

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Call For Rate
Total Available Building Size:	90,685 SF
Lot Size Available:	39 Acres
Year Built:	1982
Zoning:	Heavy Industrial

PROPERTY OVERVIEW

Industrial Facility on 39 acre site with the following available buildings:

- 22,384 SF pipe inspection/threading building
- 22,490 SF dry storage building
- 5,625 SF building
- 16,200 SF open shed
- 24,000 SF equipment storage building

Clear height varies from 16' - 21'. Fully fenced, stabilized yard.  
Will consider dividing.

Five (5) 2.6-2.8 acre platted lots available on Chaparosa St for build to suit.

LOCATION OVERVIEW

Located on US Hwy 77/I-69 in Robstown, Texas. About 4 miles from Corpus Christi.

I-69 frontage with frontage on two additional roads, County Road 48 and Chaparosa.

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## BUILDINGS AVAILABLE FOR LEASE



## AVAILABLE SPACES

BUILDING	SIZE (SF)	DESCRIPTION
Industrial Complex	90,685 SF	-
(1) Dry Storage Building	22,490 SF	(2) 16'x16' drive thru overhead doors. 16' Eve; 21' Peak (2) Big Fans. Concrete Floor. Fluorescent Lights. Men & Women's Restroom
(2) Pipe Inspection/Threading Building	22,384 SF	Large open building. Used for pipe inspection/threading. Small office with a large restroom. 12' Eve; 22' Peak Asphalt floor. Lower area of building is open.
(3) Building	5,625 SF	Three (3) drive in overhead doors. 20' Eve; 24' Peak Fire sprinkler. Concrete Floor.
(4) Open Shed	16,200 SF	Large open building. 22' Eve; 29' Peak Stabilized floor
(5) Equipment Storage Building	24,000 SF	(16) 16'x16' drive in overhead doors. 17' Eve; 20' Peak No restroom or office. Fluorescent lighting. Concrete floor. Can be divided.
Build To Suit	13.2 Acres	(5) Platted lots available on Chaparosa St for build to suit. 2.6-2.8 Acres.

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FOR LEASE

LARGE INDUSTRIAL COMPLEX | 4599 I-69/ US HWY 77

## (1) DRY STORAGE BUILDING | 22,490 SF



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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.

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## (2) PIPE INSPECTION/THREADING BUILDING | 22,384 SF



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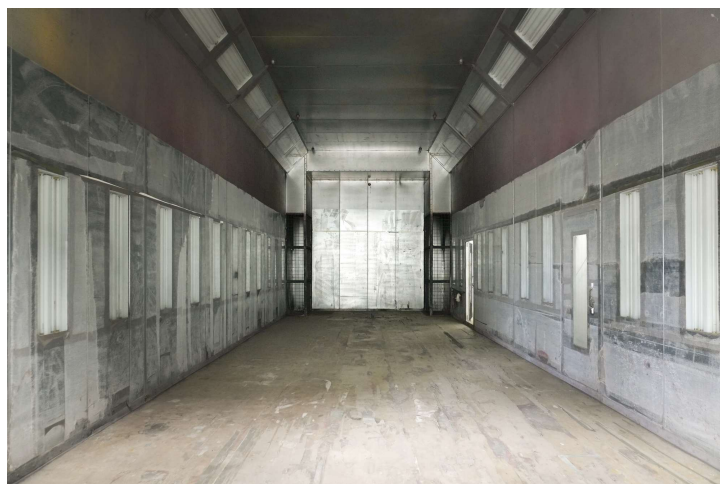
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(3) BUILDING | 5,625 SF



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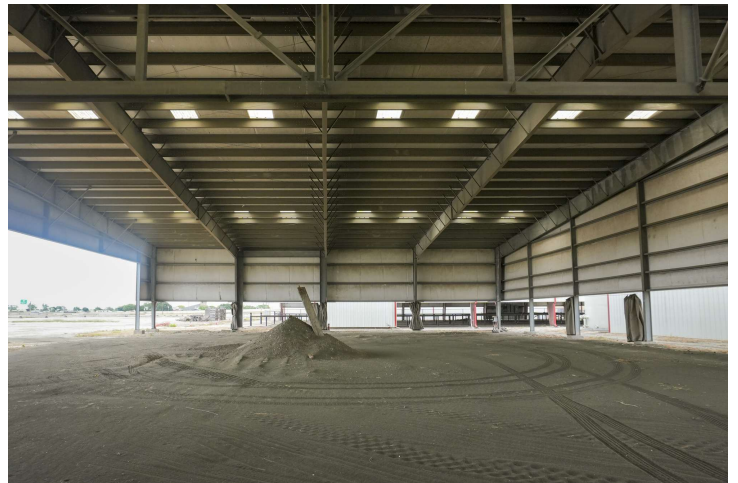
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(4) OPEN SHED | 16,200 SF



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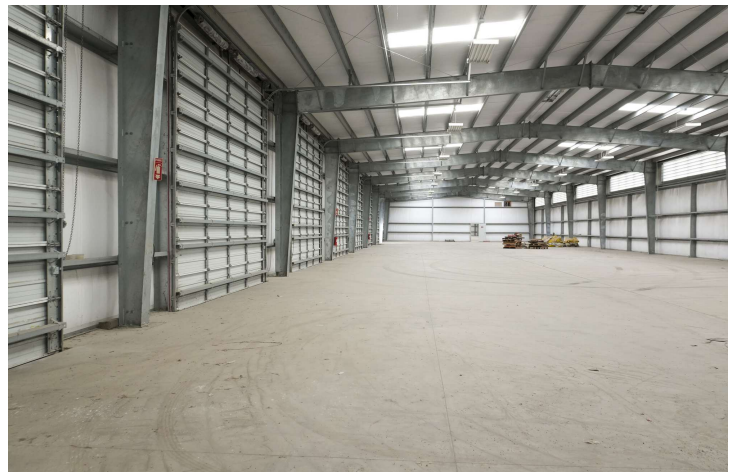
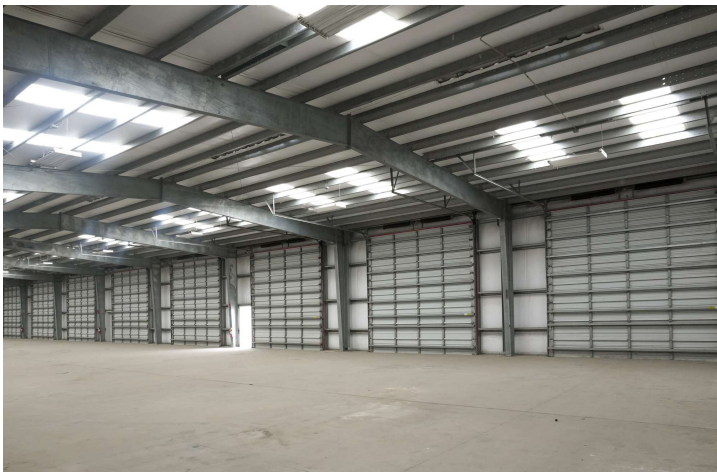
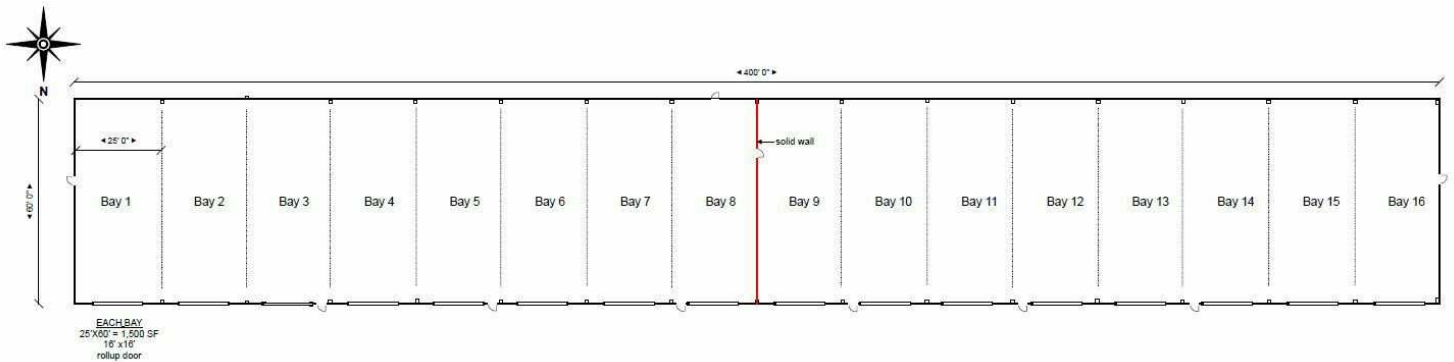
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## (5) EQUIPMENT STORAGE BUILDING | UP TO 24,000 SF AVAILABLE

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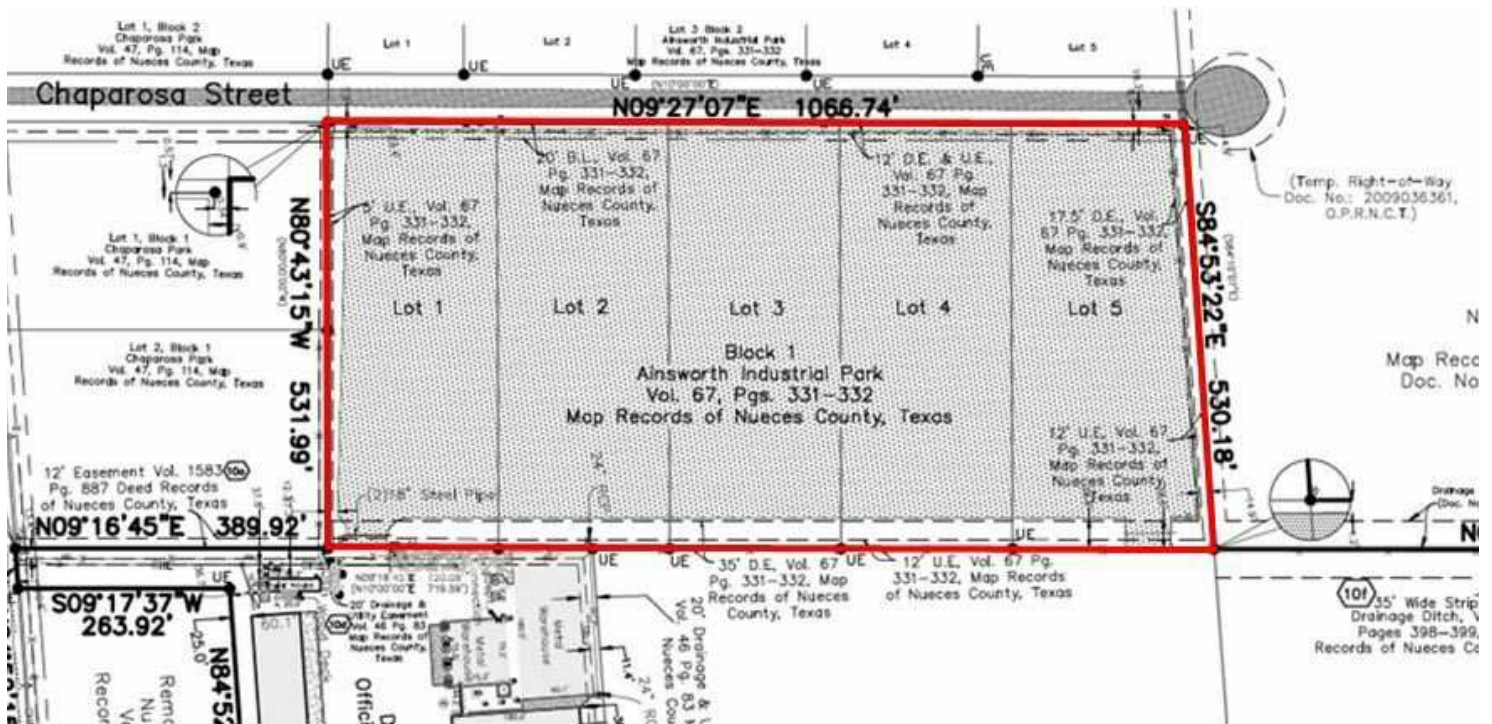
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## PLATTED LOTS AVAILABLE FOR BUILD TO SUIT | CHAPAROSA ST



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## AERIAL MAP



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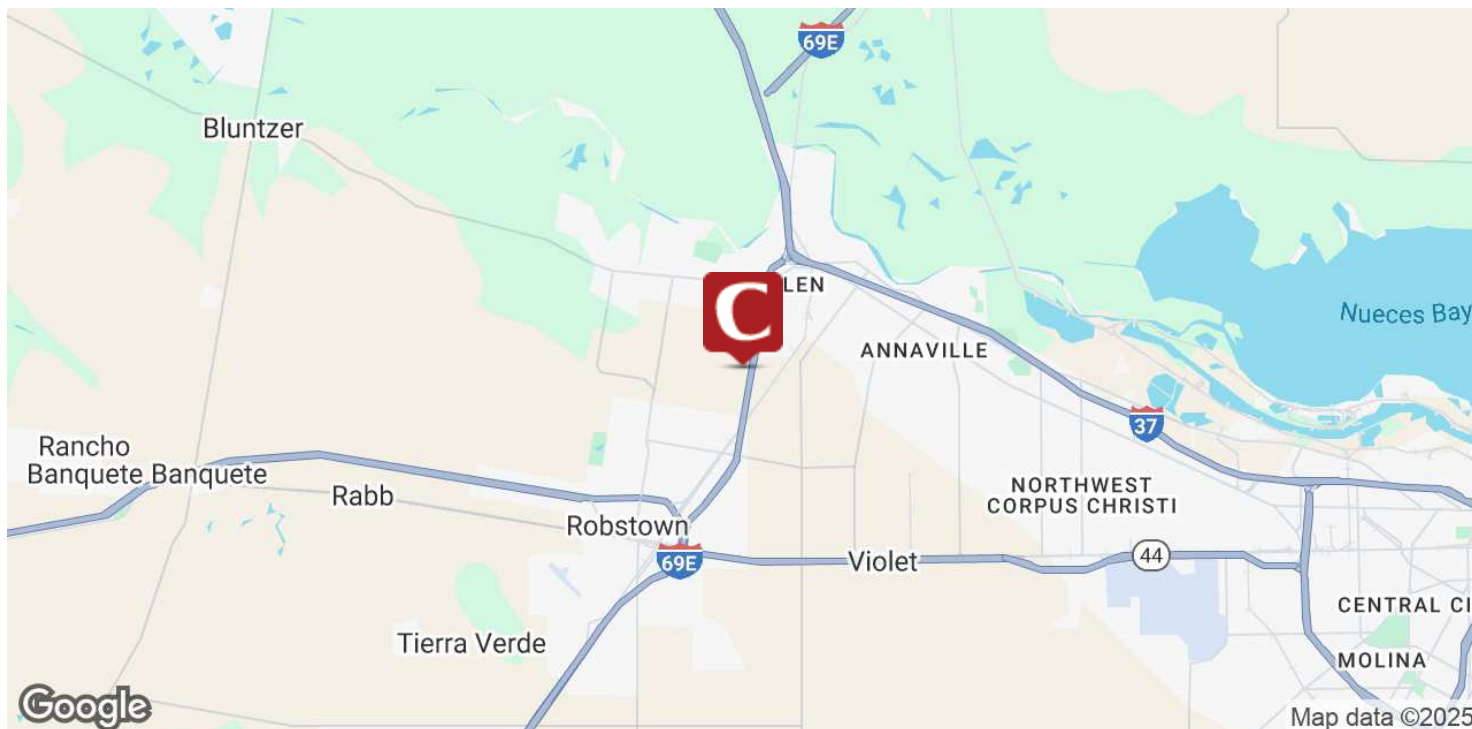
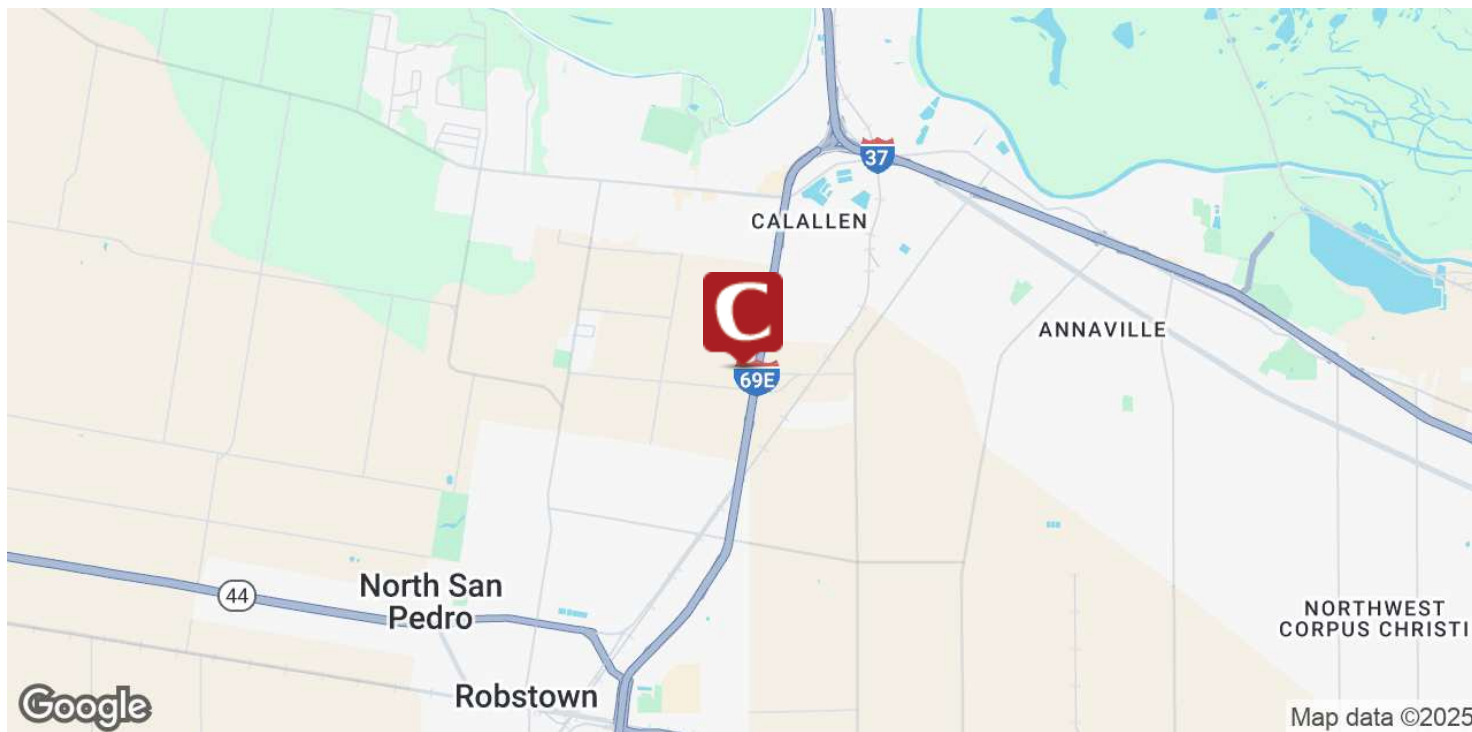
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## LOCATION MAPS

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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)

TAR 2501

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