

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.50-\$1.80/SF per month NNN
NNN includes:	Water, Wastewater, Electric & Irrigation
No. of Buildings:	Two (2)
Gross SF:	12,500 SF
Bldg. #112:	6,250 SF
Bldg. #120:	6,250 SF
Loading Doors:	12 ft wide x 14 ft high (4 per building)
Market:	Corpus Christi
Submarket:	Rockport/N Aransas

PROPERTY OVERVIEW

112 & 120 Cove Harbor North presents a unique leasing opportunity within the bustling Cove Harbor Business Park in Rockport, Texas. These two industrial buildings, each offering 6,250 SF for a total of 12,500 SF, are ideally situated for businesses seeking a prime coastal location. With shell-like interiors and 4 ground-level industrial loading doors (12' wide x 14' high) per building, these properties provide versatile spaces ready for a variety of industrial, retail or marine-oriented uses.

Located directly across from the renowned Cove Harbor Yacht Club & Boathouse Resort—home to a 470+ boat drystack storage facility and 180+ wet slips—these buildings are perfectly positioned to support boat dealerships, repair shops, supply stores or rental businesses. The surrounding area is a vibrant waterfront hub for boating enthusiasts and includes amenities such as a boat ramp, marine dealerships and repair shops, popular waterfront restaurants and outdoor gathering spots like the Boatmen's Club. The property owner is willing to install an access gate to fence off the parking lot if a single tenant occupies both buildings.

PROPERTY HIGHLIGHTS

- 2 adjacent 6,250 SF industrial buildings with 4 ground-level industrial loading doors (12' wide x 14' high) per building
- Ample shared parking lot ensures easy access for customers and employees; owner is willing to install an access gate to fence off the parking lot if a single tenant occupies both buildings
- On-site utilities include electricity, water, wastewater and irrigation services
- Minutes away from Rockport, Aransas Bay, Redfish Bay, Estes Flats & the Gulf of Mexico
- Ideal for marine, boat dealerships, repair shops, supply stores or rental businesses

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EXTERIOR PHOTOS

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FOR LEASE

112 & 120 COVE HARBOR NORTH | ROCKPORT, TX 78382

INTERIOR PHOTOS



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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.

RENDERINGS - POSSIBLE BUILD-OUTS



**1 WAREHOUSE FLOOR PLAN
OPTION 1**
SCALE: 3/16" = 1'-0"



**1 WAREHOUSE FLOOR PLAN
OPTION 2**
SCALE: 3/16" = 1'-0"

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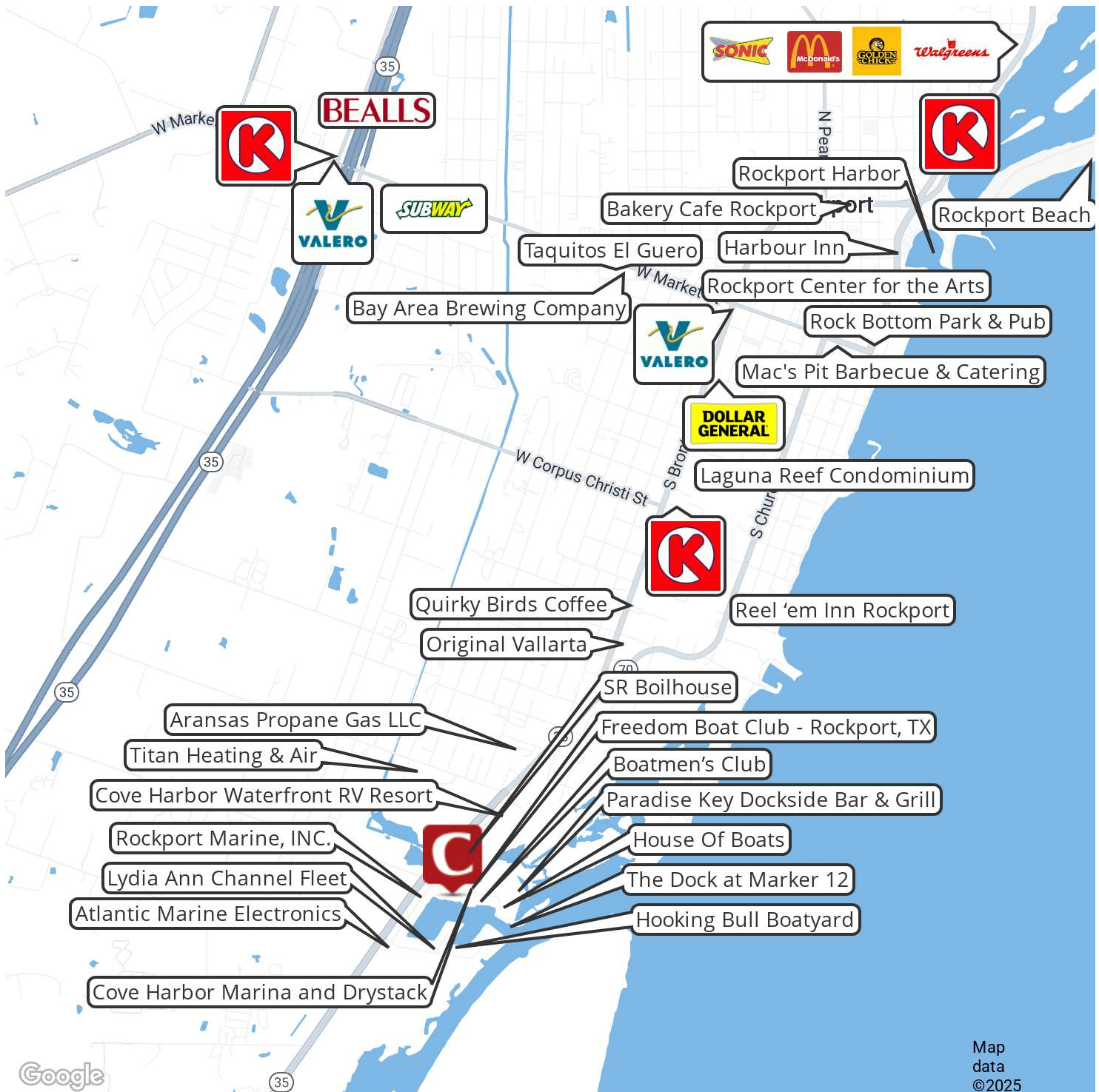
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RETAILER MAP



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TRAFFIC COUNTS



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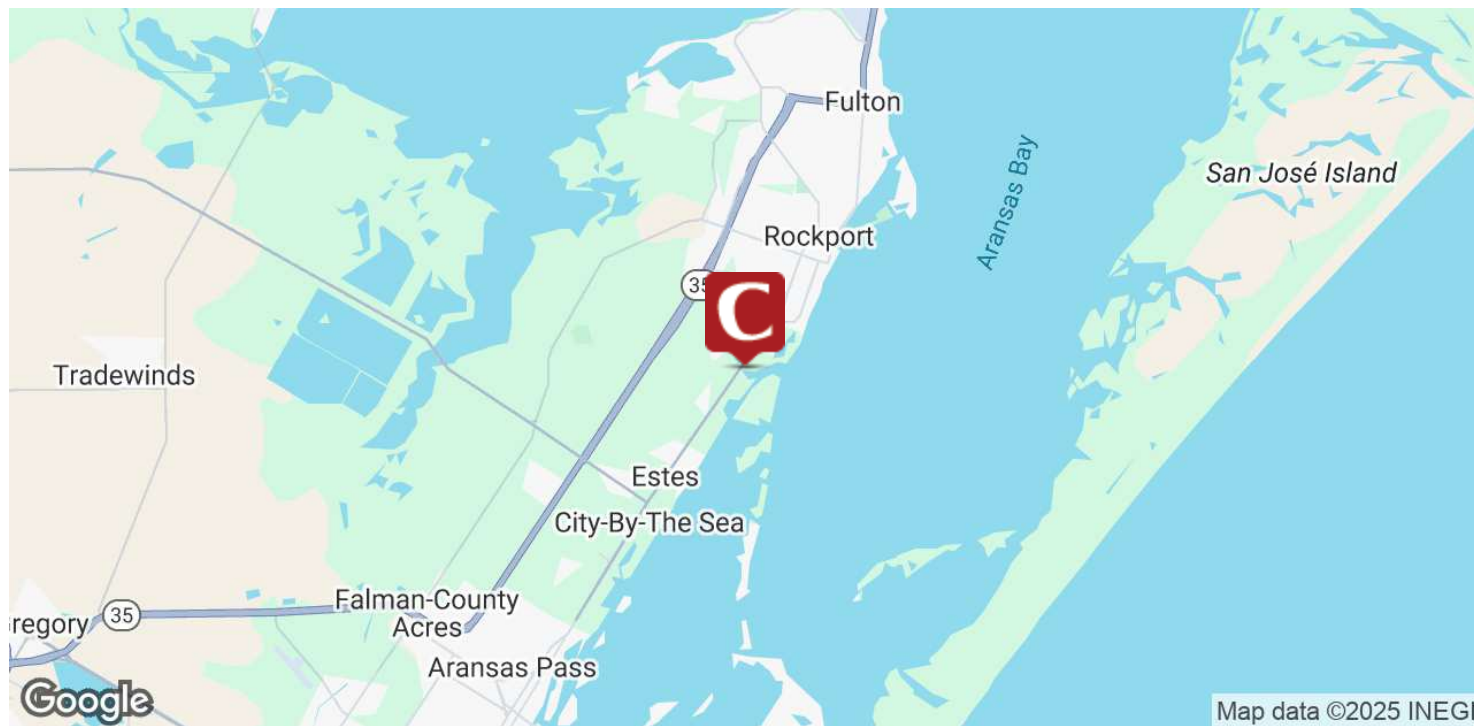
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LOCATION MAP

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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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Heitzman	806588	dheitzman@craveyrealstate.com	361.541.4417
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

TAR 2501

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