

# 409 E HIGHWAY 72

Kenedy, Texas 78119

**FOR SALE**  
**16,000 SF SHELL WAREHOUSE**

[OLDHAMGOODWIN.COM](http://OLDHAMGOODWIN.COM) | 979.268.2000

Oldham  
Goodwin 

## OFFERING SUMMARY

OLDHAM GOODWIN is proud to present 409 East Highway 72, in Kenedy, Texas for sale. Situated on 1.41 acres with frontage on Highway 72 (also known as Laredo Road), this newly constructed warehouse/service center building is ready for immediate finish out and occupancy. The property is ideal for single or multi-tenant users, as it can be demised in any configuration to suit the occupants' needs. The building includes 10 front facing overhead grade level loading doors, and six glass storefront entrance locations. The asphalt paved parking lot contains 13 striped parking spaces, in addition to the truck loading stations. This new and desirable asset can be acquired below construction cost, and represents a great owner occupancy or investment opportunity.



SALES PRICE  
**\$1,500,000**



PRICE/SF  
**\$93.75/SF**



BUILDING SIZE  
**16,000 SF**



LAND SIZE  
**1.41 AC**



## PROPERTY HIGHLIGHTS

- Newly constructed industrial building with 20' ceiling height and asphalt paved truck court
- Located in Karnes County, a lucrative destination for oil and gas companies and the top producer of crude oil in the Eagle Ford shale play
- Frontage on West Main Street (Highway 72), exposed to 7,400 VPD
- First generation warehouse with multiple configurations available to meet tenant needs
- Potential value-add through additional construction
- Ideal for a variety of users, including agricultural related businesses, oil field affiliated services, storage and/or distribution





Kenedy Regional Airport

Hwy 181

Kenedy High School

Kenedy Elementary School












**SITE**

**GRAINGER**  
FOR THE ONES WHO GET IT DONE

UNITED STATES POSTAL SERVICE

TX-72


**Ashland**  
 always solving

**H-E-B**

TX-72







## BUILDING SPECIFICATIONS

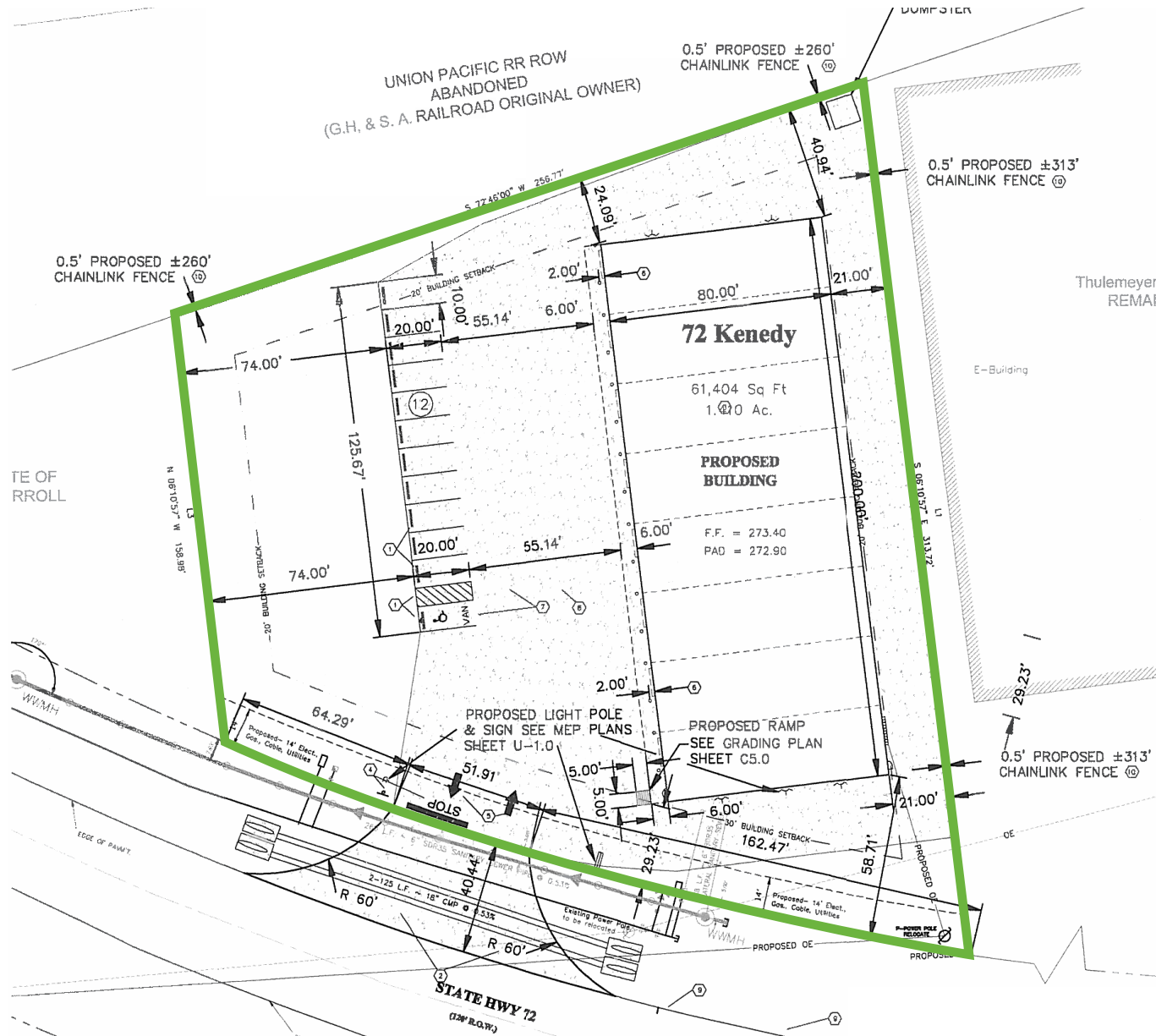
<b>Building Area</b>	16,000 SF
<b>Year Built</b>	2019
<b>Foundation</b>	Concrete slab
<b>Exterior Walls</b>	Brick and metal
<b>Framing</b>	Steel
<b>Roof Cover</b>	TPO
<b>Structure</b>	Structural steel, joists and deck

## SITE SPECIFICATIONS

<b>Address</b>	409 E Highway 72   Kenedy, TX 78119
<b>Size</b>	1.41 AC
<b>Legal Description</b>	72 KENEDY LTD SUBD PT OF BLK 3 (USED TO BE T K - KENEDY (1201/228))
<b>Access</b>	One (1) access point on Highway 72
<b>Zoning</b>	Commercial District
<b>Frontage</b>	~320' on Highway 72



# SURVEY



# 2021 DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

3.1K

HOUSEHOLD  
INCOME

\$63K

CONSUMER  
SPENDING

\$25.3M

3 MILE

ESTIMATED  
POPULATION

5.3K

HOUSEHOLD  
INCOME

\$65K

CONSUMER  
SPENDING

\$42.6M

5 MILE

ESTIMATED  
POPULATION

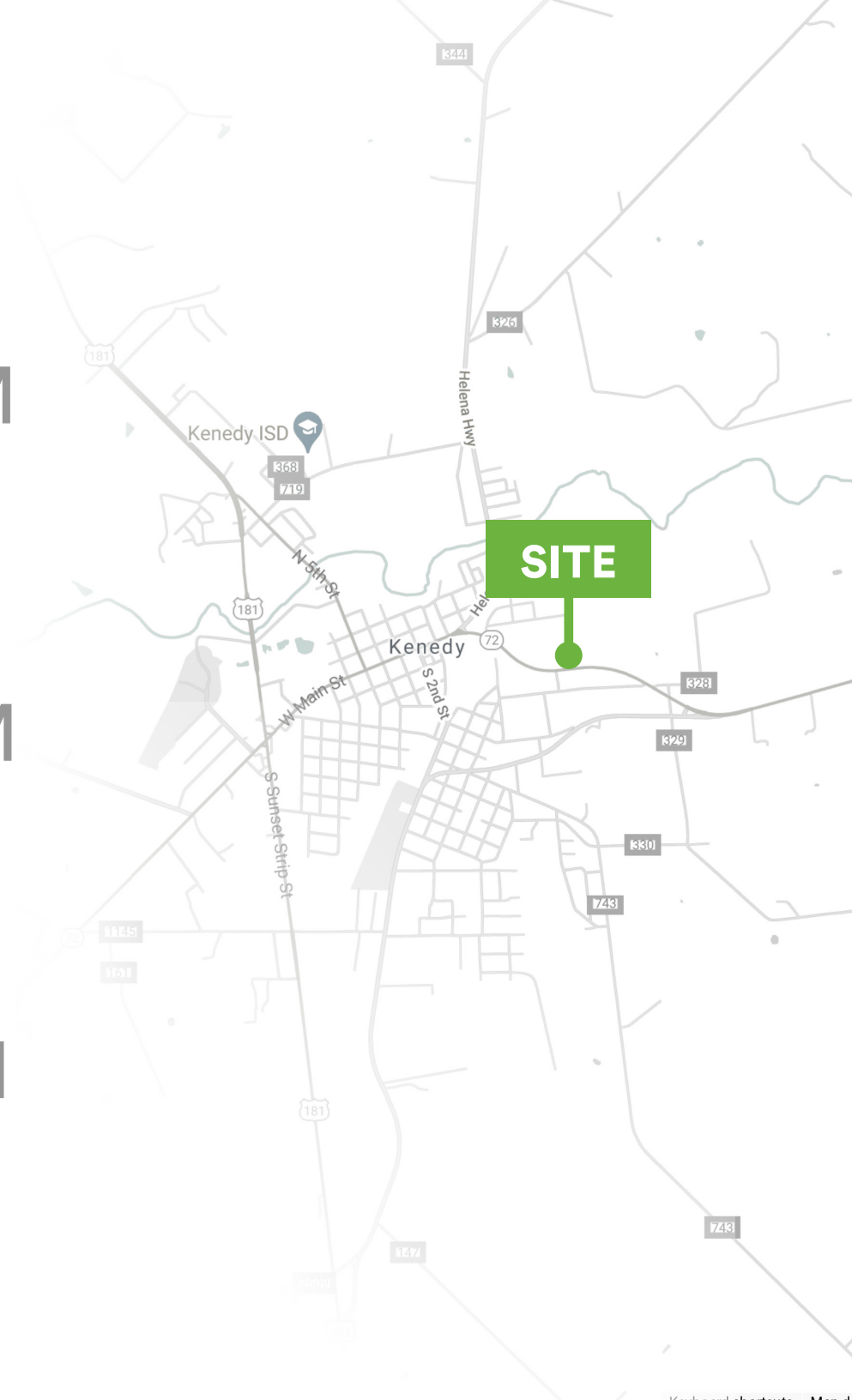
5.9K

HOUSEHOLD  
INCOME

\$68K

CONSUMER  
SPENDING

\$47.2M



**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



**LARGEST**  
MEDICAL CENTER



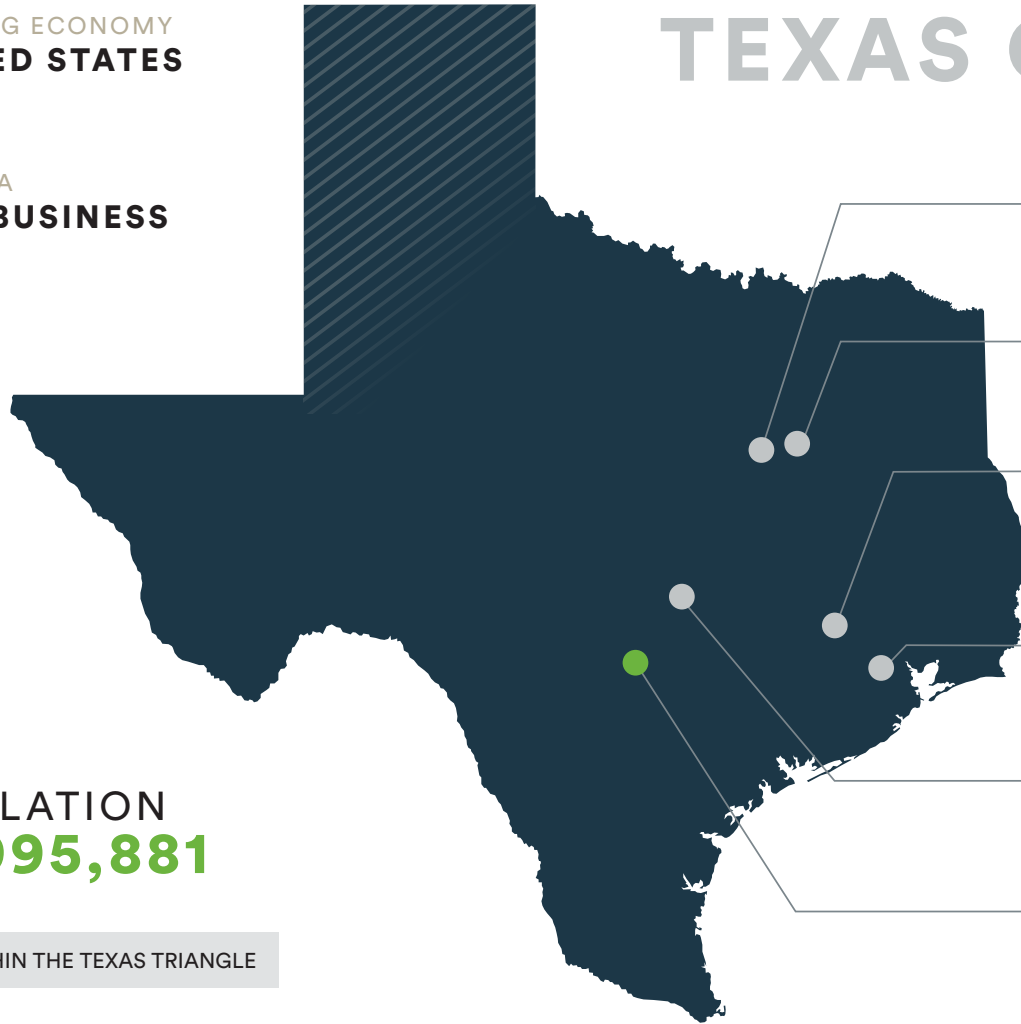
POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# TEXAS OVERVIEW



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

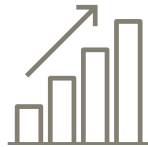
**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX





# 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.

**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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

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Phone

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Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



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This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties. You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.