

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	TBD
Building Size:	11,844 SF
Total Lot Size:	3.27 Acres
Yard Size:	2.5 Acres
Year Built:	2025
Zoning:	IL-Light Industrial

PROPERTY OVERVIEW

Construction Start Date: March 1, 2025
Turn-Key Date: November 1, 2025

Base Rent \$ TBD (+ NNN's)

Crane-Ready for a 10-Ton Overhead Bridge Crane.
Office Space : 2,553 SF
Warehouse: 7,792 SF
Wash-Rack : 1,500 SF

Yard Space : 2.5 acres Stabilized, Fenced, and Gated
Fencing : 6' High Double-Gated, Chain-Linked
Utilities : City Water, Sewer, & Gas, Fiber Optic Cable/Internet, and AEP Power

This L-shaped, 3.27 acres of Platted Land currently has sole access from & egress to Southern Minerals Rd.

If Tenant needs an adjacent 2.5 acres of gated, fenced and stabilized Yard Space, then this could also provide access from & egress to Spindletop Rd, which connects to Wildcat Industrial Park's main entrance on Leopard Street.

LOCATION OVERVIEW

Wildcat Industrial Park has 2 access roads off Leopard Street (Cathead Rd & Spindletop Rd). The Park is located near the intersection of Southern Minerals Road & Leopard Street. Quick access to IH-37, IH-69 / US-77, SH-44, SH-35, SH-286 & SH-358.

SCOTT FAUVER

361.442.6723
scott@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

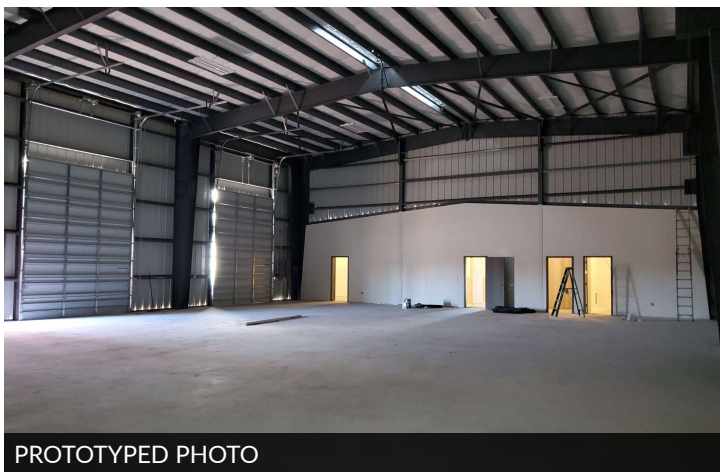
PROPERTY DESCRIPTION



PROTOTYPED PHOTO



PROTOTYPED PHOTO



PROTOTYPED PHOTO

Main Warehouse = 5,483 SF
(Facing South) 60'-11" x 76'-6"
+
Shop/Storage = 2,309 SF
(Facing North) 76'-9" x 30'-1"

Total Warehouse/Shop/Storage = 7,792 SF
+
Office = 2,553 SF.
(Facing West) 41' 11" x 60' 11"

Total Interior Building Area = 10,345 SF
+
Wash Rack Area = 1,500 SF
(Facing East) 25' x 60'

Total Lease Area = 11,845 SF

MAIN WAREHOUSE

Ceiling Clear/Peak = 21'-6" / 24'
3- Exterior OHD's (Facing South)
2 - Interior OHD's Accessing Shop/Storage
+

SHOP/STORAGE

Ceiling Clear/Peak = 19' / 20'
2 - Exterior OHD's (Facing North)
2 - Interior OHD's Accessing Main Whse

7 - Total OHD's Dimensions = 12' W x 16' H
2- Drive-Thru Bays = 91' Long x 12' W x 16' H

ELECTRICAL SPECS

AEP Meter 320A 3 Phase 4 Wire
2 - Indoor Electrical Panels (42 Circuits ea)
3 Phase, 3 Wire, 200 amp Main Brkr 60HZ

YARD SPACE

2.5 AC's of Stabilized, Fenced, and
Gated Yard Space

SCOTT FAUVER

361.442.6723

scott@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

[illegible]

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.

MEASURED AERIAL



SCOTT FAUVER
361.442.6723
scott@craveyrealestate.com

Cravey
Real Estate Services, Inc.
361-289-5168
Corpus Christi, TX

AERIAL MAP



SCOTT FAUVER

361.442.6723

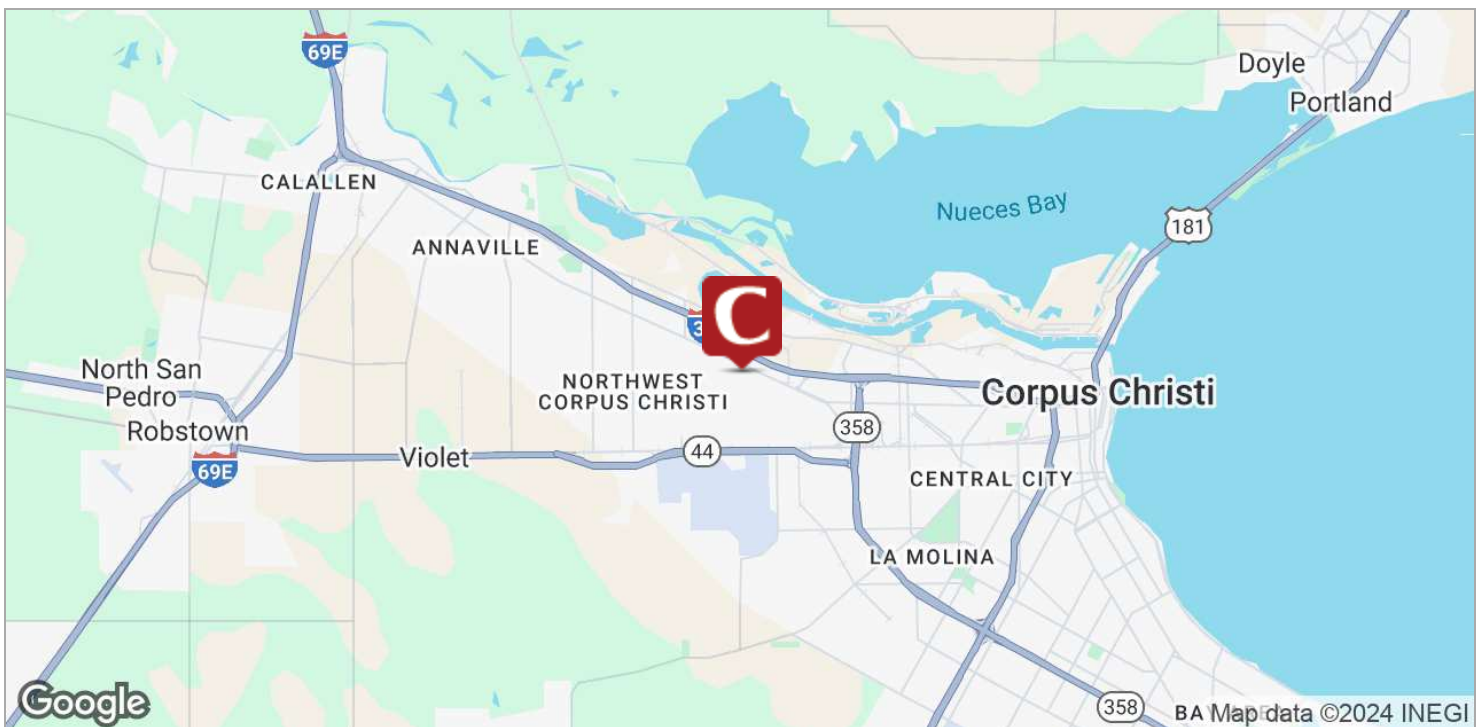
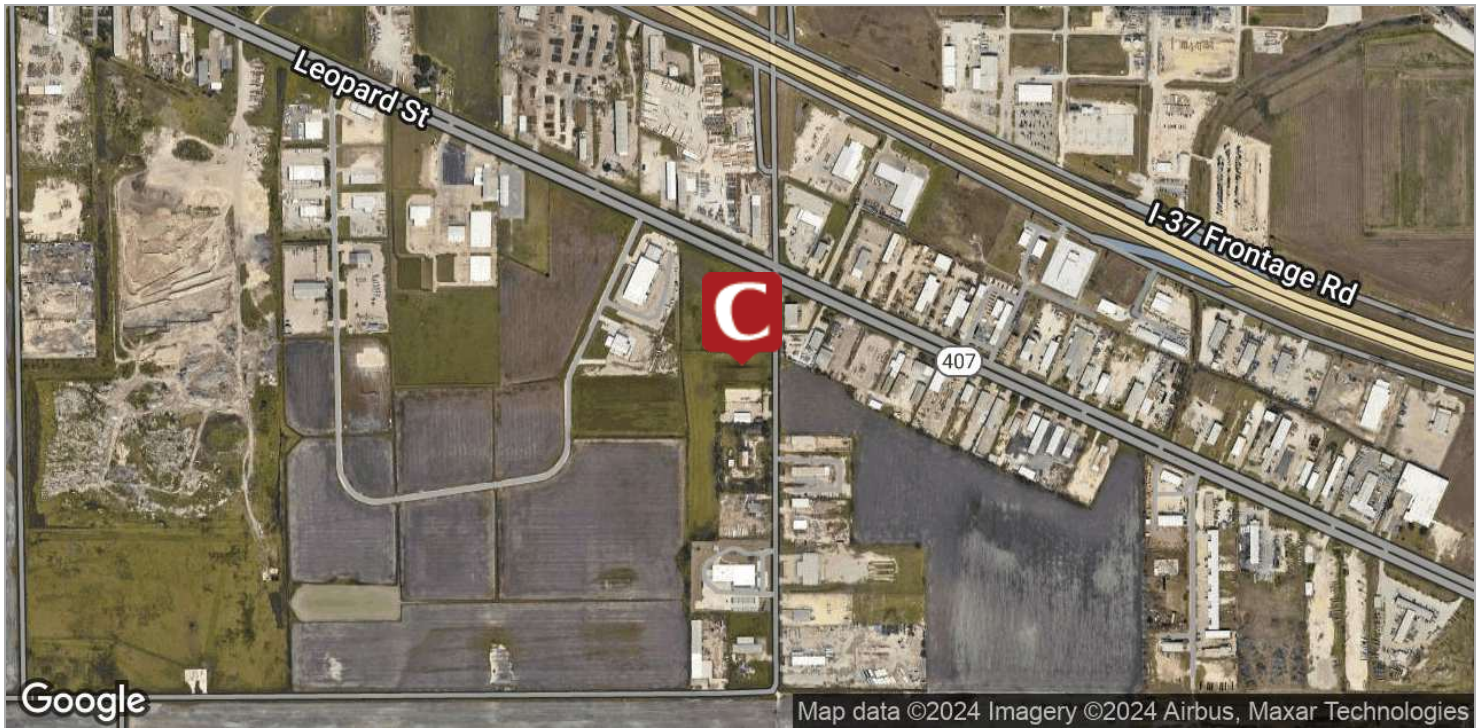
scott@craveyrealestate.com

Cravey
 Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

LOCATION MAPS

**SCOTT FAUVER**

361.442.6723

scott@craveyrealestate.com

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX



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.

Cravey Real Estate Services, Inc. Licensed Broker/Broker Firm Name or Primary Assumed Business Name	0409080 License No.	matt@craveyrealestate.com Email	361.289.5168 Phone
Cravey Real Estate Services, Inc. Designated Broker of Firm	0203443 License No.	matt@craveyrealestate.com Email	361.289.5168 Phone
Matthew Cravey Licensed Supervisor of Sales Agent/ Associate	0203443 License No.	matt@craveyrealestate.com Email	361.221.1915 Phone
Scott Fauver Sales Agent/Associate's Name	583874 License No.	scott@craveyrealestate.com Email	361.442.6723 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Matthew Cravey

Phone: 361.289.5168301 Fax: 361.289.5442
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

IABS 1-0
Untitled