

WAREHOUSE BUILDING

21147 N Sam Houston Blvd
Rio Hondo, Texas

V V

FOR LEASE



LEASE PRICE: \$7,400.00
BUILDING: 13,000 SF
LAND: 5.7 Ac
Per Month, plus Taxes and Insurance

LOCATION:
Southeast corner of the intersection of N Sam Houston Blvd and Wiesman Rd, northeast of the city of Rio Hondo, TX.

UTILITIES:
Electric - MVEC
Water - TBD
Sewer - TBD

SUMMARY:
±13,000 SF industrial building on ±5 acres in Rio Hondo, TX. Former aircraft hangar later used as a CNC machine shop, featuring clear-span metal construction and 3-phase power. Property offers substantial yard space, flexible layout, and no known use restrictions, making it well-suited for manufacturing, fabrication, warehouse, equipment storage, or contractor operations. Rare opportunity for a true industrial user seeking power, land, and operational flexibility in Cameron County.

The information contained herein was obtained from sources believed reliable, however, Coastal Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is subject to errors, omissions, prior sale or lease or withdrawal without notice.



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AERIAL VIEW



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BIRD'S EYE VIEW



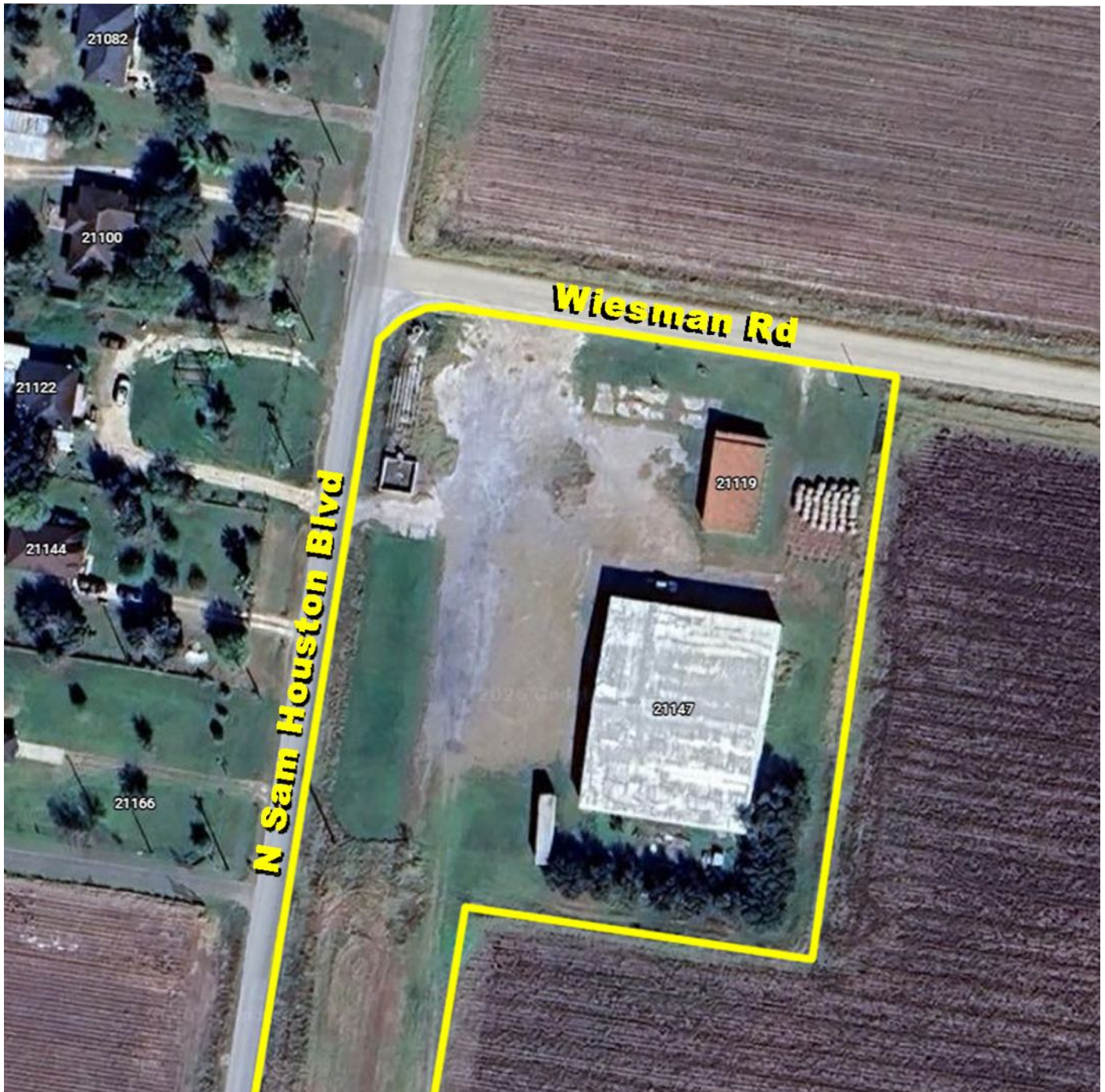
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OVERHEAD VIEW



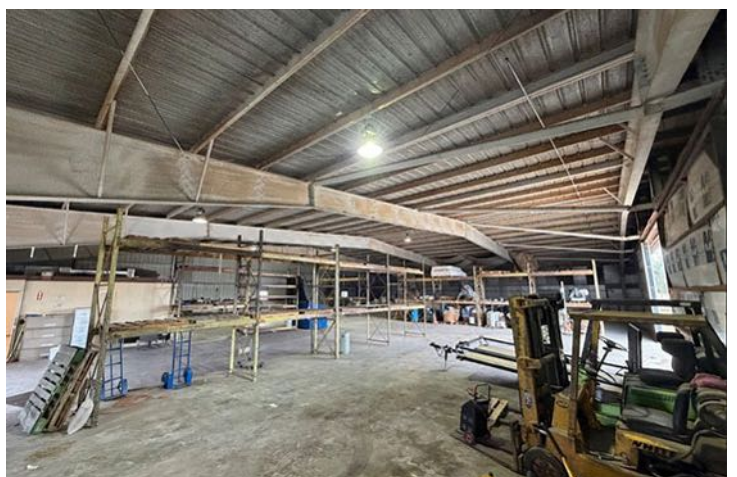
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PICTURES



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PICTURES



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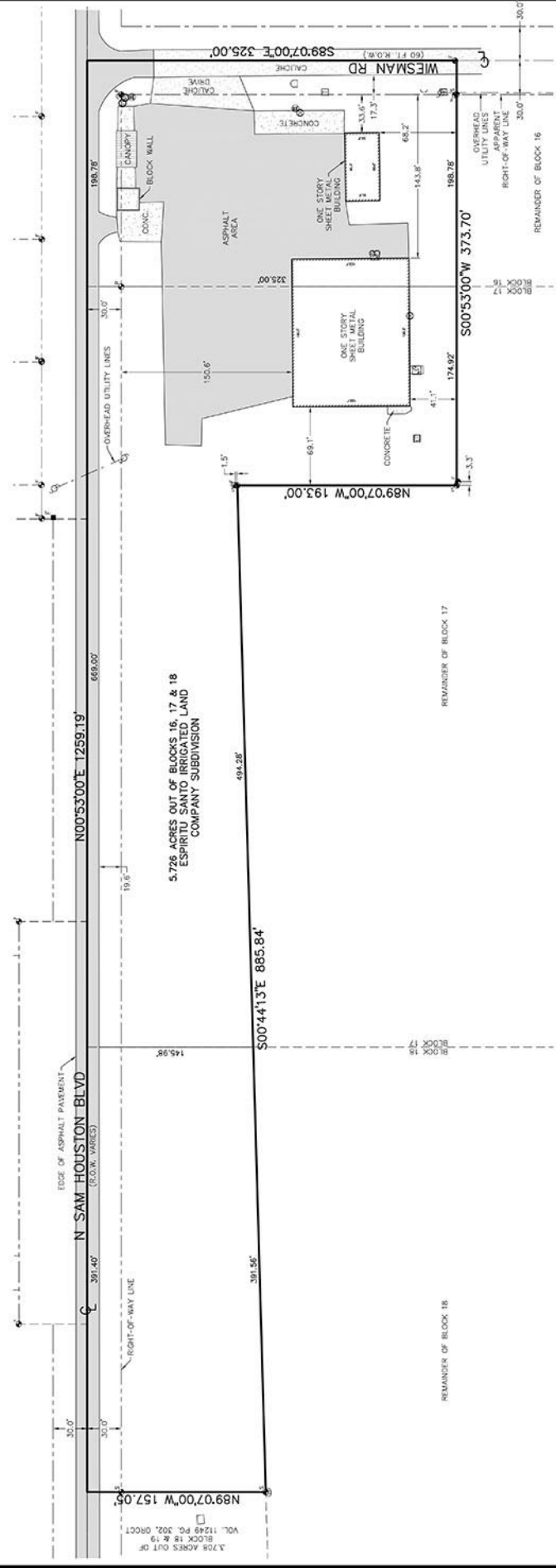
PICTURES



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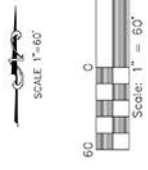


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LEGEND

☑	IRON ROD FOUND	⊕	POWER POLE
☑	CONCRETE CAP	⊕	TELEPHONE
☑	STAMPED "MOORE 4270"	⊕	TELEPHONE PEDESTAL
☑	PIPE FOUND	⊕	MAILBOX
☑	CONC. MONUMENT FOUND	⊕	CLEANOUT
☑	TRANSFORMER	⊕	IRRIGATION STANDPIPE
☑	ELECTRIC JUNCTION BOX	⊕	WATER TANK
☑		⊕	POST



NOTES

1. THIS SURVEY IS BASED UPON THE SURVEY RECORDS OF THE SURVEYOR'S OFFICE, CAMERON COUNTY, TEXAS, VOLUME 2, PAGE 41, MAP RECORDS OF CAMERON COUNTY, TEXAS.
2. ADDRESS: 21147 N SAM HOUSTON BLVD, RIO HONDO, TEXAS 75583
3. COMMITMENT FOR TITLE INSURANCE WITH FILE NO. LHM-25-232, ISSUED MAY 07, 2025 WAS USED TO PREPARE THIS SURVEY.
4. NO DOCUMENT WAS REVIEWED FOR THE RIGHT OF ANY PARTY TO INTERFERE WITH THE RIGHT OF WAY IN USE ALONG THE NORTH BOUNDARY OF THIS TRACT.
5. IRRIGATION STRUCTURES WITHIN THIS TRACT FOR WHICH NO DOCUMENT WAS REVIEWED.

FLOOD ZONE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X", AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP NUMBER 17014C0010 AND 0300, SUFFIX "T", EFFECTIVE FEBRUARY 18, 2018.

SURVEYOR CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS THEREUNDER, AND THAT THE ONLY VISIBLE IMPROVEMENTS ARE AS SHOWN, THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE ENCROACHMENTS, OR OTHER INTERFERENCES WITH THE BOUNDARIES AS SHOWN HEREIN, THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE FROULATED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

Cody Moore
 REGISTERED PROFESSIONAL
 LAND SURVEYOR NO. 6370

DATE 05/16/2025



BOUNDARY SURVEY OF:

5,726 ACRES OUT OF THE SOUTH 21/4 SECTION 18, T17N, R10E, AND THE NORTH 5/84 ACRES OF BLOCK 18, ESPIRITU SANTO IRRIGATED LAND COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS SHOWN ON MAP RECORDS OF 2, PAGE 41 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

DATE: 16 MAY 2025 JOB NO. 310141

Moore Land Surveying, LLC

14276 Park Drive, La Feria, TX 78559
 (956) 245-0988 TBRIS Firm No. 10194186



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.

11-03-2025



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jeremy Barnard	606746	jeremy@coastalrly.com	956.541.9000
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jeremy Barnard	606746	jeremy@coastalrly.com	956.541.9000
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date