



NEW SOUTHERN

COMMERCIAL REAL ESTATE



Investment Sale

Rockport Industrial Investment Opportunity

Positioned directly on the Highway 35 Bypass frontage road, this high-visibility industrial asset offers a rare combination of showroom presence, heavy-load storage capability, and operational flexibility — making it ideal for logistics, distribution, service operators, or owner-users seeking long-term value and expansion potential.

7.25 CAP

Sale Price

\$1,900,000

Information is deemed reliable but not guaranteed. All offerings are subject to prior sale, change, or withdrawal without notice.

FOR MORE INFORMATION:

Wade Spenst

BROKER / DEVELOPMENT PARTNER



Wade@NewSouthernCommercial.com



361.834.6333



www.NewSouthernCommercial.com



Property Highlights

- Total Building Area: $\pm 17,000$ SF
- Heavy-Load 2nd Story: $\pm 4,000$ SF with forklift accessibility — engineered for high-capacity storage or specialty operation.
- Conditioned Showroom & Office: $\pm 4,000$ SF — professional client-facing environment
- High-Bay Warehouse: $\pm 9,000$ SF — clear span storage with four overhead doors
- Integrated Heavy-Duty Racking: 4-tier storage system maximizing cubic capacity

Site & Infrastructure

- Operational Yard: ± 1.75 acres — secured, lit, and configured for equipment, fleet, or staging
- Dual Access Points: Efficient ingress/egress for truck circulation
- Total Tract: ± 8 acres — exceptional expansion or redevelopment upside

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Price: \$1,900,000

Financial Summary

Sale Price: \$1,900,000

Lease Structure: Absolute NNN

Monthly Base Rent: \$11,499.00

Annual Base Rent: \$137,988.00

Cap Rate: 7.25%

Lease Term:

60-month renewal executed 01/01/2026

Lease Expiration: 12/31/2030

Tenant is responsible for taxes, insurance, and maintenance, creating a passive ownership profile with predictable net income.

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REMAINING PORTION OF FARM LOT 3, LANDBLOCK 20
T.P. MCCAMPBELL SUBDIVISION
Vol. 1, Pgs. 34, P.R.A.C.T.

509.44'

FIND 5/8" STEEL REBAR 1" W. OF WIRE FENCE

FIND 5/8" STEEL REBAR 0.2' N. & 0.75' W. OF FENCE CORNER

N34°37'25"E

622.92'

NS

NEW SOUTHERN
COMMERCIAL REAL ESTATE

LOT 1, BLOCK 1

LOT 2, BLOCK 1, MUSKOPF FAMILY SUBDIVISION
Vol. 8, Pgs. 102, P.R.A.C.T.

2.0 ACRES OF LAND OUT OF FARM LOT 3, LANDBLOCK 20
T.P. MCCAMPBELL SUBDIVISION
Vol. 1, Pgs. 34, P.R.A.C.T.
(GAL. ENDSIDE OF F202044, O.P.R.A.C.T.)

N55°22'35"W
158.37' 1/2" 1/2"

FIND 5/8" STEEL REBAR

S38°30'12"W

S55°22'35"E

FIND 5/8" STEEL REBAR

510.61'

TEXAS STATE HIGHWAY NO. 35 RELIEF ROUTE (BYPASS)
580' R.O.W.

PLAT BEARING USED FOR DIRECTIONAL CONTROL

CONVEYANCE NOTES

ANY COPY OF THIS PLAT MUST BE IN THE SUBMITTER'S ORIGINAL HAND AND SIGNATURE IN RED INK ON THE DAY OF RECORDATION. IT IS AN UNAUTHORIZED REPRESENTATION WHICH MAY BE USED TO THE DEPRECIATION OF THE SUBMITTER'S INTERESTS. THIS ORIGINAL WORK IS PROTECTED. ANY COPIES OF THIS PLAT, IN ANY FORM, SHALL BE CONSIDERED TO BE UNAUTHORIZED. ANY AND ALL COPIES OF THIS PLAT SHALL BE CONSIDERED TO BE UNAUTHORIZED. ANY AND ALL COPIES OF THIS PLAT SHALL BE CONSIDERED TO BE UNAUTHORIZED.

THIS IS TO CERTIFY THAT I HAVE COMPALED THE FEDERAL PLAT-MAKING ACT OF 1917, AND I HAVE MADE THE FOLLOWING STATEMENTS: I, JAMES C. BRUNDETT, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY SHOWS A SURVEY ON THE GROUNDS OF THE FOREGOING PROPERTY AND THAT I HAVE NOT BEEN AWARE OF ANY INTEREST OR INTERESTED PARTY FOR EVIDENCE OF RECORD, DISCLOSURE, RESPECTIVE OF THE COMPLETION OF THIS EVIDENCE. SURVEYOR AND ANY OTHER PERSONS IN COMPLIANCE WITH THE TITLE COMMITMENT TO DETERMINE AND MAKE THEM DO OR DO NOT AFFECT SUBJECT PROPERTY.

SURVEY AND IMPROVEMENTS ON
LOT 1, BLOCK 1,
MUSKOPF FAMILY SUBDIVISION

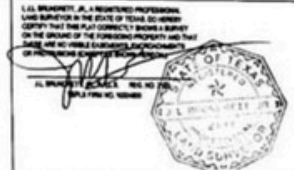
ARANSAS COUNTY, TEXAS

ACCORDING TO THE PLAT RECORDED IN VOLUME 8,
PAGE 102, PLAT RECORDS OF ARANSAS COUNTY, TEXAS

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 1332
McQueen, Texas 75159
Tel: 714-447-7777
Fax: 714-447-7777
www.griffithbrundrett.com

DATE: JUNE 26, 2014
SCALE: 1" = 40'
FILE NAME: 140626892
REVISED: DATE:

PREPARED FOR:
SPRAY-ON-GROW, INC.





NEW SOUTHERN COMMERCIAL REAL ESTATE



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.

NEW SOUTHERN COMMERCIAL REAL ESTATE	9008419	wade@newsoutherncommercial.com	(361)834-6333
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Wade Spenst	677021	wade@newsoutherncommercial.com	(361)834-6333
Designated Broker of Firm	License No.	Email	Phone
Wade Spenst	677021	wade@newsoutherncommercial.com	(361)834-6333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven Saules	789600	steven@newsoutherncommercial.com	(361)905-5000
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

FOR MORE INFORMATION:

Wade Spenst

Broker / DEVELOPMENT PARTNER



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