

2510 LIPAN

CORPUS CHRISTI, TX 78408

AVAILABLE
FOR SALE
OR LEASE



JOHN FORET
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The information contained herein has been given to us by the owner of the property 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.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price & Lease Rate:	Call For Pricing
Total Property Size:	48,970 SF
Available Space:	38,755 SF
Bldg. A:	29,542 SF Available for Lease
Bldg. B:	9,213 SF Available for Lease
Bldg. C:	10,215 SF Fully Leased
Total Lot Size:	7.33 Acres
Year Built:	1965
Zoning:	IH - Heavy Industrial

PROPERTY OVERVIEW

Prime Industrial Property - Renovated in 2024

This former AEP service center, renovated in 2024, offers 48,970 SF of flexible industrial and commercial space across three buildings, situated on a fully concreted 7.33-acre site. The property is secured with gated access, featuring three large entrance gates (two electronically controlled, one manual), and enjoys excellent logistical positioning with quick access to the port, refineries, and downtown. Bldg. C (10,215 SF) is fully leased.

Property Highlights:

- **Total Area:** 7.33 acres (fully concreted)
- **Total Building Area:** 48,970 SF (across 3 buildings; Bldg. C is fully leased)
- **Location:** Gated site with access via Leopard and Lipan Streets, ideal for logistics, industrial operations, and warehousing.

Additional Features:

- **Dock-High Loading:** Facilitates efficient loading/unloading operations.
- **Concrete Truck Courts:** Durable, low-maintenance space for heavy vehicle movement.
- **Asbestos-Free:** Property is clear of asbestos, with a report available upon request.

This versatile and well-maintained property offers significant flexibility for a range of industrial users, including warehousing, logistics, vehicle maintenance, and more.

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PROPERTY DESCRIPTION



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Building A - 29,542 SF

- Warehouse (Ground Level: 21,491 SF)
 - 13' 4" clear height.
 - Four 10'x10' overhead doors.
 - Covered loading docks and a drive-up ramp.
 - 8,051 SF of climate-controlled warehouse space.
 - Suitable for cross-dock applications, regional warehouse operations, third-party logistics, or fulfillment solutions.
- Office Space (8,051 SF)
 - Completely renovated with a modern finish.
 - Features an open floor concept, two private offices, a conference room, and a coffee bar/break area.
 - Ideal for flexible office or administrative uses.

Building B - 9,213 SF

- Climate-Controlled Storage Space
 - Open floor plan, ideal for secure storage of sensitive materials or inventory.

Building C - 10,215 SF - FULLY LEASED

- Vehicle Maintenance & Industrial Facility
 - Six 18'x12' drive-in/drive-out doors (depending on vehicle size).
 - Office space, tool room, wash bay, restrooms and a ~40'x40' holding warehouse.
 - Perfect for vehicle maintenance, repair or industrial operation requiring drive-in access and secure storage.

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EXTERIOR PHOTOS



Building A



Building A



Building A



Building A - Stairs to Basement



Building B

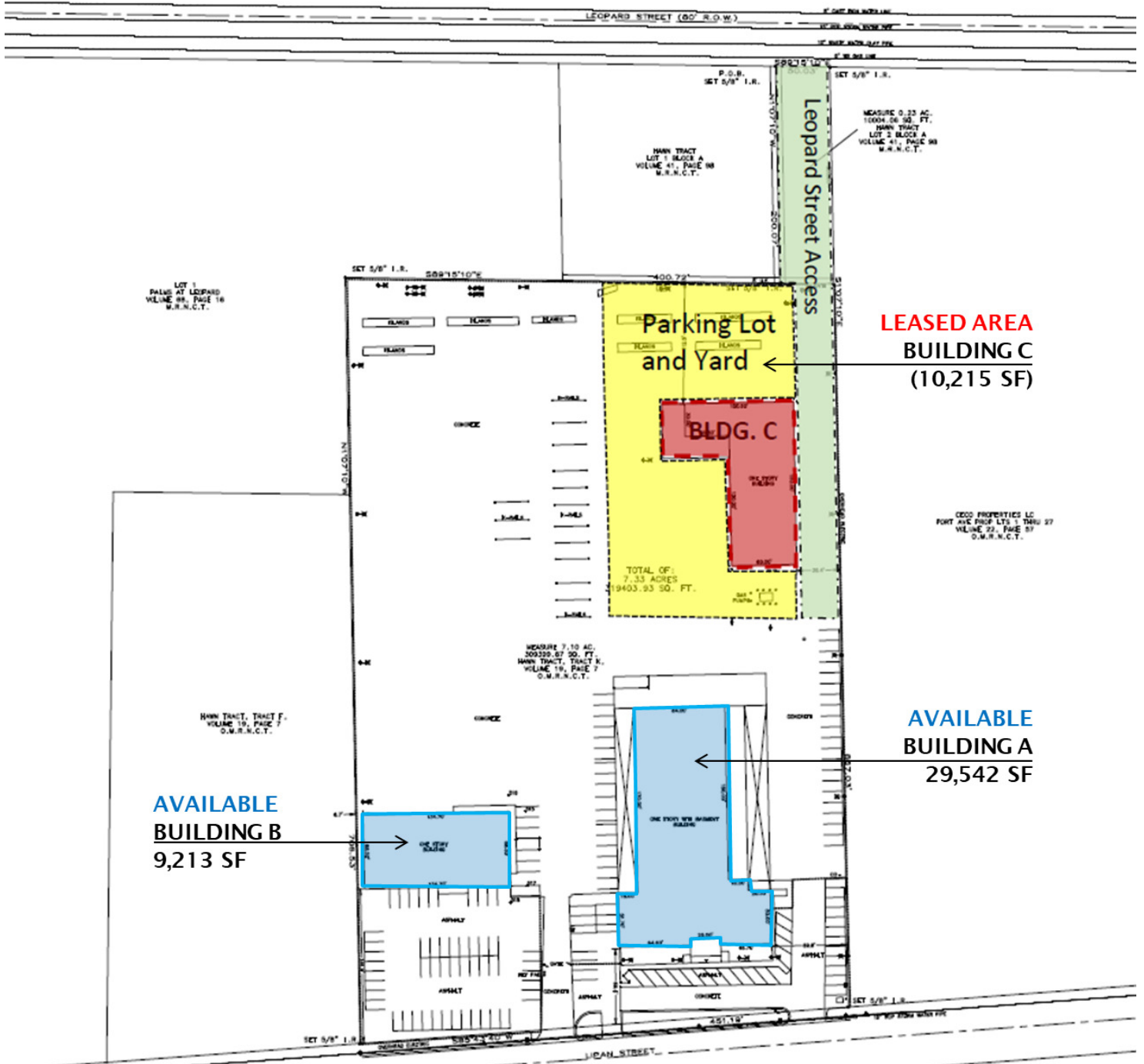


Building C

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SITE PLAN

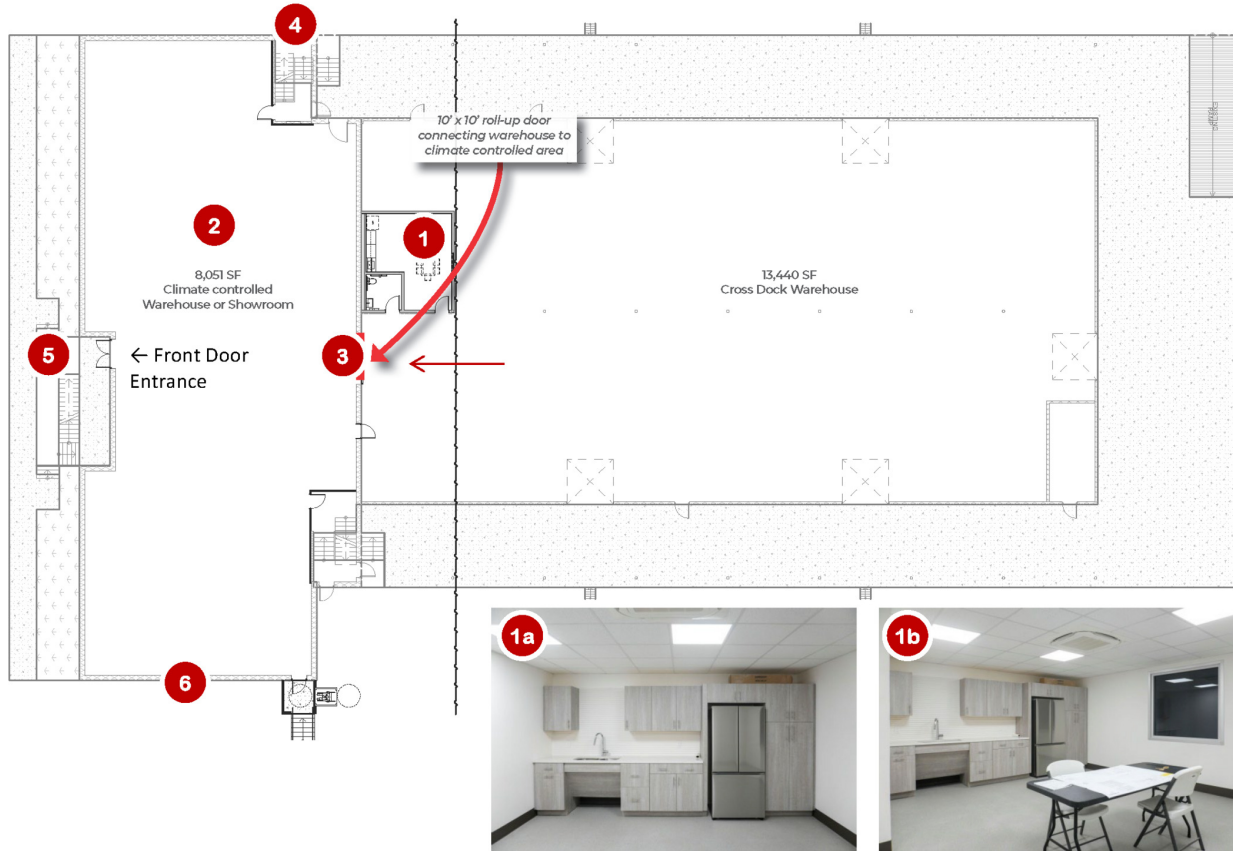


Building C (above in red) is fully leased. The tenant also occupies the parking lot and yard space pictured above in yellow.

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FLOOR PLAN: BLDG A - MAIN LEVEL



1. Breakroom



2. Climate Controlled Space



3. Fire Door Separating Climate Controlled and Open Air Warehouse Spaces

4. Internal Stairway (finished flooring matches conference room flooring)

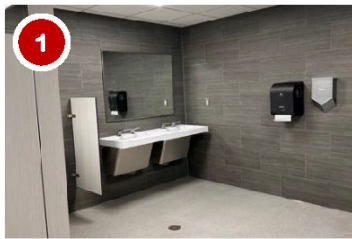
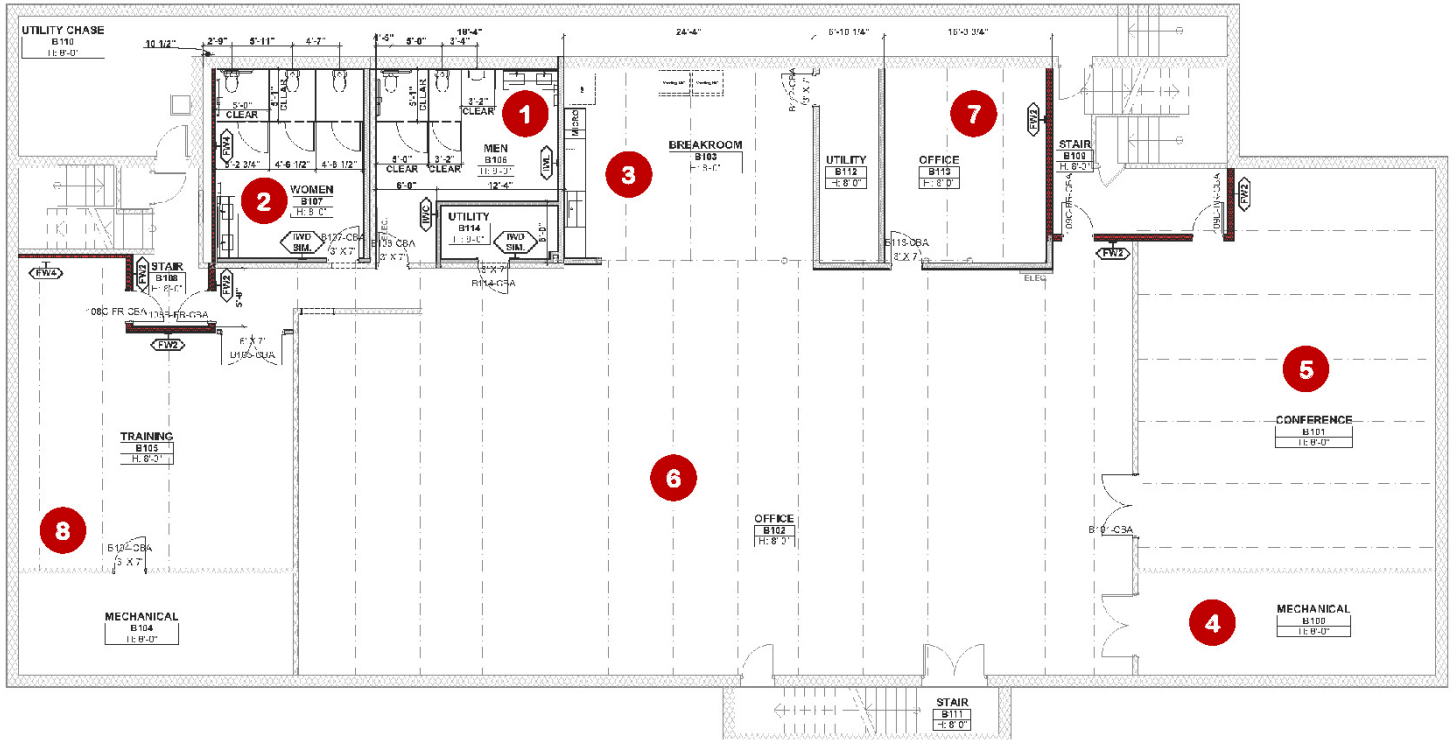
5. Exterior Stairs Leading to Basement Office Space

6. Handicap Ramp

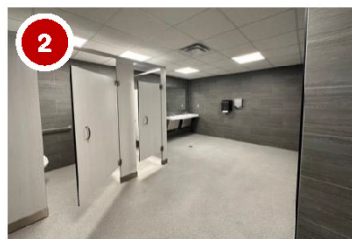
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FLOOR PLAN: BLDG A - BASEMENT LEVEL (8,020 SF)



1. Men's Private Restroom



2. Women's Private Restroom



3. Coffee Bar



4. A/C Room



5. Conference Room



6. Open Office Area



7. Private Office No. 1



8. Private Office No. 2

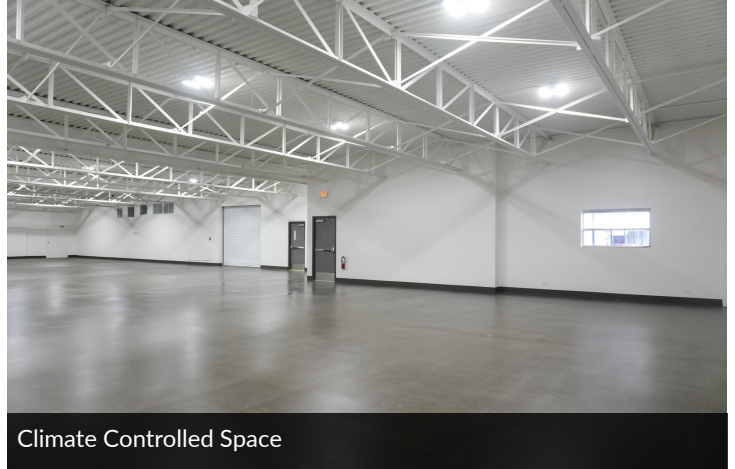
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BLDG A - RECENTLY RENOVATED



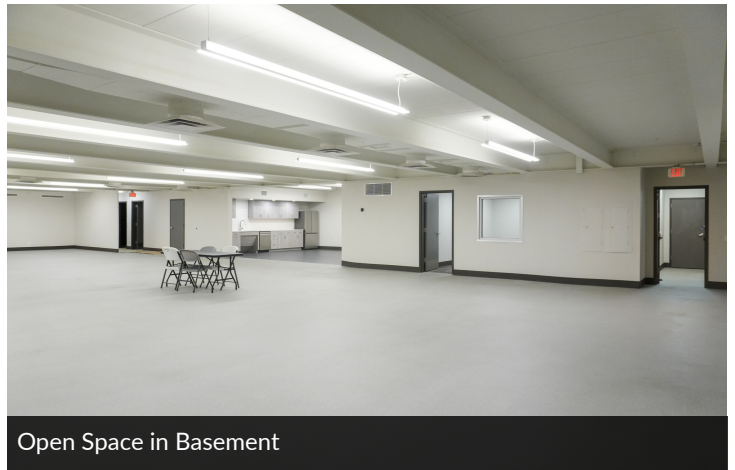
Warehouse Space



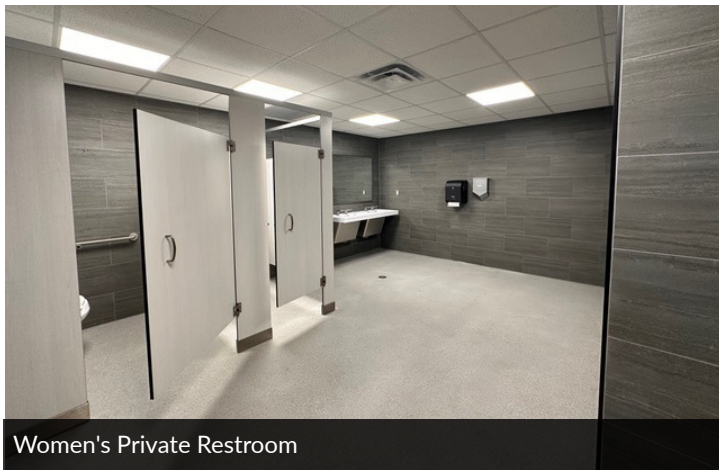
Climate Controlled Space



Private Office



Open Space in Basement



Women's Private Restroom

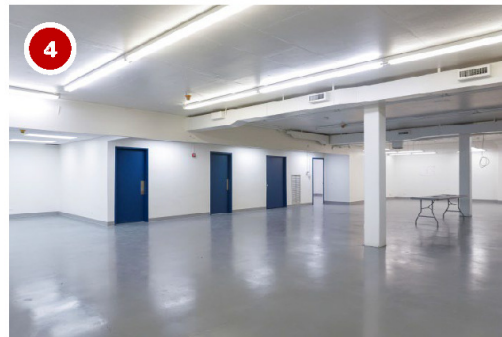
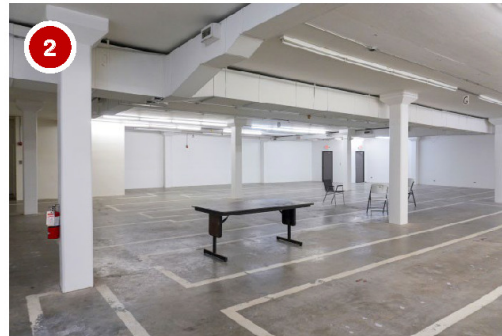
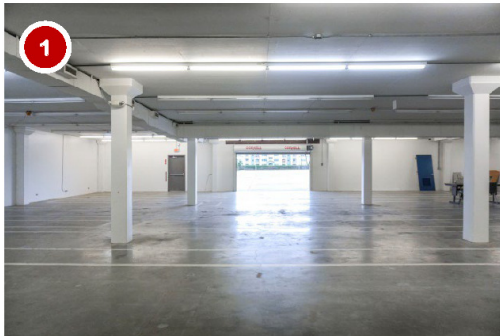
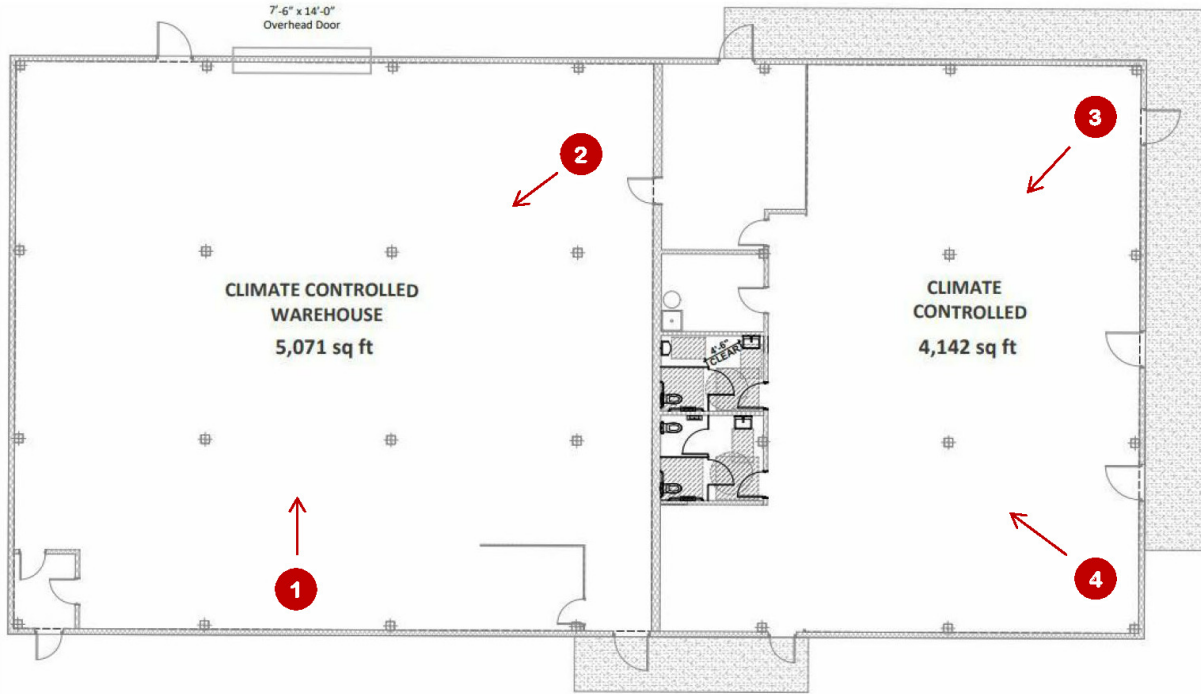


Breakroom

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FLOOR PLAN: BLDG B (9,213 SF)

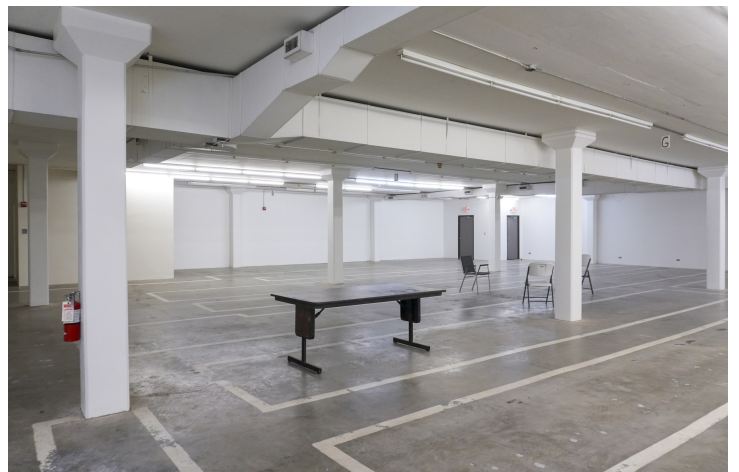


The corresponding numbers in the floor plan above indicate where each picture was taken, and the arrows indicate which direction the photographer was facing.

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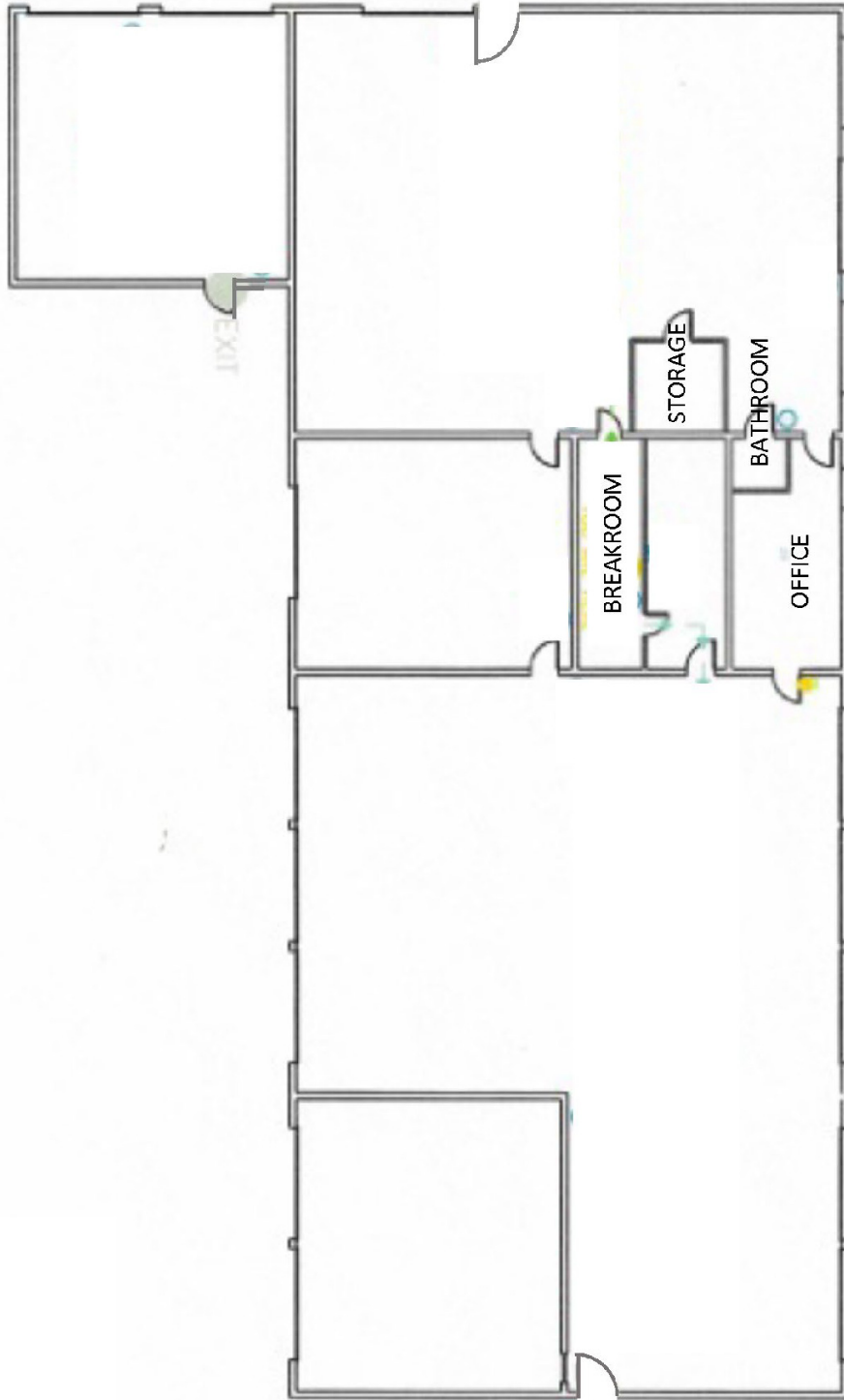
BLDG B - RECENTLY RENOVATED



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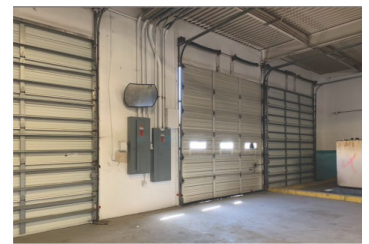
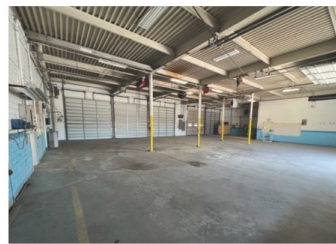
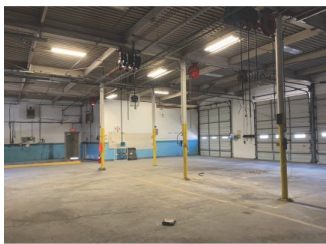
FLOOR PLAN: BLDG C (LEASED) - 10,215 SF



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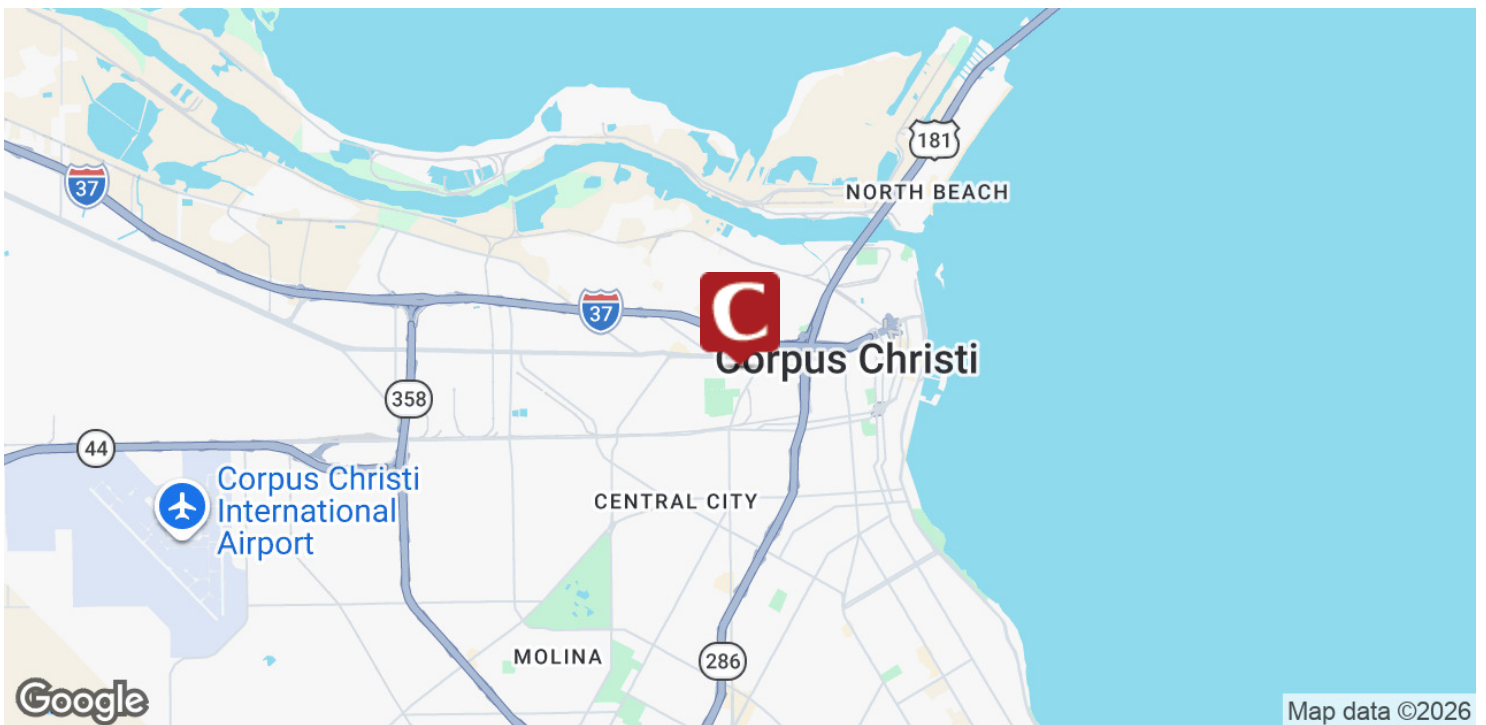
BLDG C (LEASED) - PROPERTY PHOTOS



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LOCATION MAP



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ADVISOR BIO



JOHN FORET

Associate

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TX #748161

PROFESSIONAL BACKGROUND

John was born on the bayous of South Louisiana where he grew up working in the Fishing and Oil & Gas Industries. He attended Nicholls State University in Thibodaux and obtained decades of experience working in oilfields from his home in South Louisiana to countries all around the world. John is now a Texas licensed commercial real estate associate with Cravey Real Estate Services, ready to assist with your industrial, net lease and commercial properties.

Early in his career, John supervised operators and crew during the downstream production of oil and gas in the Gulf of Mexico as a Production Operator with Placid Oil Company. In succeeding years, John helped launch Applied Snubbing Technologies from the ground floor, which was later purchased by Cudd Energy Services, for whom he worked supervising high pressure hydraulic work over operations across the southern United States, Gulf of Mexico, Norway, Scotland, India and South America. This international exposure is valuable when dealing with diverse commercial real estate markets and clients.

In 2001, John and his family settled in Corpus Christi. While living in South Texas and serving as Vice President at C&J Energy Services, John managed multiple districts including South Texas, East Texas, West Texas and Oklahoma. He negotiated contracts with companies including Anadarko Petroleum Corporation, El Paso Exploration & Production, Encana Oil & Gas, Murphy Exploration & Production and Petrohawk Energy Corporation (BHP). John was responsible for overseeing more than \$80 million in sales for C&J Energy Services in 2011, contributing to the company's success and IPO on July 29, 2011. This financial oversight experience is crucial in understanding the economic aspects of commercial real estate transactions.

With thirty-seven years of experience in various capacities within the Oil & Gas Industry, John possesses a deep understanding of how businesses function and expand while maintaining a budget. This insight is beneficial in guiding clients through commercial real estate decisions. John's extensive background in the Oil & Gas Industry, along with his leadership roles and experience in managing operations globally, provides him with a unique skill set that makes him highly qualified to assist clients with their commercial real estate needs. Overall, John's rich professional background, leadership abilities, global experience and financial acumen make him a highly qualified individual available to assist clients with their commercial real estate needs.

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Information About Brokerage Services

11-2-2015

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.

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.

<u>Cravey Real Estate Services, Inc.</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>0409080</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.289.5168</u> Phone
<u>Matthew Cravey</u> Designated Broker of Firm	<u>0203443</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.289.5168</u> Phone
<u>Matthew Cravey</u> Licensed Supervisor of Sales Agent/ Associate	<u>0203443</u> License No.	<u>matt@craveyrealstate.com</u> Email	<u>361.221.1915</u> Phone
<u>John Foret</u> Sales Agent/Associate's Name	<u>748161</u> License No.	<u>john@craveyrealstate.com</u> Email	<u>361.271.1527</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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