

MULTI-BUILDING INDUSTRIAL PROPERTY ON 79.54 ACRES

992 FM 81, Goliad, TX 77963

INDUSTRIAL FOR SALE



LAYTON LOWRY

972.989.8611

layton@nrgrealttygroup.com



MULTI-BUILDING INDUSTRIAL PROPERTY ON 79.54 ACRES

EXECUTIVE SUMMARY

992 FM 81, GOLIAD, TX 77963



OFFERING SUMMARY

Sale Price:	\$3,000,000
Price / SF:	\$34.62
Building Size:	86,653 SF
Lot Size:	79.54 Acres
Year Built:	2013 - 2016
Zoning:	None

PROPERTY OVERVIEW

Situated on 79.54 Acres with frontage along FM 81, this 86,653 SF industrial property offers space for a range of operations across 13 buildings. The improvements include 5,672 SF of office space, approximately 28 overhead doors, and clear heights ranging from 15' to 20'. A separate $\pm 1,432$ SF house provides additional space for office use or potential on-site housing. The stabilized yard offers room for equipment storage, vehicle staging, and outdoor operations. The property is served by a private water well, private septic system, and 3-Phase power. Contact Layton Lowry for details.

LOCATION OVERVIEW

Located at 992 FM 81 in Goliad, TX, this property offers convenient access to South Texas markets and major Gulf Coast ports. The site is approximately 90 miles from San Antonio and provides regional connectivity to the Port of Corpus Christi and Port Lavaca/Point Comfort area, making it well positioned for industrial, oilfield, and logistics operations.

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PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 86,653 SF on 79.54 Acres
- 13 Buildings
- 5,672 SF Office
- ±1,432 SF House
- 15' - 20' Clear Heights
- ±28 Overhead Doors, Multiple Drive-Through & Drive-in Bays
- FM 81 Frontage
- Private Water Well & Septic System
- 3-Phase Power
- Stabilized Yard



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MAIN BUILDING



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OTHER STRUCTURES



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ON SITE HOUSE



LAYTON LOWRY

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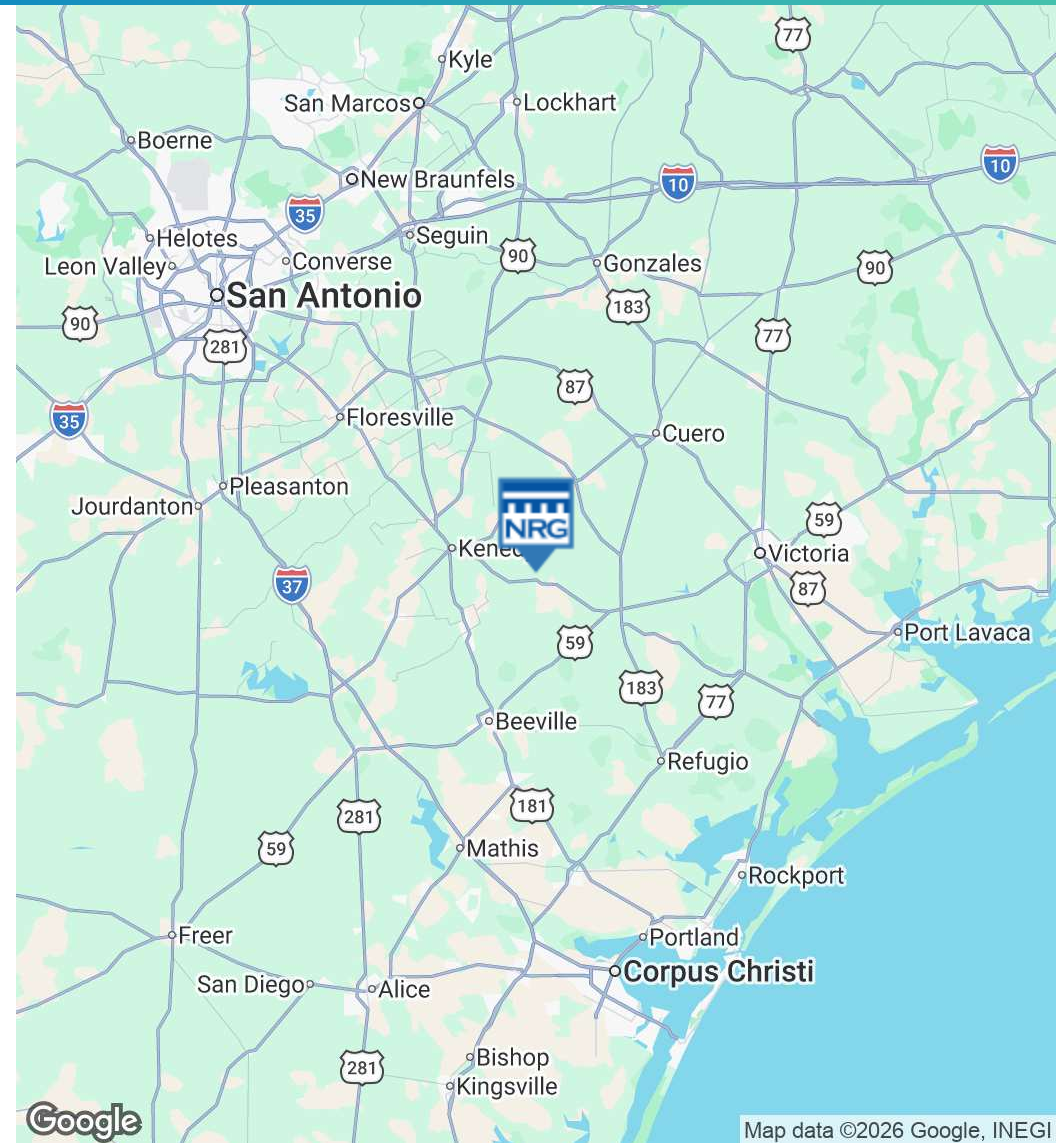
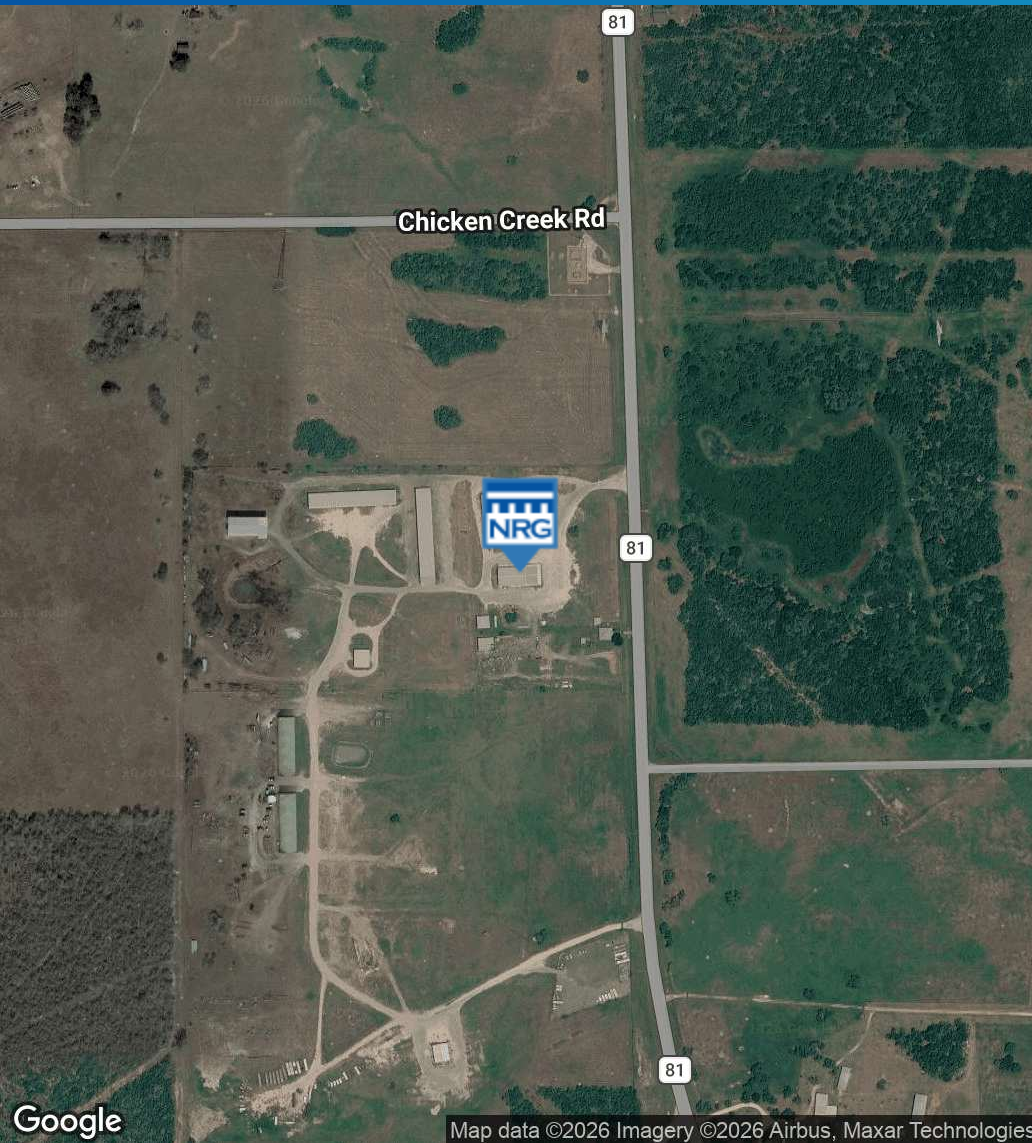
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LOCATION MAP

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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Layton Lowry	725411	Layton@nrgrealty.com	972-989-8611
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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CONTACT BROKERS:

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