



**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](http://www.NewSouthernCommercial.com)



## Property Highlights

- Total Building Area: ±17,000 SF
- Heavy-Load 2nd Story: ±4,000 SF with forklift accessibility – engineered for high-capacity storage or specialty operation.
- Conditioned Showroom & Office: ±4,000 SF – professional client-facing environment
- High-Bay Warehouse: ±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, Pg. 34, P.R.A.C.T.

FND. 5/8" STEEL REBAR  
2.3' AL. & 3.7' W.  
OF FENCE CORNER

N34°37'25"E

509.44'

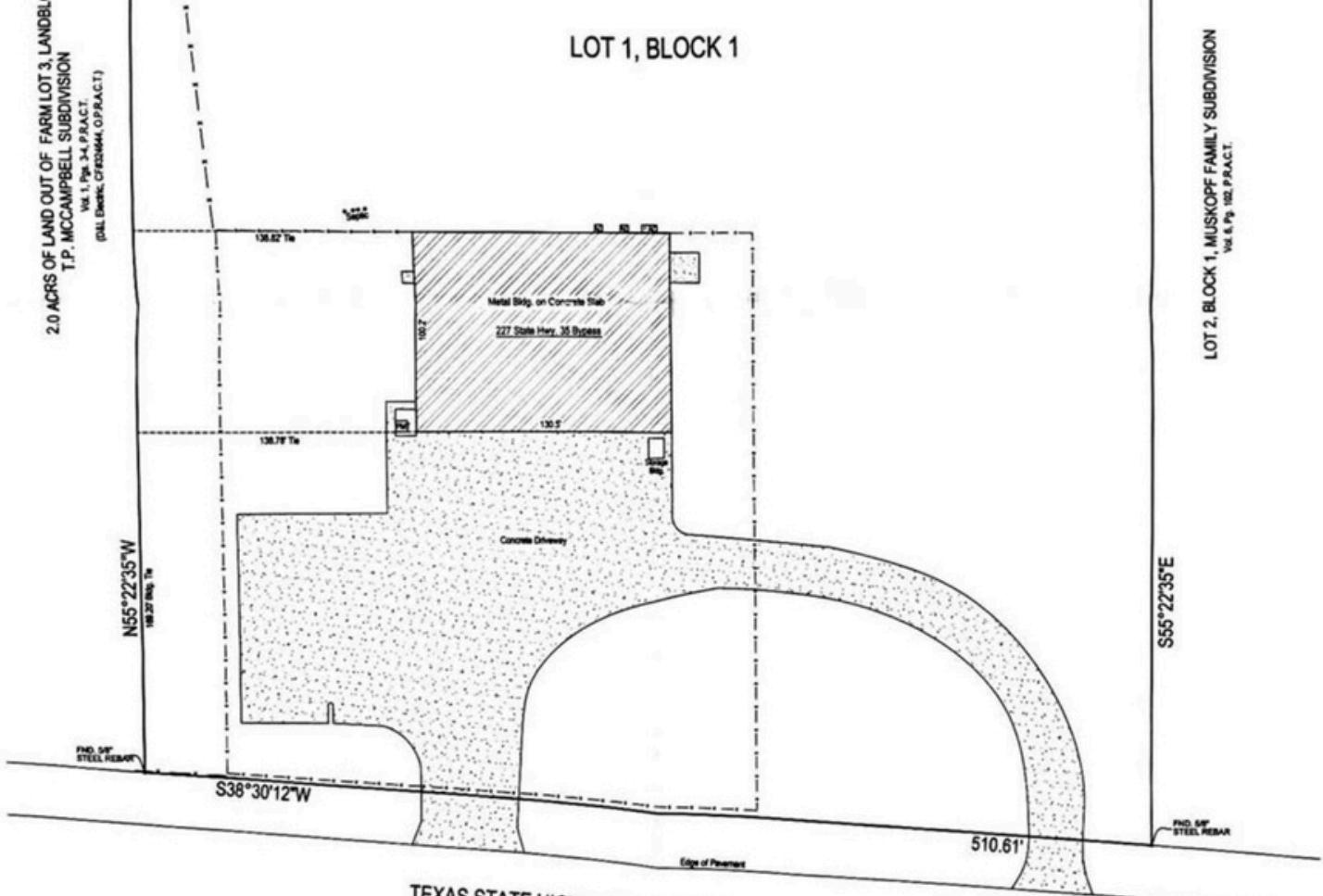
FND. 5/8" STEEL REBAR  
1' AL. OF WIRE  
FENCE

2.0 ACRS OF LAND OUT OF FARM LOT 3, LANDBLOCK 20  
T.P. MCCAMPBELL SUBDIVISION  
Vol. 1, Pg. 34, P.R.A.C.T.  
(ALL ERECT, CRIMSON, OR PRACT.)

LOT 1, BLOCK 1



LOT 2, BLOCK 1, MUSKOPF FAMILY SUBDIVISION  
Vol. 6 Pg. 102, P.R.A.C.T.



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

PLAT SHEARING USED FOR DIRECTIONAL CONTROL

COPIRIGHT NOTICE  
ANY COPY OF THIS DRAWING MADE BY 1-1 THE SURVEYOR'S DRAWING, ALL RD.  
DISPONIBLITY REDD OR THE RD. ON THE DRAWING, ALL RD.  
MAY HAVE BEEN ALTERED OR CHANGED.  
THIS ORIGINAL WORK IS PROTECTED - ALL COPIES, LISTS, TITLE OR UNITED STATES  
GOVERNMENT USES, AND ALL OTHERS WILL BE PROHIBITED TO THE PUBLISHER  
EXCEPT BY THE RD.

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL PLATES AND MAP DATED 9-18-05  
AND FOUND THAT THE PROPERTY DESCRIBED HEREIN IS \_\_\_\_\_, LOCATED IN A SPECIAL  
PURCHASED BY THE STATE OF TEXAS, SECTION 10, BLOCK 1, LOT 1, T.P. MCCAMPBELL  
ZONE C, STATE SURVEYOR'S PLATE NO 1830, COMPANY NO. 485452.  
THIS INFORMATION IS SHOWN TO SCALE THE LOCATION OF THIS SURVEY ON THE MAP REFERENCED MAP AND IS  
INTENDED TO BE USED TO DETERMINE INSURANCE RATES ONLY AND NOT TO IDENTIFY SPECIFIC PLANNING CONDITIONS  
OR OTHER USES. THIS SURVEY IS NOT A PLAT SURVEY AND IS NOT A PLAT SURVEY. THIS SURVEY IS NOT A PLAT SURVEY.  
REPRESENTATIVE COPIES OF THIS SURVEY ARE SURVEYOR'S SURVEY. WHEN EXECUTED, A  
SCHEDULE OF THE TITLE COMPANY TO DETERMINE WHETHER THEY DO OR DO NOT AFFECT SUBJECT PROPERTY.

**G. Griffith & Brundrett**  
Surveying & Engineering, Inc.  
411 S. Pearl St., P.O. Box 2227  
Rockport, Texas 78382  
131-729-6474  
E-mail: [gbsurveyor.com](mailto:gbsurveyor.com)  
www.gbsurveyor.com

DATE: JUNE 26, 2014  
SCALE: 1" = 40'  
FILE NAME: 1406260002  
REVISED DATE:

PREPARED FOR:  
SPRAY-A-CROW, INC.

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

ARANSAS COUNTY, TEXAS

ACCORDING TO THE PLAT RECORDED IN VOLUME 6,  
PAGE 102, PLAT RECORDS OF ARANSAS COUNTY, TEXAS

J. J. BRUNDRETT, A. SURVEYING PROFESSIONAL,  
A SURVEYOR IN THE STATE OF TEXAS DO HERB  
CERTIFY THAT THIS PLAT CORRECTLY SHOWS A SURVEY  
ON THE GROUND OF THE FOREGOING PROPERTY AND THAT  
THE SAME IS IN ACCORDANCE WITH THE PLAT RECORDS  
ON FILE IN THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS  
OR THAT NO SURVEY HAS BEEN MADE.

J. J. BRUNDRETT, SURVEYOR  
SPL. REG. NO. 10000  
SPL. REG. NO. 10000





# 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 licensee 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>NEW SOUTHERN COMMERCIAL REAL ESTATE</b>	<b>9008419</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Wade Spenst</b>	<b>677021</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Wade Spenst</b>	<b>677021</b>	<b>wade@newsoutherncommercial.com</b>	<b>(361)834-6333</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Steven Saules</b>	<b>789600</b>	<b>steven@newsoutherncommercial.com</b>	<b>(361)905-5000</b>
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](http://www.trec.texas.gov)

FOR MORE INFORMATION:

**Wade Spenst**

Broker / DEVELOPMENT PARTNER



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361.834.6333

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