

2530 5TH ST

INGLESIDE, TX 78362

SALE PRICE:

\$399,000



JOHN FORET

361.271.1527

john@craveyrealestate.com

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.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price	\$399,000
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OFFERING SUMMARY

Building Size:	5,000 SF
Lot Size:	0.5 Acres
Price / SF:	\$79.80
Year Built:	1983

PROPERTY OVERVIEW

This 5,000 SF industrial warehouse in Ingleside offers a versatile, well-equipped facility suitable for a wide range of users. The building features a durable metal exterior & roof with 20' eave height and insulated roofing for efficiency. Inside, the warehouse is designed for heavy-duty operations with 3-phase, 480V power, 240-amp service and three oversized overhead doors—one (1) measuring 15'H x 12'W and two (2) at 22'H x 12'W—allowing for easy equipment and vehicle access.

Functional amenities include two restrooms, storage areas and a covered 50' x 100' awning with wash rack, providing valuable space for maintenance or outdoor work. The site also offers ±20 paved and fenced parking spaces. Zoned commercial and fully serviced with public water and sewer, the property is positioned on a level interior lot with multiple access points, ensuring convenience for day-to-day operations.

The site provides exceptional transportation advantages, located near the La Quinta Ship Channel, Corpus Christi Ship Channel and the Port of Corpus Christi. With a 47-foot deep channel (approved for 54 feet) and direct access to the Gulf of Mexico and U.S. inland waterways, the location supports efficient import/export operations. The property is surrounded by major industrial players including Exxon, Cheniere and Chemours, positioning it well for businesses serving the energy, chemical and logistics sectors.

Durable construction, high-capacity infrastructure and thoughtful design make this warehouse an attractive option for industrial, storage or commercial users seeking functionality and flexibility in the Coastal Bend.

A 5-ton Gaffey Bridge Crane (14' height) can be negotiated with pricing to convey with purchase of property.

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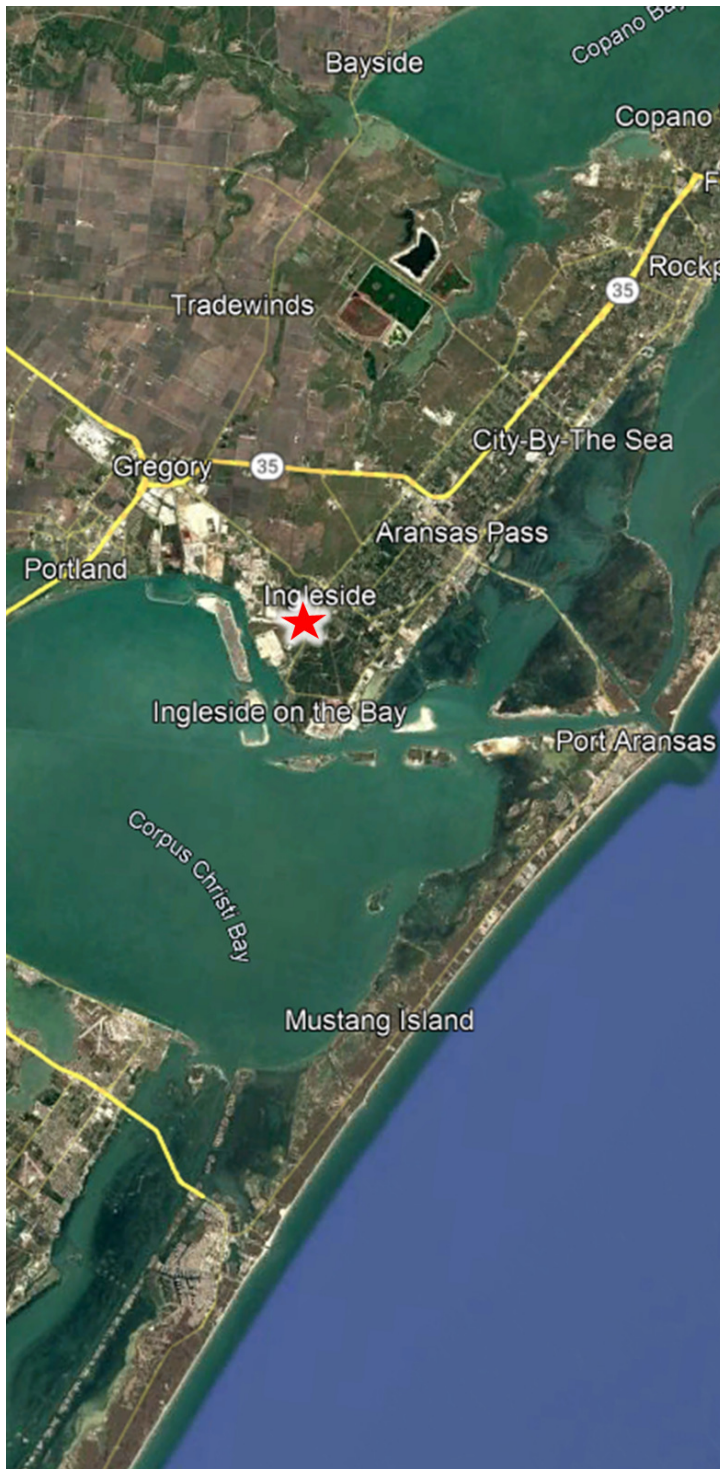
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PROPERTY HIGHLIGHTS



PRIME INDUSTRIAL LOCATION

The property is surrounded by major petrochemical investments, including Exxon, Cheniere and Chemours, making it ideal for businesses seeking proximity to large industrial clients and suppliers.

PROXIMITY TO MAJOR SHIPPING CHANNELS

The warehouse is close to the La Quinta Ship Channel, Corpus Christi Ship Channel and the Port of Corpus Christi—the fifth largest port in the U.S. by total tonnage—providing excellent logistics and transportation options for import/export businesses. The Port provides a straight, 47' deep channel (approved and authorized for 54') and quick access to the Gulf of Mexico and the entire United States inland waterway system.

VERSATILE SPACE

With 5,000 SF of floor space, the building is suitable for a range of uses including light industry, warehousing or even as a gym or fitness center.

HIGH-CAPACITY INFRASTRUCTURE

The warehouse features three overhead doors [including one (1) 15'H x 12'W and two (2) 22'H x 12'W doors], 240 amp service and 3-phase electric power at 480 volts, supporting heavy-duty operations. A 5-ton Gaffey Bridge Crane (14' height) can be negotiated with pricing to convey with purchase of property.

ADDITIONAL AMENITIES

The offering includes two restrooms, storage areas and a covered awning with a wash rack (50' x 100')—useful for maintenance and cleaning operations.

AMPLE PARKING

The site offers +/-20 paved and fenced parking spaces, accommodating employees and clients.

BUILDING FEATURES

The property features a metal exterior and roof, a 20' eave height and an insulated roof, providing durability and energy efficiency.

ZONING AND ACCESSIBILITY

Zoned commercial, the property is set on a level, interior lot with public sewer and water, and is accessible via multiple entry points.

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ADDITIONAL PHOTOS



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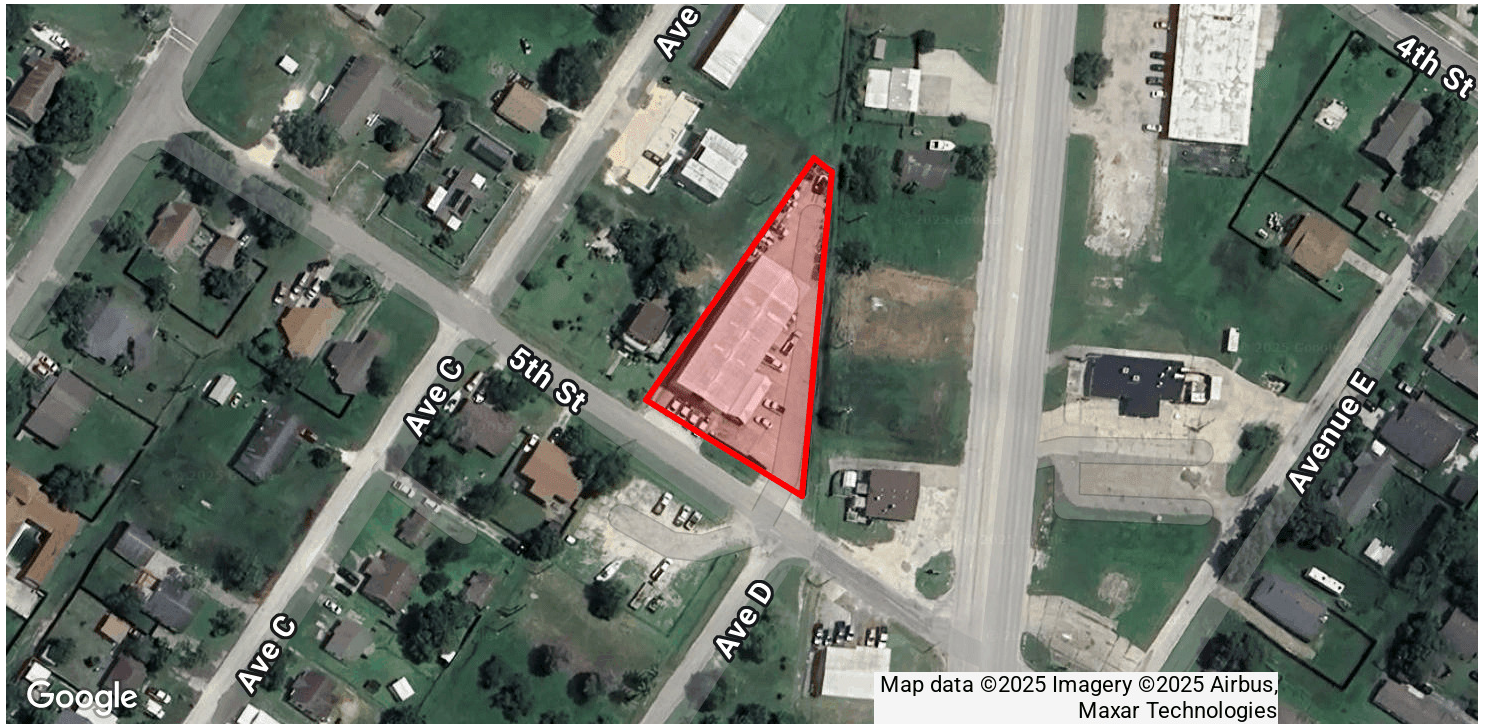
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LOCATION MAP



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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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Designated Broker of Firm	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.221.1915</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John Foret</u>	<u>748161</u>	<u>john@craveyrealstate.com</u>	<u>361.271.1527</u>
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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Matthew Cravey

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