

# FOR SALE

±5,625 SF  
FLEX BUILDING  
±30.28 ACRES

2801 TEXAS 72  
THREE RIVERS, TX 78071  
**\$650,000**



FOR MORE  
INFORMATION  
PLEASE CONTACT

**MICHAEL GIDDENS**  
210.912.1315  
mgiddens@cbcalamo.com

**BRENT HOLMES,  
TACS**  
210.218.3933  
bholmes@cbcalamo.com

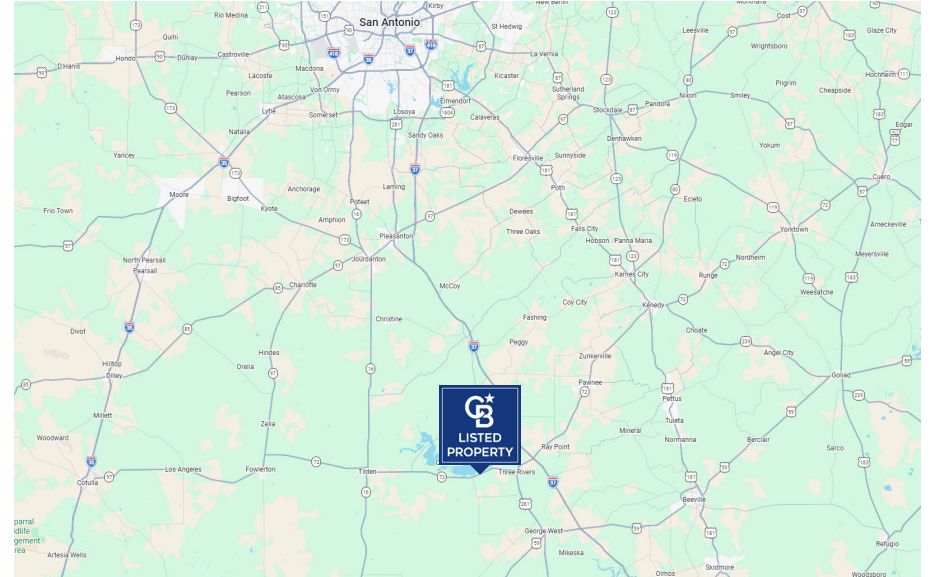
 **COLDWELL BANKER  
COMMERCIAL** | ALAMO CITY

[CBCALAMO.COM](http://CBCALAMO.COM)

# SALE

## ±30.28 ACRES ALONG WEST HWY 72

2801 Texas 72, Three Rivers, TX 78071



Sale Price:	\$650,000
Building Size:	± 5,625 SQFT
Lot Size:	± 30.28 Acres
Zoning:	OCL
Traffic Count:	4,242
Building Class:	C

### PROPERTY OVERVIEW

Positioned along West Highway 72 in Three Rivers, Texas, this multi-parcel commercial offering totals approximately ±30.28 acres across three contiguous tracts – one improved, two vacant. The improved tract features an existing metal building, and support structures ready for immediate use. Ideal for oilfield services, equipment staging, contractor yards, or industrial storage., the property sits squarely within the Eagle Ford Shale service corridor midway between San Antonio and Corpus Christi. Unimproved tracts offer expansion flexibility or land-banking potential, with the 20-acre tract carrying an active agricultural valuation to minimize carrying costs. Direct Highway 72 frontage, a certified survey on file, and three separate CAD accounts make this a clean, flexible acquisition for operators or investors seeking a proven South Texas industrial market.

**MICHAEL GIDDENS**  
210.912.1315  
mgiddens@cbcalamo.com

**BRENT HOLMES,  
TACS**  
210.218.3933  
bholmes@cbcalamo.com



**COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY

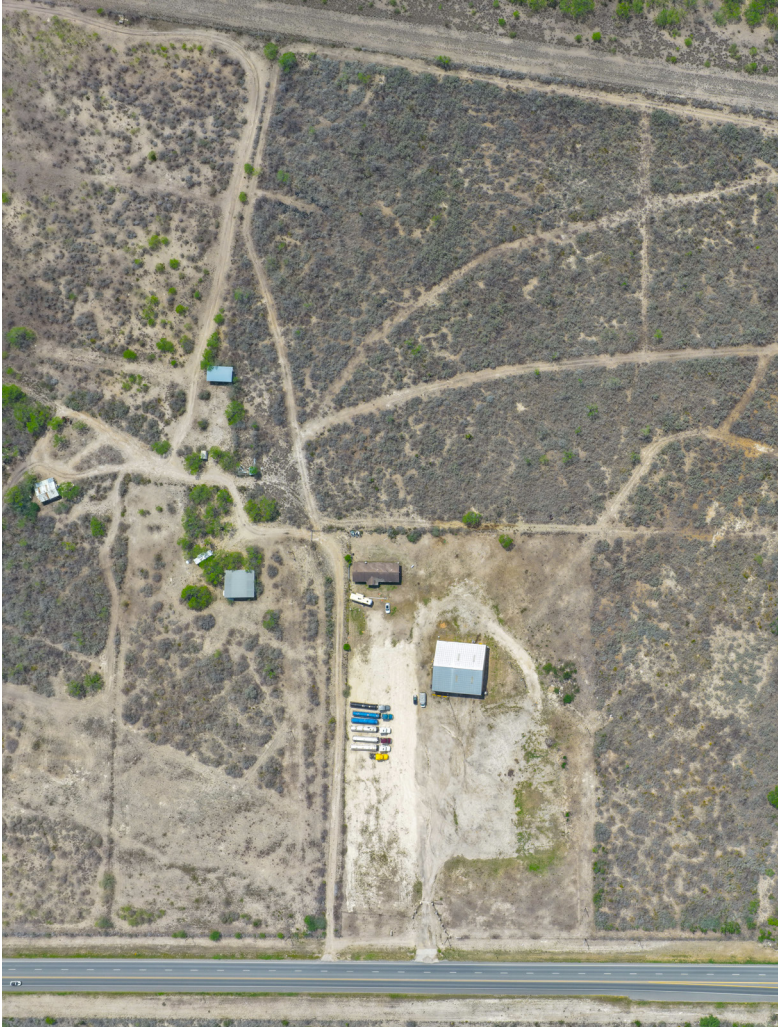
# SALE

**±30.28 ACRES ALONG WEST HWY 72**

2801 Texas 72, Three Rivers, TX 78071

## PROPERTY HIGHLIGHTS:

- ±30.28 acres across three tracts (5.44 AC improved | 4.63 AC vacant | 20.22 AC vacant)
- Direct frontage on W. Highway 72 with strong visibility and access
- Metal building (5,625 SF / Built 2002) on the 5.44-acre improved tract
- Directly across from Choke Canyon reservoir with lake views
- Suitable for oilfield/energy services, equipment yards, contractor operations, industrial storage, or owner-user development



---

**MICHAEL GIDDENS**  
210.912.1315  
mgiddens@cbscalamo.com

**BRENT HOLMES,**  
**TACS**  
210.218.3933  
bholmes@cbscalamo.com



**COLDWELL BANKER**  
**COMMERCIAL**  
ALAMO CITY

# SALE

**±30.28 ACRES ALONG WEST HWY 72**  
2801 Texas 72, Three Rivers, TX 78071



**MICHAEL GIDDENS**  
210.912.1315  
mgiddens@cbscalamo.com

**BRENT HOLMES,**  
**TACS**  
210.218.3933  
bholmes@cbscalamo.com



**COLDWELL BANKER**  
**COMMERCIAL**  
ALAMO CITY

# SALE

## DEMOGRAPHICS

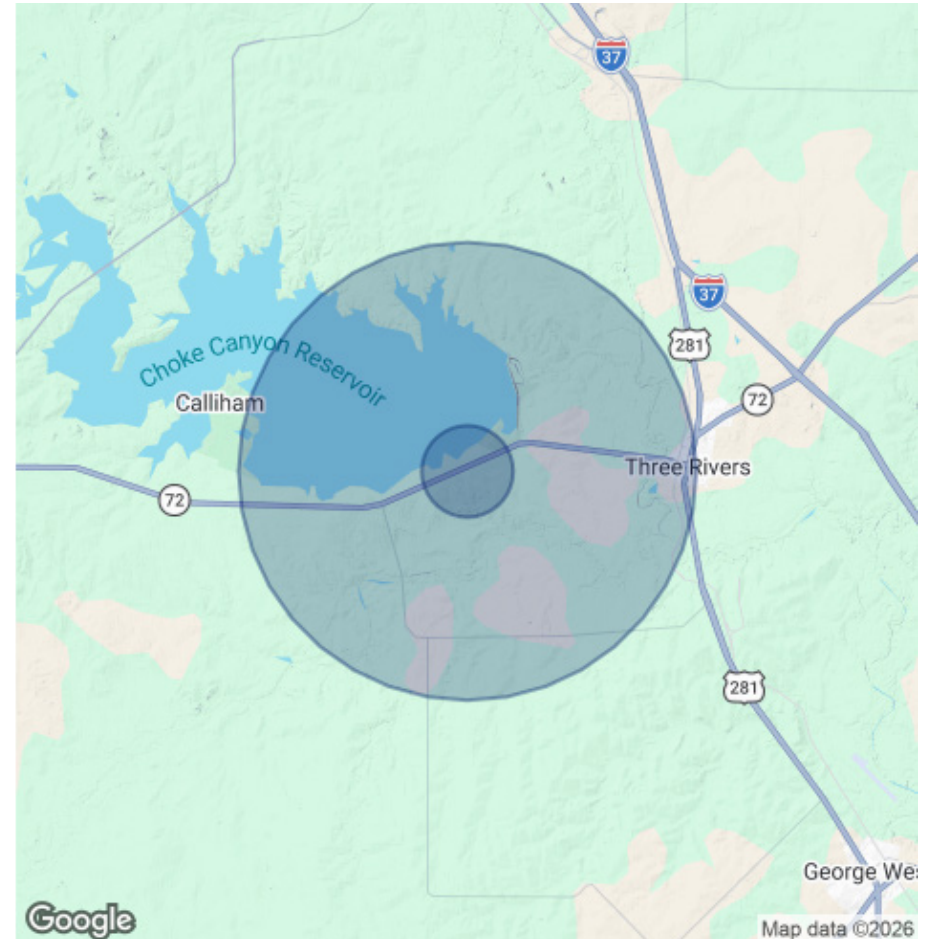
2801 Texas 72, Three Rivers, TX 78071

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	76	1,752	3,221
Average Age	38	37.4	39.7
Average Age (Male)	37.5	36.2	37.9
Average Age (Female)	54.9	51.2	48.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	7	299	914
# of Persons per HH	10.9	5.9	3.5
Average HH Income	\$163,934	\$97,420	\$73,738
Average House Value	\$207,721	\$144,761	\$152,363

2023 American Community Survey (ACS)



**MICHAEL GIDDENS**  
210.912.1315  
mgiddens@cbscalamo.com

**BRENT HOLMES,  
TACS**  
210.218.3933  
bholmes@cbscalamo.com



**COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY

# SALE

## NEARBY CITIES & POINTS OF INTEREST

2801 Texas 72, Three Rivers, TX 78071



**MICHAEL GIDDENS**  
210.912.1315  
mgiddens@cbscalamo.com

**BRENT HOLMES,  
TACS**  
210.218.3933  
bholmes@cbscalamo.com



**COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY



## Information About Brokerage Services

*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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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>Coldwell Banker Commercial Alamo City</b>	<b>416239</b>	<b>Irispoli@cbharper.com</b>	<b>2104837000</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Leesa Harper Rispoli</b>	<b>389556</b>	<b>Irispoli@cbharper.com</b>	<b>2104837004</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>Marlee Kutzer</b>	<b>628144</b>	<b>marlee@cbharper.com</b>	<b>2104837010</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Mike Giddens</b>	<b>652521</b>	<b>mgiddens@cbscalamo.com</b>	<b>2109121315</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



## Information About Brokerage Services

*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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

<b>Coldwell Banker Commercial Alamo City</b>	<b>416239</b>	<b>Irispoli@cbharper.com</b>	<b>2104837000</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Leesa Harper Rispoli</b>	<b>389556</b>	<b>Irispoli@cbharper.com</b>	<b>2104837004</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Marlee Kutzer</b>	<b>628144</b>	<b>mkutzer@cbharper.com</b>	<b>2104837010</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Brent Holmes</b>	<b>713693</b>	<b>bholmes@cbscalamo.com</b>	<b>2102183933</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date