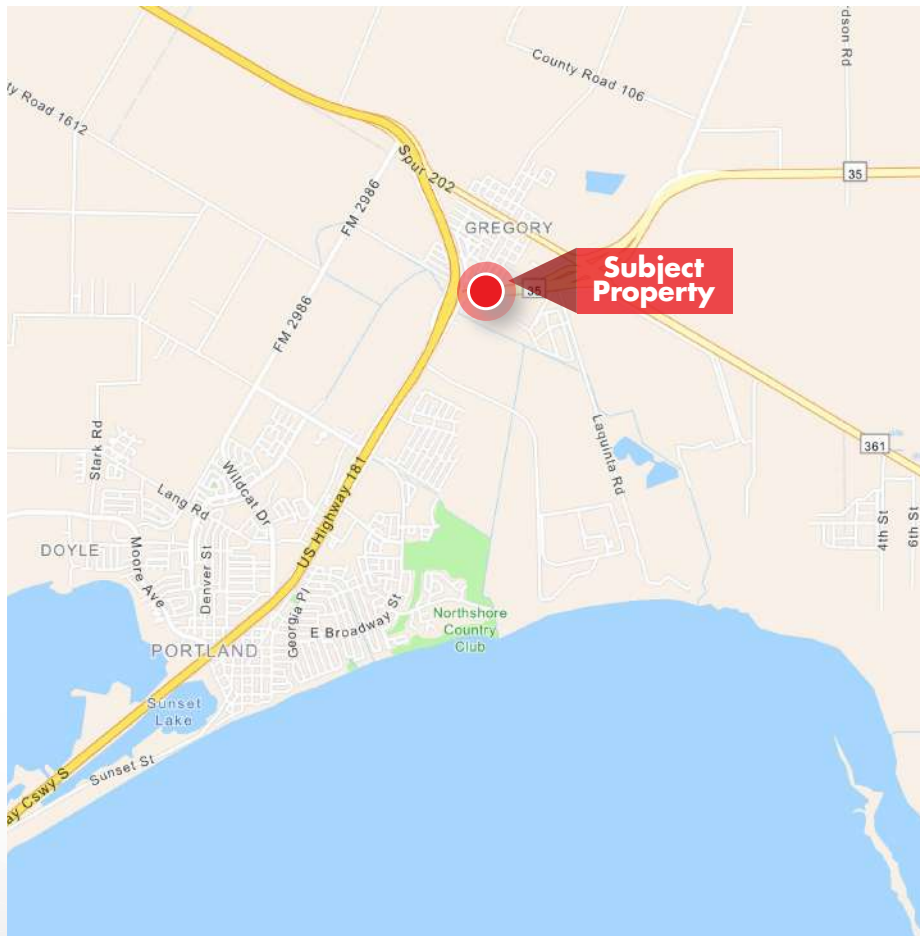
202 TX-35 | Gregory, TX 78359



FOR SALE

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HIGHLIGHTS

- 2.11-acre light industrial site with ample parking and room for expansion
- Located along SH-35 near the intersection of Highways 35, 361, and 181 for excellent regional access
- Currently operating as a CrossFit gym and small Chiropractor's office; available with 3–5 year lease or delivered vacant
- Ideal for light manufacturing, fitness, distribution, trucking, or creative industrial use
- Neighboring storage facility also available, offering expansion or investment potential

DESCRIPTION

Conveniently located in a high-demand industrial corridor, this light industrial warehouse sits on a prime 2.11-acre site and is currently operating as a CrossFit gym and small Chiropractor's office. The versatile space features high ceilings, an open floorplan, roll-up doors, and ample parking. It is available for sale with a 3–5 year lease in place, or it can be delivered vacant. The structure is well-suited for end users in light manufacturing, fitness, distribution, trucking, or other creative industrial uses. The neighboring storage facility property is also available for purchase, presenting a potential expansion or investment opportunity.

BUILDING SIZE

±10,640 SF

FLOOD PLAIN

Yes

LAND SIZE

±2.11 AC

SALE PRICE

\$2,100,000

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BUILDING PHOTOS

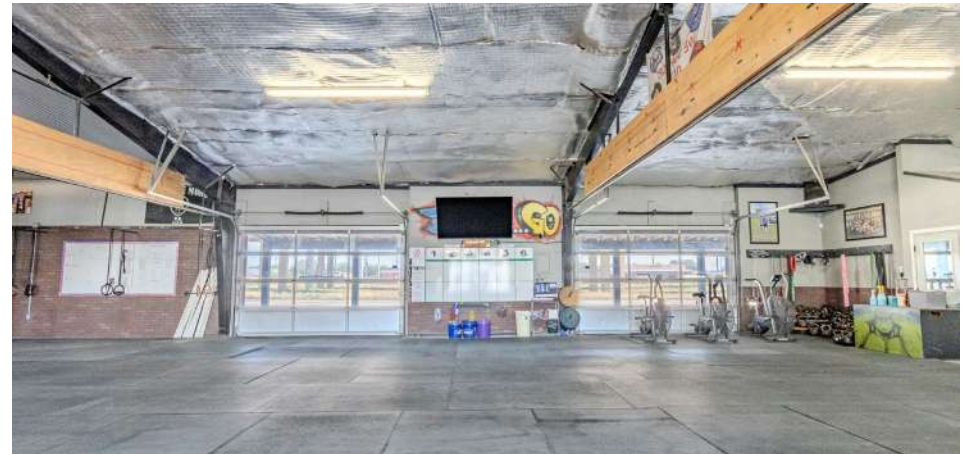


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AERIAL

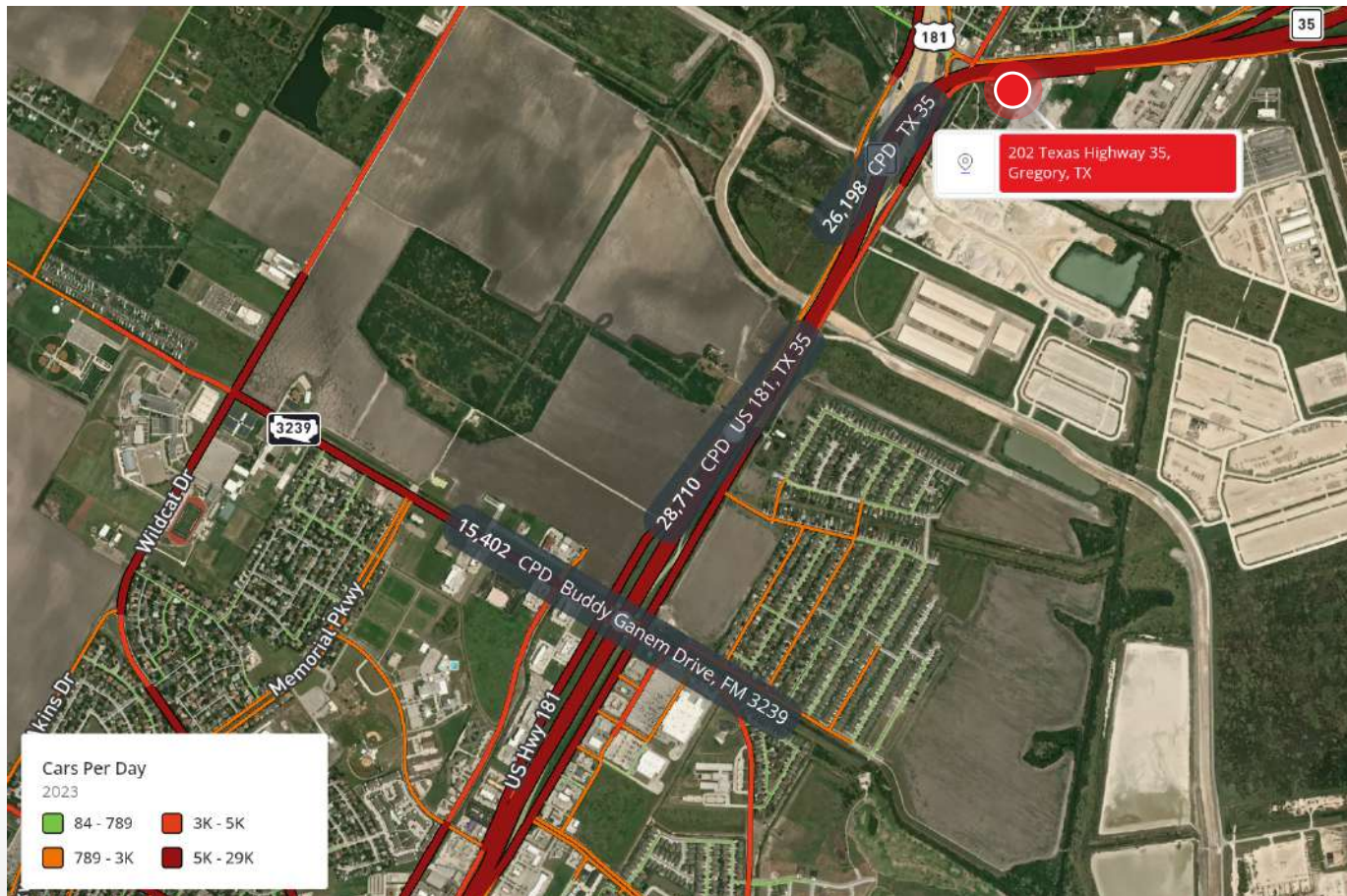


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TRAFFIC VOLUME

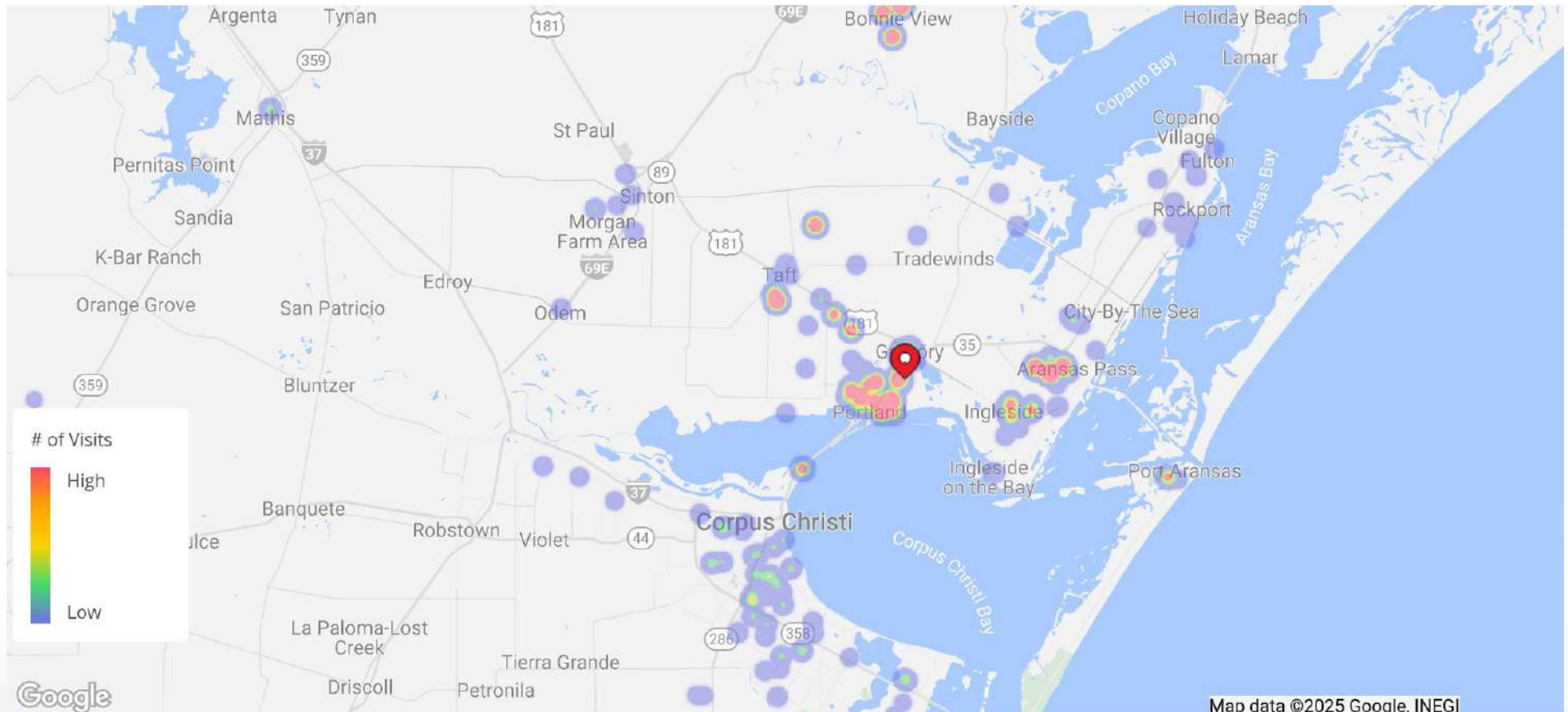


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TRUE TRADE AREA

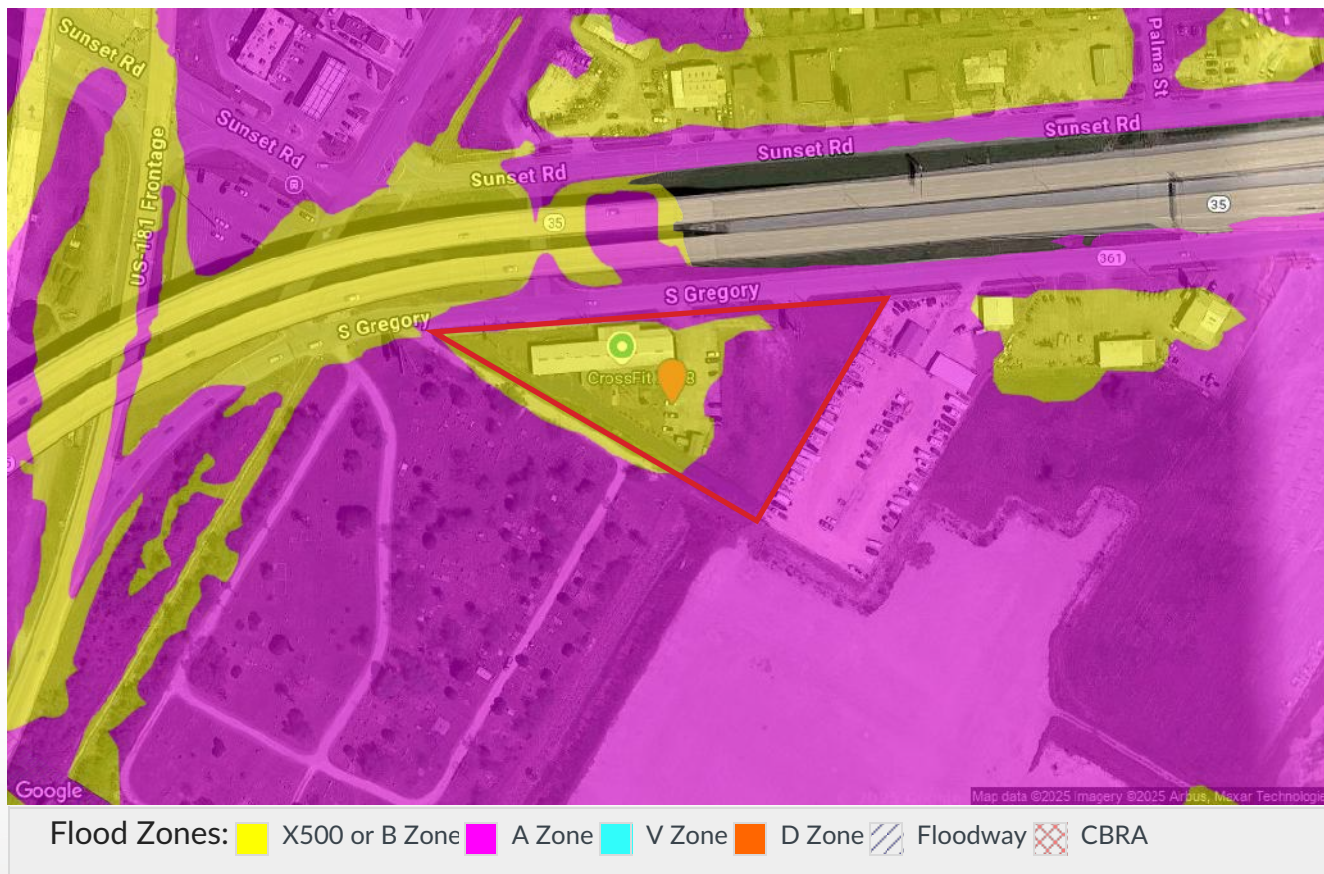


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FLOOD MAP



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SAN PATRICIO COUNTY MARKET OVERVIEW

DEMOGRAPHICS

In San Patricio County, there are nearly 70,000 people who call the community home. It is common for residents to be willing to commute 30 minutes or more to work, and within a 35-mile radius the regional population expands to just over 500,000 people including the Corpus Christi area.



430,217

MSA Population



38.1

Median Age



\$80,365

Average Household Income



23 Min

Average Commute Time

MAJOR EMPLOYERS

Kiewit Offshore Services

Construction

3000 EMPLOYEES

Flint Hills Resources

Refining

1000 EMPLOYEES

Gregory Portland ISD

Education

729 EMPLOYEES

Gulf Coast Growth Ventures

Chemical

670 EMPLOYEES

Steel Dynamics

Manufacturing

600 EMPLOYEES

San Patricio County

Government

Company HQ ★

541 EMPLOYEES

QUICK FACTS

- 30 minutes from Corpus Christi International Airport
- 37 billion in capital investment over the last 10 years
- Home to the largest manufacturing sector in the Coastal Bend, with more than one in 10 jobs relating to this industry
- Prime access to two ports, the Port of Corpus Christi and the port of Aransas
- Low costs of land, labor, and taxes
- Well educated workforce from Texas A&M, Del Mar College, and the Craft Training Center



Source: <https://sanpatricioedc.com/>

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CORPUS CHRISTI MARKET OVERVIEW

TRAVEL STATISTICS

24,000 Hospitality Employees

WELCOMING

10+ Million Visitors

SPENDING

\$1.5 Billion Per Year

GENERATING

\$22 Million In Sales Tax Revenues

CONTRIBUTING

26% Of Citywide Sales Tax

Source: <https://www.visitcorpuschristi.com/about-us/annual-report/>



With \$50 billion in capital investment since 2010, the Corpus Christi region ranks as one of the largest industrial and energy-related project magnets in the world.

The roll call of heavyweight investors reads like a Who's Who of big business: ExxonMobil, SABIC, Citgo, Talen Energy, Magellan, Air Liquide, Haliburton, Valero, Cheniere, Kiewit, TPCO, LyondellBasell and Howard Energy, just to name a few.

The growth wave is not subsiding anytime soon either. Three years into the 5-year strategic plan of the Corpus Christi Regional Economic Development Corp., the organization has tallied \$30 billion in capital investment, 2,200 new jobs and \$151 million in payroll.

"We are a relatively congestion-free deepwater port on the Gulf of Mexico. We have the pipeline infrastructure to handle massive amounts of product. We have an experienced and technically proficient workforce, and we are doubling our capacity for our process technology program in our local college," says Iain Vasey, president and CEO of the CCREDC. "We will double the number of graduates from that program this year, and then we plan to double it again in another two years. We are not standing pat."

Source: <https://siteselection.com/cc/corpuschristi/>

MAJOR EMPLOYERS

Direct Economic Impact of Texas A&M University-Corpus Christi on the Coastal Bend



For every 1,000 new students, the impact is \$51.3 million and 895 full-time jobs.



The total economic benefit this year is \$542.8 million.



The employment benefit this year is 9,482 full-time equivalent jobs.



Corpus Christi Medical Center



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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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 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. **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.

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Howard Frank Stanley	483569	stanley@dhrp.us	(361)303-3334
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Magill	675040	jmagill@dhrp.us	(361)303-3334
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov