

## HIGH YIELD NET LEASED PROPERTY | 12.69% CAP RATE



Sale Price	\$350,000
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## OFFERING SUMMARY

Property Type:	Freestanding Industrial
Building Size:	5,374 SF
Lot Size:	0.53 Acres
Price / SF:	\$65.13/SF
Cap Rate:	12.69%
NOI:	\$44,400
Occupancy:	100% Net Leased
Tenant:	Spartan Specialty Companies, LLC
Lease Term:	Thru 01/31/2029
Submarket:	West San Patricio Cnty

## PROPERTY OVERVIEW

1016 Voss Ave presents a standout opportunity to acquire a fully leased, income-producing industrial asset offering immediate cash flow and strong investment upside in the growing Odem market. With a **12.69% cap rate** and **\$44,400 in annual NOI**, this property delivers compelling returns backed by stable tenancy and a highly visible location along Highway 77, where traffic counts exceed 24,700 vehicles per day per TxDOT. The 5,374 SF building sits on 0.53 acres and is leased to Spartan Specialty Companies, a La Porte-based firm with more than 25 years of experience providing advanced industrial cleaning services along the Texas coast. A recent three-year lease renewal reinforces the tenant's long-term commitment and provides investors with near-term income security from day one.

Structured as a NNN lease, the investment offers minimal landlord responsibilities, with the tenant covering utilities, HVAC service and most maintenance and repair obligations. Originally built in 1979 and later remodeled, the property includes a retail showroom, private offices, rear warehouse space with one drive-in overhead door, a storage yard and two restrooms. Previously operated as a flooring and kitchen/bath remodeling discount warehouse, the layout supports a wide range of industrial or trade-related uses. Positioned near Calallen and Sinton and strengthened by regional growth tied to the Steel Dynamics campus, this asset combines strong yield, dependable tenancy and long-term market momentum in a high-demand coastal Texas corridor.

- **Strong In-Place Income:** \$44,400 NOI with attractive 12.69% Cap Rate
- **Established Tenant:** Spartan Specialty Companies, LLC (25+ years of operating history)
- **Tenant Commitment:** Recently renewed 3-year lease term
- **Favorable Lease Structure:** NNN with tenant responsible for utilities, HVAC & most maintenance
- **Functional Layout:** Retail showroom, office space, warehouse with one (1) overhead door & yard
- **Prime Visibility:** Direct frontage on Hwy 77 with 24,700+ VPD per TxDOT
- **Regional Growth:** Located near Calallen and Sinton with 17,000+ households within 10 miles and economic expansion driven by Steel Dynamics

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ADDITIONAL PHOTOS



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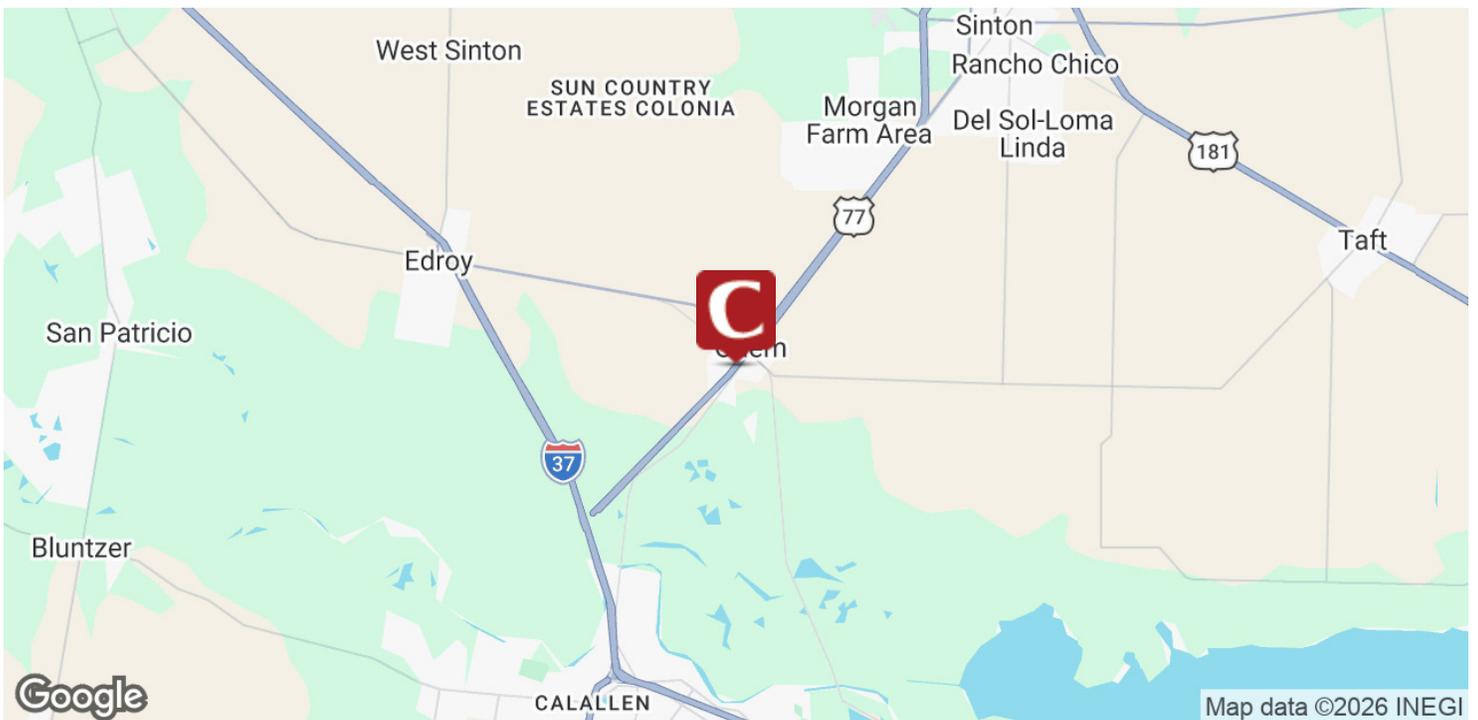
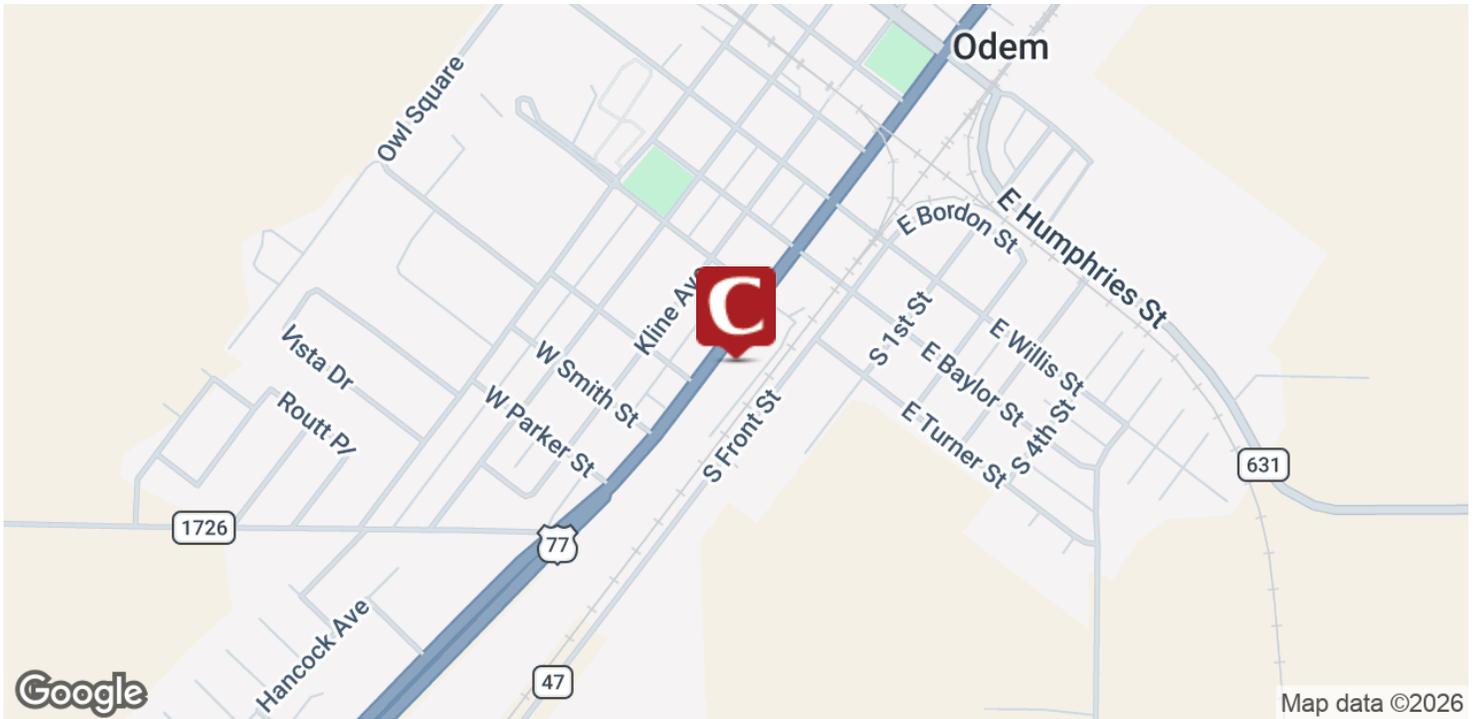
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## LOCATION MAP



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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.

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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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