

An aerial photograph of an industrial property. A green outline highlights a large area containing several industrial buildings, numerous oil storage tanks, and various pieces of equipment. The property is situated next to a road, with a highway shield for route 59 visible at the bottom. The surrounding area includes some trees and other smaller industrial structures.

1953

HWY 59 N

FREER, TX 78357

**INDUSTRIAL
FOR SALE**



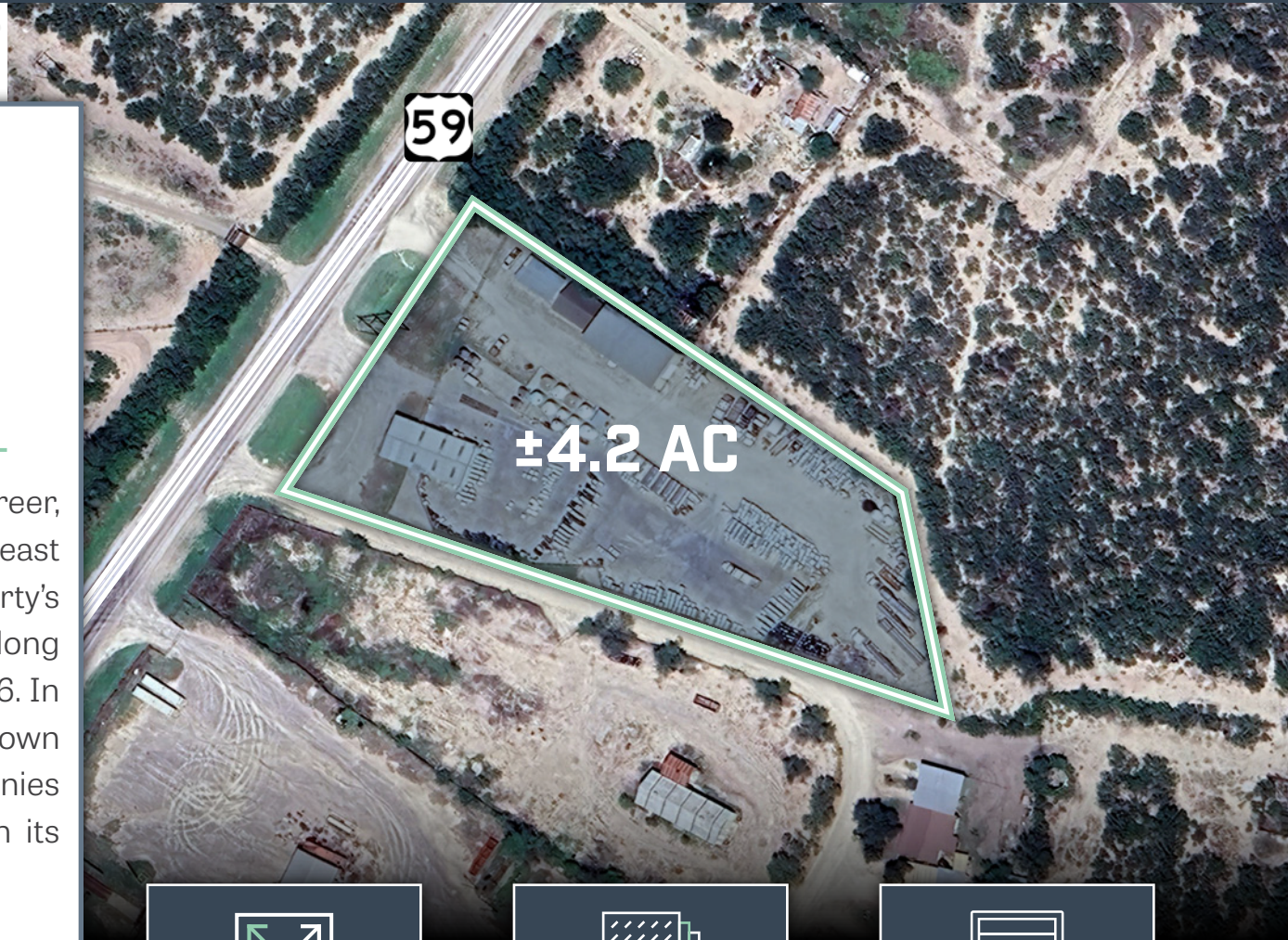
CBRE

EXECUTIVE SUMMARY

1953 HWY 59 N FREER, TX 78357

The Property, 1953 Hwy 59 North, Freer, TX 78357, is located 120 miles southeast of the city of San Antonio. The property's placement offers ample frontage along Hwy 59 and close proximity to Hwy 16. In Duval County, the city of Freer is known for attracting oil and gas companies or others in the energy sector with its industrial property sites.

On its ±4.2 acres, the Property's building has a combined office and warehouse space, situated within a fenced caliche and concrete yard.



±8000
TOTAL SF

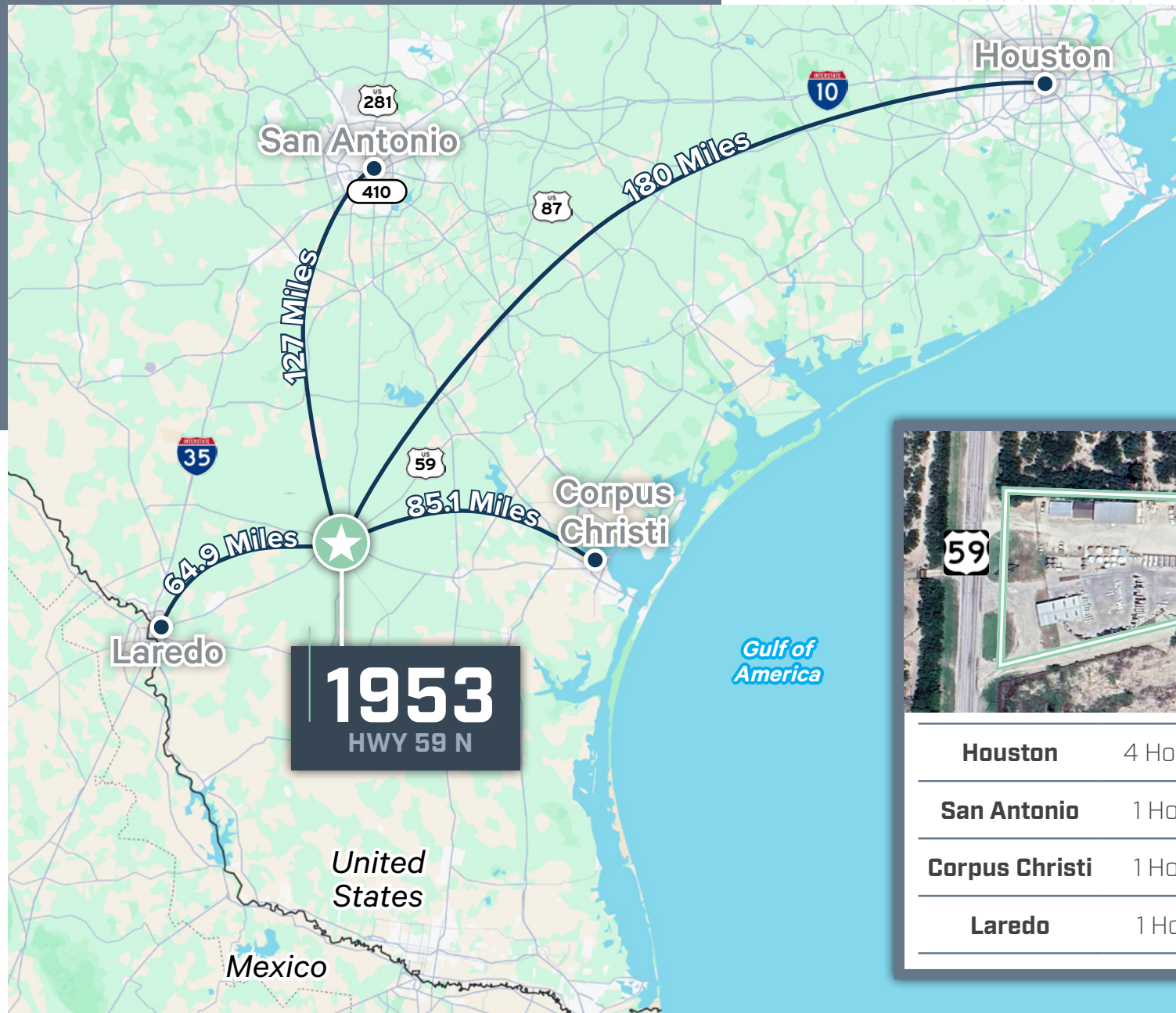


METAL
CONSTRUCTION



INDUSTRIAL
WITH YARD
ASSET TYPE

DRIVE TIME MAP



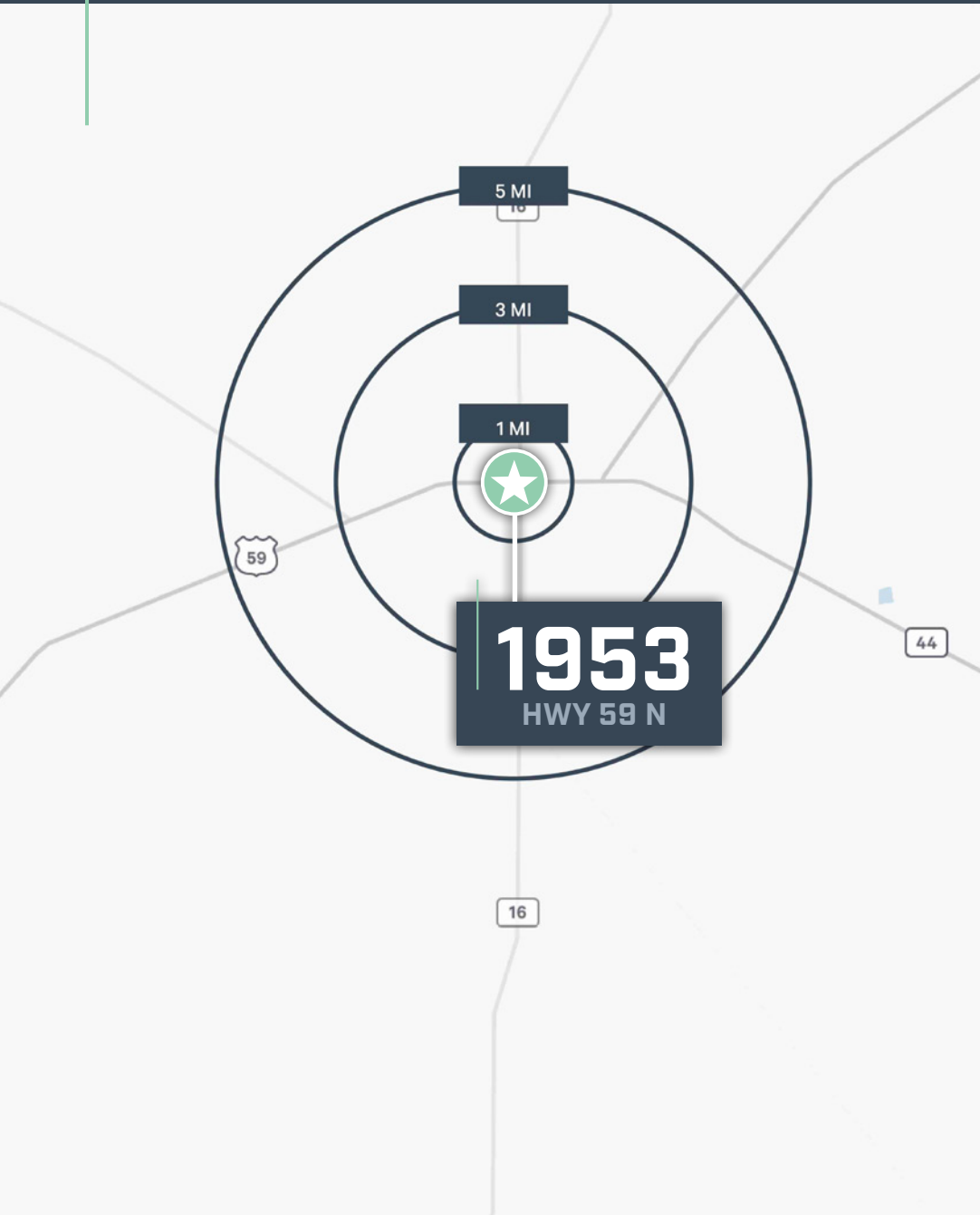
Houston 4 Hours and 28 Minutes

San Antonio 1 Hour and 59 Minutes

Corpus Christi 1 Hour and 24 Minutes

Laredo 1 Hour and 15 Minutes

DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE

1 MILE

3 MILES

5 MILES

POPULATION

2024 Population - Census	2,129	2,728	2,754
2029 Population - Census	1,944	2,491	2,515
2024 Population - Current Year Estimate	2,130	2,737	2,766
2029 Population - Five Year Projection	2,426	3,116	3,150
2020-2024 Annual Population Growth Rate	-0.01%	-0.06%	-0.08%
2024-2029 Annual Population Growth Rate	-1.80%	-1.80%	-1.80%

GENERATIONS

Generation Alpha	11.7%	11.7%	11.7%
Generation Z	25.1%	25.2%	25.2%
Millennials	22.6%	22.5%	22.6%
Generation X	16.9%	16.9%	16.9%
Baby Boomers	18.7%	18.8%	18.8%
Greatest Generations	4.9%	4.9%	4.9%

HOUSEHOLD INCOME

2024 Average Household Income	\$80,159	\$80,072	\$80,231
2029 Average Household Income	\$85,149	\$84,991	\$85,223

PLACE OF WORK

2024 Businesses	77	88	90
2024 Employees	848	948	978

MARKET OVERVIEW



1953
HWY 59 N

Freer, Texas, a small town nestled in the heart of South Texas, experiences an economy heavily reliant on the energy sector. The Eagle Ford Shale formation, a prolific source of oil and natural gas, has driven significant economic activity, creating jobs in drilling, production, and related services. This has led to fluctuating employment rates and population shifts, directly tied to the boom-and-bust cycles characteristic of the oil and gas industry. Beyond energy, the local economy also includes agriculture, particularly cattle ranching, and a small retail and service sector catering to the needs of the community and transient workforce. Infrastructure development, including road maintenance and housing, is a constant area of focus as the town attempts to adapt to the demands of its primary industry.

Freer's geographical advantages lie primarily in its strategic location within the Eagle Ford Shale play. This proximity to abundant energy resources fuels its economic engine. The town also benefits from its position along major transportation routes, facilitating the movement of goods and services. Despite its rural setting, Freer offers access to key markets via highways and, to a lesser extent, railway lines. The region's climate, while hot and arid, supports livestock ranching and other agricultural activities. However, the town faces challenges related to limited diversification, susceptibility to commodity price fluctuations, and the need to balance economic growth with environmental concerns and community sustainability.

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgment of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

©2025 CBRE, Inc. All Rights Reserved.

An aerial photograph of a property, likely a commercial or industrial site. The image shows a large area of land with some trees and several industrial buildings or warehouses. The property is surrounded by other similar-looking areas, suggesting a commercial or industrial zone. The text is overlaid on the left side of the image.

1953

HWY 59 N

FREER, TX 78357

JUSTIN ROBERTS

Vice President

+1 210 841 3228

justin.roberts@cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE