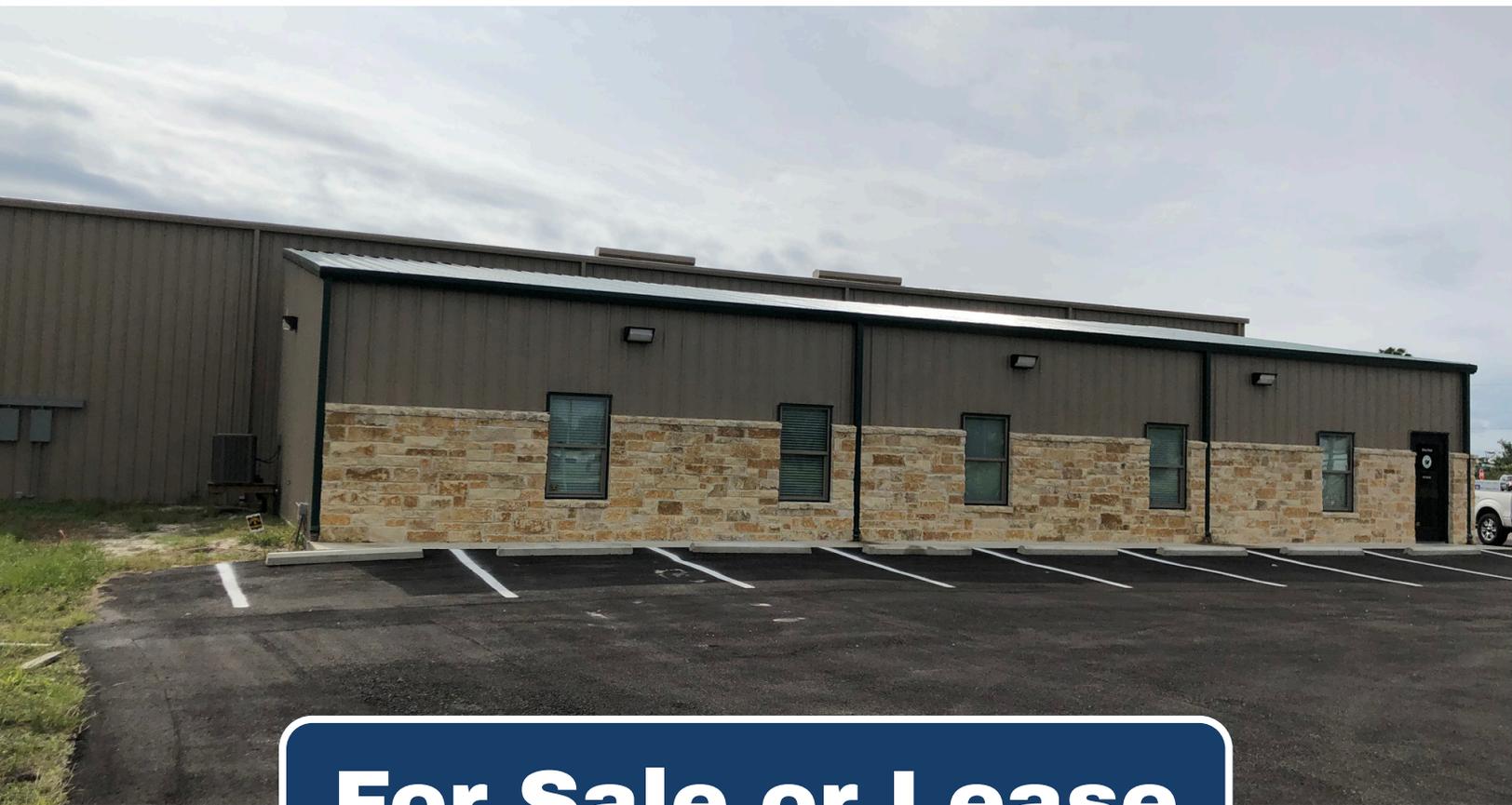




NEW SOUTHERN

COMMERCIAL REAL ESTATE



For Sale or Lease

A Facility That Matches the Growth of Your Business

- ✓ Modern office space that elevates your professional image
- ✓ Air-conditioned warehouse for equipment, materials, and staff comfort
- ✓ Highway-facing storage and access for operational efficiency
 - ✓ Excellent frontage for brand exposure
 - ✓ Easy customer and vendor access

This is not just square footage — it's an operational upgrade.

Lease Rate

\$13/SQFT+(NNN)

Sale Price

(\$150/sqft)

\$1,050,000

Information is deemed reliable but not guaranteed. All offerings are subject to prior sale, change, or withdrawal without notice.

FOR MORE INFORMATION:

Wade Spenst

BROKER / DEVELOPMENT PARTNER



Wade@NewSouthernCommercial.com



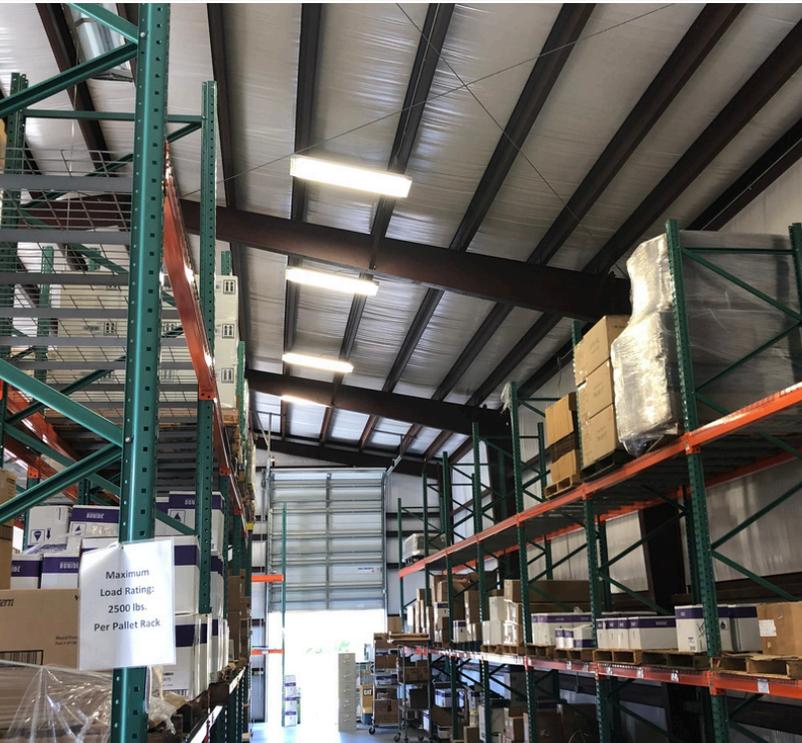
361.834.6333



www.NewSouthernCommercial.com



NEW SOUTHERN COMMERCIAL REAL ESTATE



Information is deemed reliable but not guaranteed. All offerings are subject to prior sale, change, or withdrawal without notice.

FOR MORE INFORMATION:

Wade Spenst

BROKER / DEVELOPMENT PARTNER



 Wade@NewSouthernCommercial.com

 361.834.6333

 www.NewSouthernCommercial.com

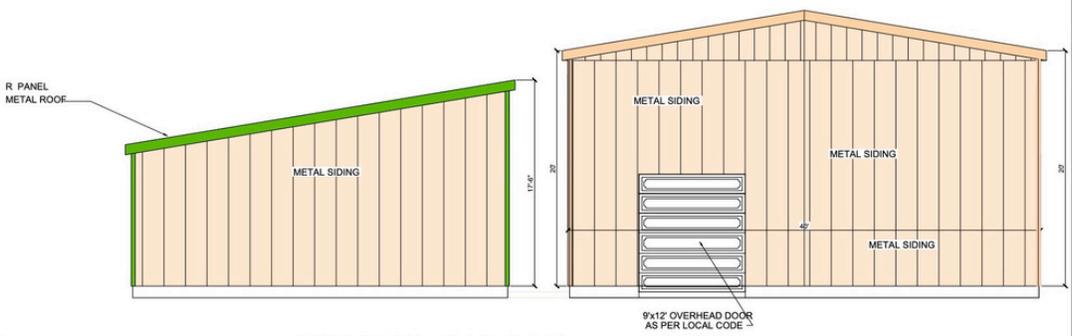
NS

NEW SOUTHERN COMMERCIAL REAL ESTATE

Price: \$1,900,000

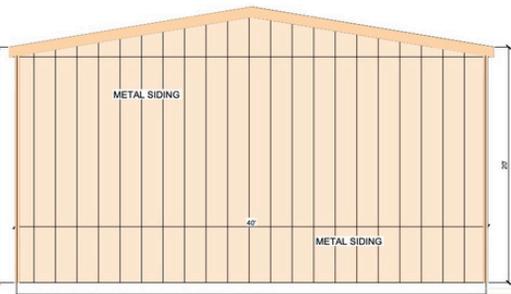
NOTES:

1. CONTRACTORS SHALL VERIFY THAT EXACT LOCATIONS AND SIZES OF UTILITIES, CONNECTIONS TO CITY UTILITIES SHALL PER CITY OF SAN PATRICIO BUILDING DEPARTMENT.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ACTS, COVENANTS, ETC. HAVING JURISDICTION.
3. CONTRACTOR/OWNER SHALL OBTAIN/PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED FOR THE INSTALLATION OF ALL WORK. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR NOTIFICATION OF INSPECTIONS AND APPROVAL FROM CITY INSPECTORS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSTRUCTION.



RIGHT ELEVATION

SCALE: 1/4"= 1'-0"



LEFT ELEVATION

SCALE: 1/4"= 1'-0"



NOTE: GUTTERS AND DOWN SPOUTS TO BE INSTALL ON BOTH BUILDING AS PER BUILDER



FRONT ELEVATION

SCALE: 1/4"= 1'-0"



SUPERIOR DESIGNS, LLC
 3711 MEDICAL, SUITE 200, ROCKPORT, TEXAS
 361.424.1400
 JOHANNA.GRITZ@SUPERIORDS.COM

OWNER
SPRAY-N-GROW
 20 STATE HWY 35 SOUTH
 ROCKPORT, TEXAS

DESIGN INFORMATION CONTAINED HEREIN IS PROPRIETARY AND CONFIDENTIAL AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF SUPERIOR DESIGNS, LLC IS STRICTLY PROHIBITED. © SUPERIOR DESIGNS, LLC 2017. ALL RIGHTS RESERVED.

NOTE: SUPERIOR DESIGNS, LLC HAS PROVIDED THE DESIGN INFORMATION CONTAINED HEREIN AS A SERVICE TO THE CLIENT. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, DETAILS, LOT RECORDS, AND PERMITS BEFORE COMMENCING CONSTRUCTION.

NOTE: THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS, LOT RECORDS, AND PERMITS BEFORE COMMENCING CONSTRUCTION.
 1. PROVIDER WAREHOUSE SHALL BE NEEDED TO PROVIDE 110V POWER TO THE BLDG. OUTLETS-110V WITHIN 4' OFF FLOOR.
 2. ALL VENT AND EXHAUST SHALL BE AD TO OUTSIDE FREER AIR.
 3. BUILDER TO LOCATE ALL T.V. CABLES AND PHONE CABLES TO THE BLDG. AND BLOCK DETECTOR.

LEGAL
 LOT: _____
 BLK: _____
 SUB: _____
 ARANSAS CO. ROCKPORT, TEXAS

AREAS
 BUILDING #1: 2,400 SQ. FT.
 BUILDING #2: 4,600 SQ. FT.

DRAWING TITLES
 FRONT, LEFT, AND SIDE ELEVATIONS

JOB NO.: 1439
 DATE: 10-25-2017
 DRAWN BY: JOHANNA GRITZ
 CHECKED BY: JOE A. GRITZ

SHEET NUMBER
A-1

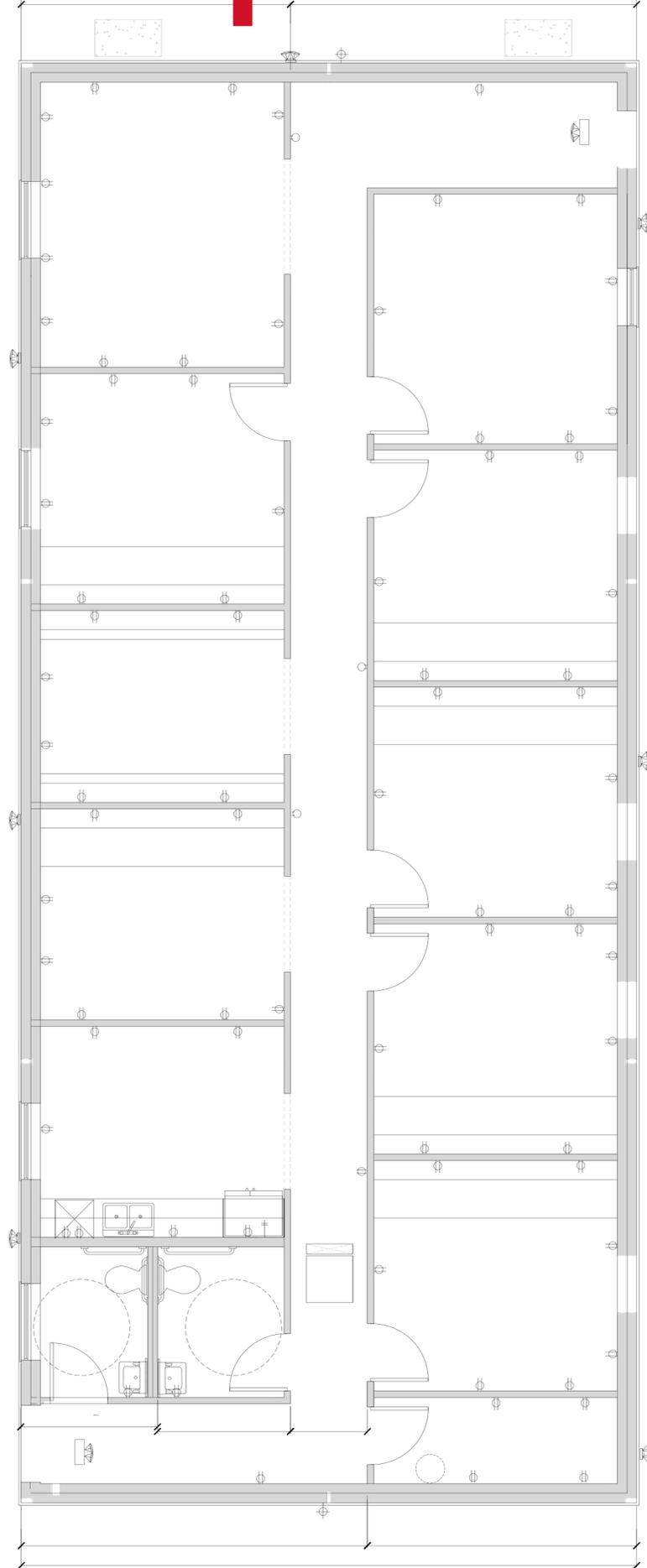
Information is deemed reliable but not guaranteed. All offerings are subject to prior sale, change, or withdrawal without notice.

FOR MORE INFORMATION:
Wade Spenst
 BROKER / DEVELOPMENT PARTNER

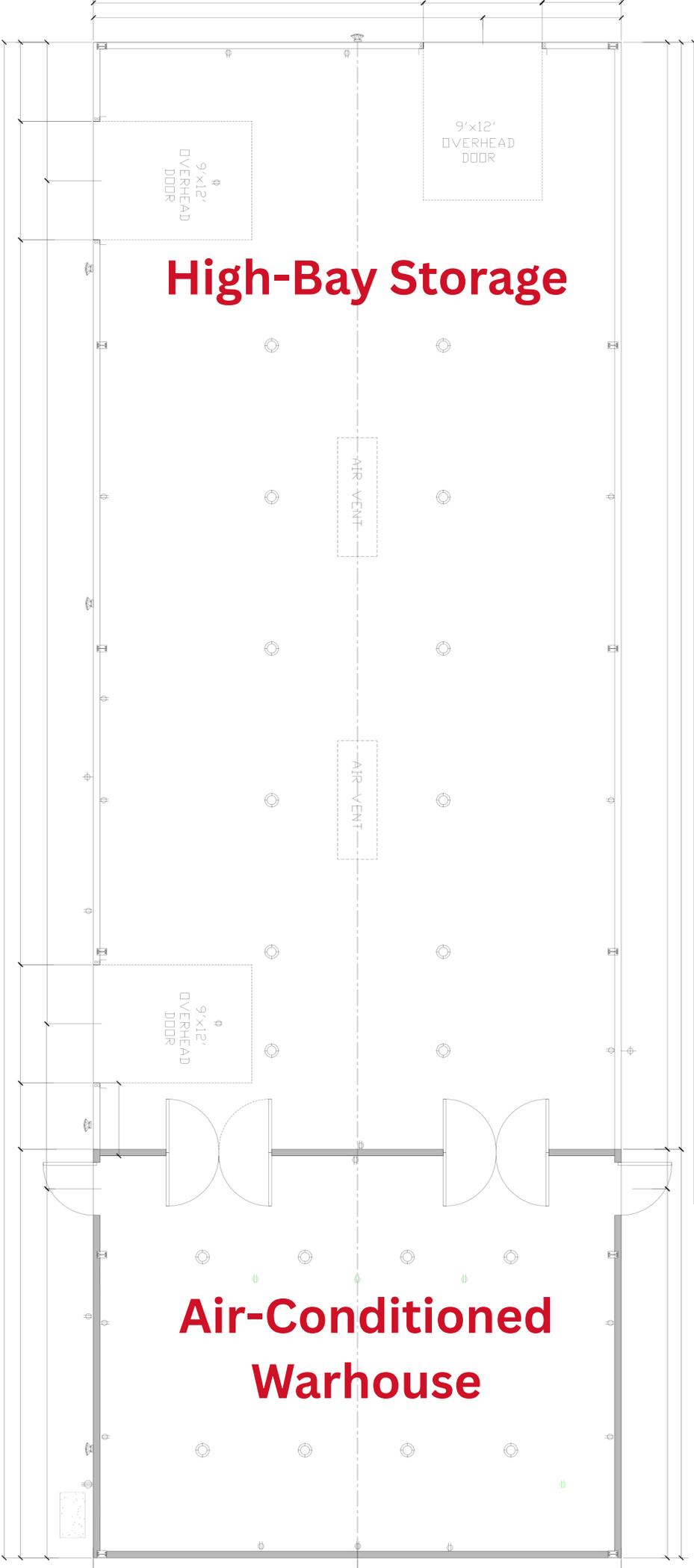


✉ Wade@NewSouthernCommercial.com
 📞 361.834.6333
 🌐 www.NewSouthernCommercial.com

2,432 sqft Office



4,640 SQFT Warehouse



High-Bay Storage

**Air-Conditioned
Warehouse**



NEW SOUTHERN
COMMERCIAL REAL ESTATE



SCALE: 1/16" = 1'-0"
SITE PLAN



NEW SOUTHERN COMMERCIAL REAL ESTATE



Information About Brokerage Services

Texas law requires all real estate licensees 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.

NEW SOUTHERN COMMERCIAL REAL ESTATE	9008419	wade@newsoutherncommercial.com	(361)834-6333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Wade Spenst	677021	wade@newsoutherncommercial.com	(361)834-6333
Designated Broker of Firm	License No.	Email	Phone
Wade Spenst	677021	wade@newsoutherncommercial.com	(361)834-6333
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Steven Saules	789600	steven@newsoutherncommercial.com	(361)905-5000
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

FOR MORE INFORMATION:

Wade Spenst

Broker / DEVELOPMENT PARTNER



Wade@NewSouthernCommercial.com

361.834.6333

www.NewSouthernCommercial.com