



**GAINES**  
ORGANIZATION

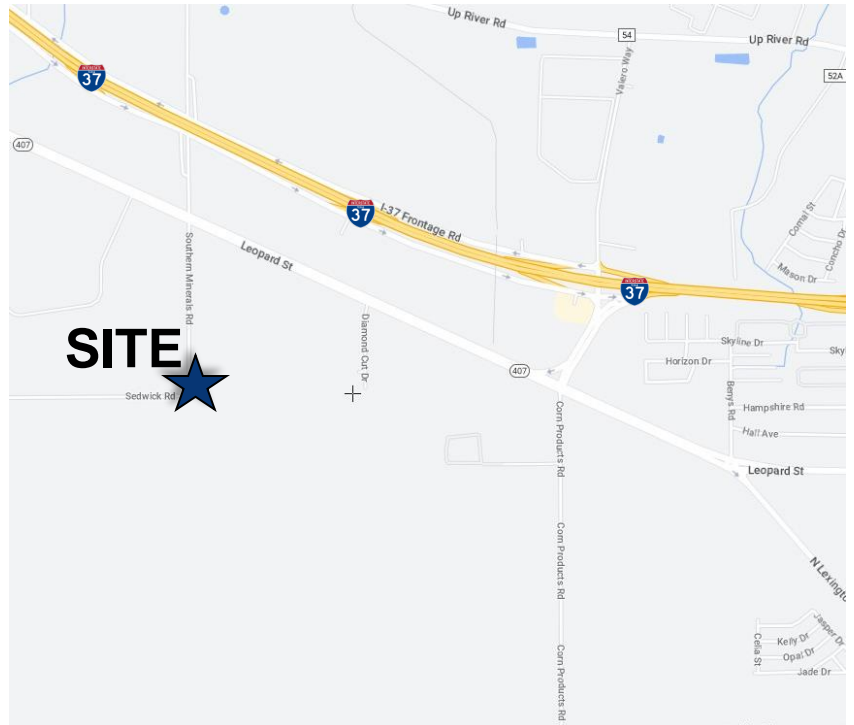
**1013 SOUTHERN MINERALS  
CORPUS CHRISTI, TX**



## **PROPERTY SUMMARY**

- Approx. 12,850 SF Total
  - Approx. 2,000 SF Office
  - Approx. 5,600 SF Shop 1
    - Approx. 1,250 SF Wash Bay
  - Approx. 4,000 SF Shop 2
- 4 OH Doors, (2) 12' x 14', (2) 14' x 14'
- 3 Phase Electrical
- 20' Clear Ceiling Height
- 1, 5-T OH Crane, 15' Hook Height
- Approx. 2.31 AC, Partially Stabilized, Fenced and Gated
- Corner Lot with High Visibility
- Zoned IL – Light Industrial

***\$13,500/Month, NNN***



THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice.



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*Yard to be Redressed and Graded*



**SEDWICK RD**

**SOUTHERN MINERALS RD**

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APPROX. 12,850 SF TOTAL  
APPROX. 2,000 SF OFFICE  
APPROX. 5,600 SF SHOP 1  
APPROX. 1,250 SF WASHBAY  
APPROX. 4,000 SF SHOP 2  
APPROX. 2.3165 AC

ZONING IL -  
LIGHT INDUSTRIAL

APN 274962  
APPROX. 0.7922 AC

SHOP 2  
40' x 100'

OFFICE/SHOP 1  
50' x 152'

APN 274961  
APPROX. 0.7922 AC

WASHBAY  
25' x 50'  
APPROX.  
1,250 SF

*Yard to be Redressed and Graded*

APN 274960  
APPROX. 0.7321 AC

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**SEDWICK RD**



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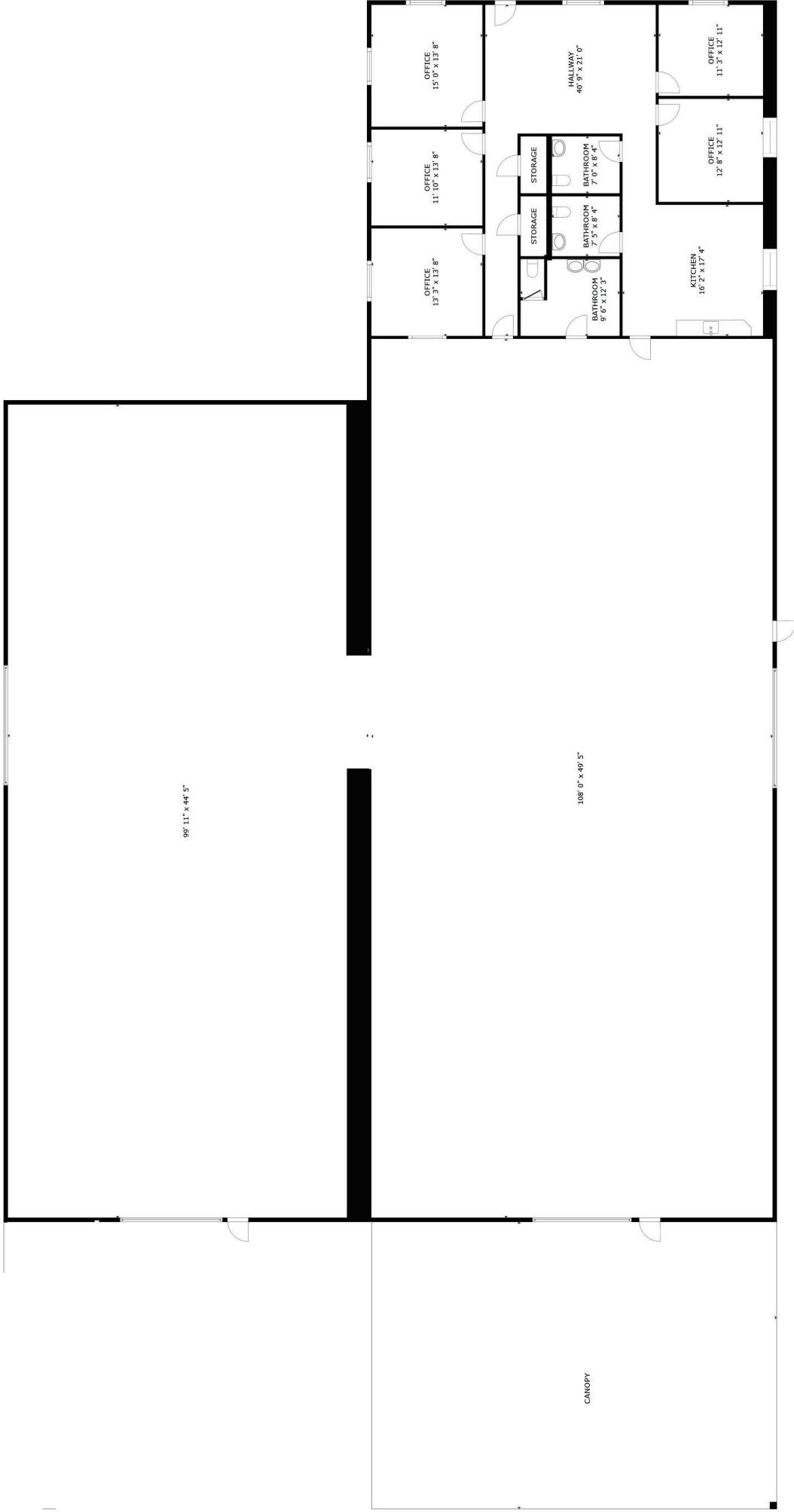
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## FLOOR PLAN

GROSS INTERNAL AREA  
 FLOOR PLAN 11,786 sq.ft.  
 EXCLUDED AREAS : CANOPY  
 TOTAL : 11,786 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

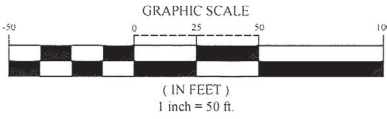




LAND TITLE SURVEY OF  
A 2.330 ACRE TRACT BEING ALL OF LOT 9B, LOT 9C, AND LOT 9D, BLOCK B, "OCKER ADDITION" AS SHOWN ON THE PLAT RECORDED IN VOLUME 48, PAGE 1, MAP RECORDS NUECES COUNTY, TEXAS.



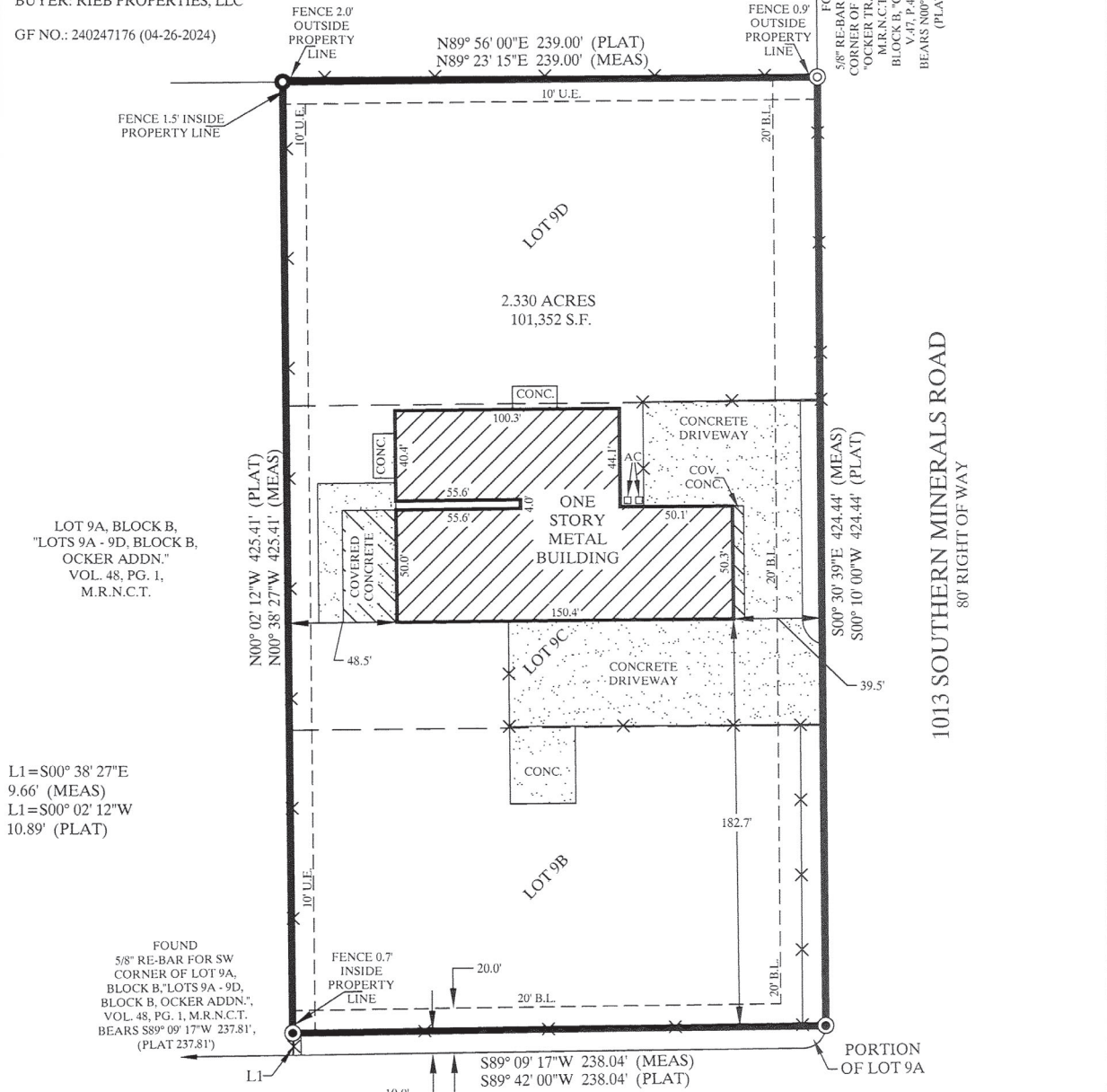
SCALE 1" = 50'



BUYER: RIEB PROPERTIES, LLC  
GF NO.: 240247176 (04-26-2024)

LOT 8, BLOCK B,  
"LOTS 8 & 9 BLK.-B,  
OCKER ADDITION"  
VOL. 40, PGS. 79-80,  
M.R.N.C.T.

FOUND  
5/8" RE-BAR FOR COMMON  
CORNER OF LOT 6, BLOCK B,  
"OCKER TRACT", V.37, P.104,  
M.R.N.C.T. AND LOT 7,  
BLOCK B, "OCKER ADDN.",  
V.47, P.4, M.R.N.C.T.,  
BEARS 800° 30' 39"W 722.75',  
(PLAT 722.21)



LOT 9A, BLOCK B,  
"LOTS 9A - 9D, BLOCK B,  
OCKER ADDN."  
VOL. 48, PG. 1,  
M.R.N.C.T.

L1=S00° 38' 27"E  
9.66' (MEAS)  
L1=S00° 02' 12"W  
10.89' (PLAT)

FOUND  
5/8" RE-BAR FOR SW  
CORNER OF LOT 9A,  
BLOCK B, "LOTS 9A - 9D,  
BLOCK B, OCKER ADDN.",  
VOL. 48, PG. 1, M.R.N.C.T.,  
BEARS S89° 09' 17"W 237.81',  
(PLAT 237.81')

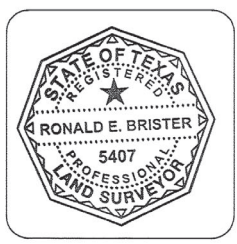
- ✕ = WIRE FENCE
- ⊙ = SET 5/8" RE-BAR
- ⊕ = FOUND 5/8" RE-BAR
- = SET DRILL HOLE

SEDWICK ROAD  
80' RIGHT OF WAY

NOTES: SCHEDULE "B" ITEMS:  
10.)  
c.) - m.) BLANKET EASEMENTS

SURVEY NOTES:  
1.) TOTAL SURVEYED AREA IS 2.330 ACRES.  
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.  
3.) SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAPS LABELED BRISTER SURVEYING.  
4.) THIS SURVEY INCLUDES ONLY THE RESEARCH, INVESTIGATION, OR LOCATIONS OF SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY AS LISTED ON SCHEDULE B OF THE TITLE COMMITMENT.

**Brister Surveying**  
5506 Cain Drive  
Corpus Christi, Texas 78411  
Office 361-850-1800  
Fax 361-850-1802  
bristersurveying@corpus.twcbc.com  
Firm Registration No. 10072800



BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE X AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT MAPS. COMMUNITY PANEL: 48355C 0300 G  
DATED: OCTOBER 13, 2022  
AND  IS  IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS LAND TITLE SURVEY WAS MADE ON THE GROUND THIS DAY MAY 22, 2024 AND SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION III SURVEY.

*Ronald E. Brister*  
RONALD E. BRISTER R.P.L.S. NO. 5407

DATE MAY 23, 2024

JOB NO. 240761



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

**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.

<b>The Gaines Organization, Inc.</b>	<b>9003379</b>	<b>N/A</b>	<b>(361)442-2825</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Joshua Gaines</b>	<b>525644</b>	<b>josh@gainesorg.com</b>	<b>(361)442-2825</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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.trac.texas.gov](http://www.trac.texas.gov)

IABS 1-0 Date