

**SUNRAY TERMINAL
854 CR 4692 | ARANSAS PASS, TX**

SALE PRICE:

\$19,750,000

**OPERATING CRUDE OIL TERMINAL & DOCKING
FACILITY ALONG THE INTRACOASTAL WATERWAY**



**MATTHEW CRAVEY,
SIOR, CCIM**
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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

\$19,750,000

OFFERING SUMMARY

Property Type:	Industrial Crude Oil Terminal & Docking Facility
Property Size:	47.217 Acres Total
Usable Land:	22.493 Acres (47.6% Usable)
Water Frontage:	985' Linear Frontage
Office Building:	750 SF built circa 2014-2016
Hydrography:	FEMA 100-year Floodplain
Zoning:	None (Located outside city limits; subject to Industrial District Agreement)
Market:	Corpus Christi

PROPERTY OVERVIEW

Sunray Terminal offers a rare opportunity to acquire a fully improved waterfront crude oil terminal and docking facility along the Intracoastal Waterway. The ±47.2 acre site features 985 feet of frontage on Redfish Bay, providing direct access to key Gulf Coast marine transportation routes.

Improvements include significant petroleum product storage infrastructure, highlighted by two large-capacity tanks totaling 125,000 barrels, along with multiple auxiliary tanks, transfer systems and vapor control. Existing dock facilities, bulkhead and pilings support efficient marine operations. With no zoning restrictions and a substantial usable land component, the property offers flexibility for continued fuel operations, redevelopment or expansion.

PROPERTY HIGHLIGHTS

- **Intracoastal Waterfront Frontage** – 985 linear feet along the Intracoastal Waterway with direct access to Redfish Bay and Gulf Coast marine routes
- **Existing Terminal Infrastructure** – Fully improved site designed for petroleum product storage, transfer and marine-based logistics operations
- **Significant Storage Capacity** – Two primary tanks (70,000 & 55,000 barrels) totaling 125,000 barrels of storage
- **Can be Converted to Fuel Terminal**
- **Supplemental Tank Farm** – Multiple 400-barrel and 200-barrel tanks supporting flexible storage operations

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PROPERTY DETAILS & HIGHLIGHTS

Primary Storage Tanks:	<ul style="list-style-type: none"> • One (1) × 70,000-barrel vertical petroleum tank • One (1) × 55,000-barrel vertical petroleum tank
Auxiliary Storage Tanks:	<ul style="list-style-type: none"> • Eight (8) × 400-barrel high sulfur fuel tanks • One (1) × 200-barrel high sulfur fuel tank • Six (6) × 400-barrel petroleum tanks with LACT units
Transfer & Control Systems:	<ul style="list-style-type: none"> • LACT (Lease Automatic Custody Transfer) systems • Vapor control system • Overspill containment infrastructure
Waterfront Improvements:	<ul style="list-style-type: none"> • +/-350 LF concrete bulkhead • Rip-rap shoreline stabilization • Dock/berth with pilings
Site Infrastructure:	<ul style="list-style-type: none"> • Secured perimeter fencing • Two gravel access roads • On-site 750 SF office building

Sunray Terminal is ideally suited for operators or investors seeking a strategic waterfront energy or logistics asset in the Corpus Christi market.

The 47.217 acre site includes approximately 22.493 acres of usable land, with the balance consisting primarily of wetlands that contribute to natural buffering and environmental compliance considerations. The facility is improved with a robust collection of petroleum product storage infrastructure, including one 70,000-barrel tank and one 55,000-barrel tank. Additional improvements include multiple 400-barrel and 200-barrel tanks, several equipped with LACT (Lease Automatic Custody Transfer) units, allowing for efficient metering and transfer operations.

The site is further enhanced by a vapor control system, overspill containment measures and an active SPCC plan, supporting regulatory compliance and operational safety. Waterfront improvements include 350 feet of concrete bulkhead, rip-rap shoreline stabilization and an existing dock/berthing area with pilings in place.

Access to the secured and fenced facility is provided via two gravel roads extending from Sunray Road. A 750 SF office building supports on-site administrative functions.



- **LACT-Equipped Systems** – Six tanks with Lease Automatic Custody Transfer units for efficient metering and transfer
- **Marine Docking Facilities** – Existing dock/berth with pilings to support barge access and waterfront operations
- **Bulkhead & Shoreline Improvements** – ±350 LF of concrete bulkhead with rip-rap stabilization for long-term durability
- **Vapor Control & Containment** – Integrated vapor control system and overspill containment infrastructure in place
- **Secured Industrial Site** – Fenced facility with controlled access for operational security
- **Dual Access Points** – Two gravel road entrances from Sunray Road allowing flexible site circulation
- **No Zoning Restrictions** – Located outside city limits, subject to Industrial District Agreement
- **Usable Industrial Acreage** – ±22.493 acres of usable land with additional wetlands providing natural buffering
- **On-Site Office Building** – ±750 SF office (built circa 2014–2016) supporting administrative operations

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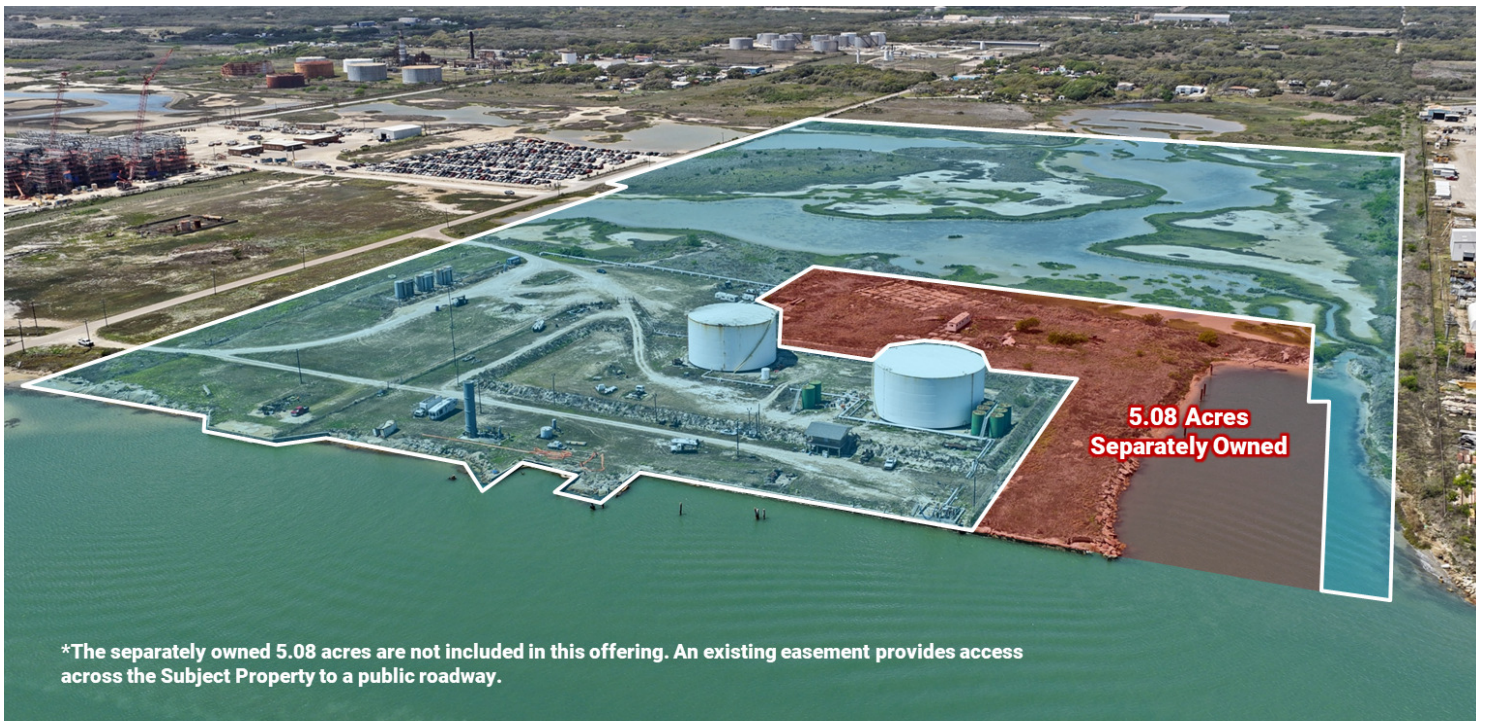
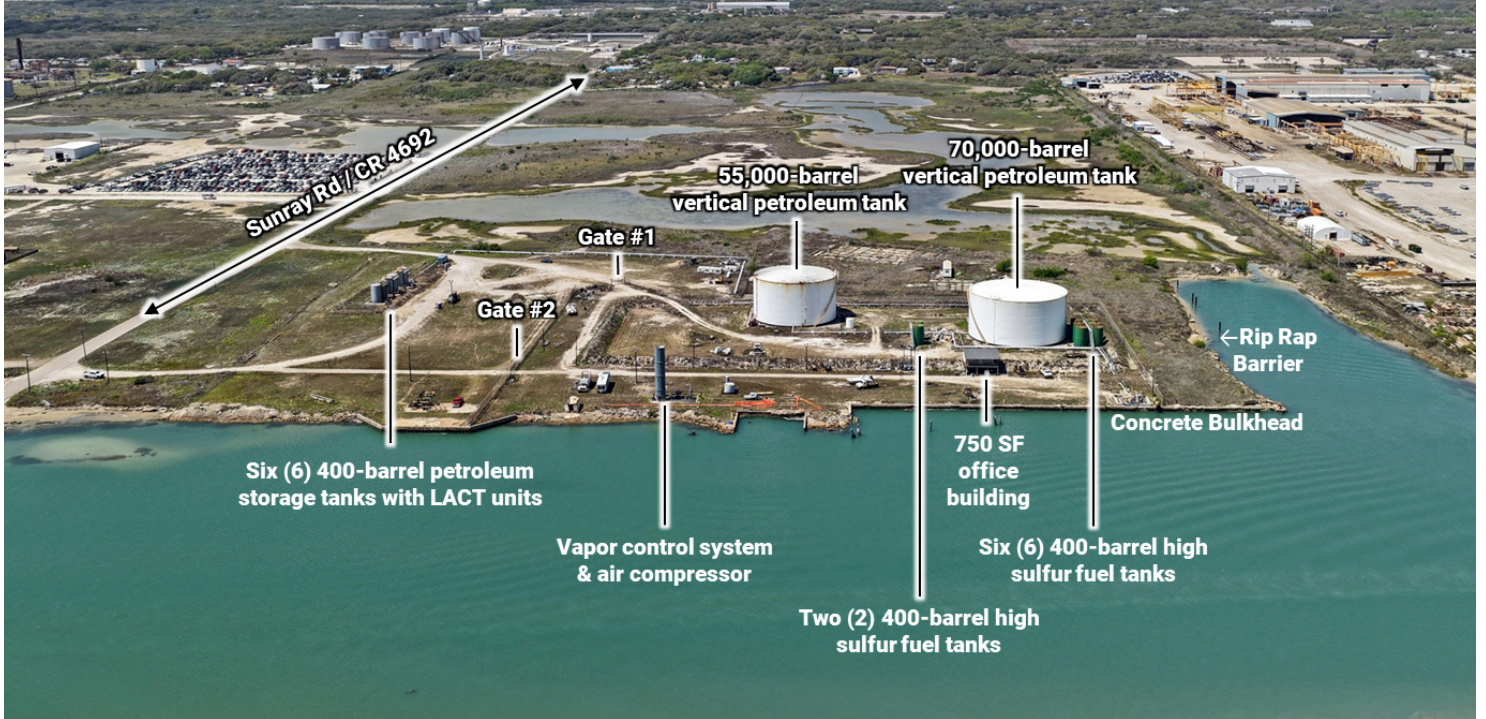
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ADDITIONAL PHOTOS



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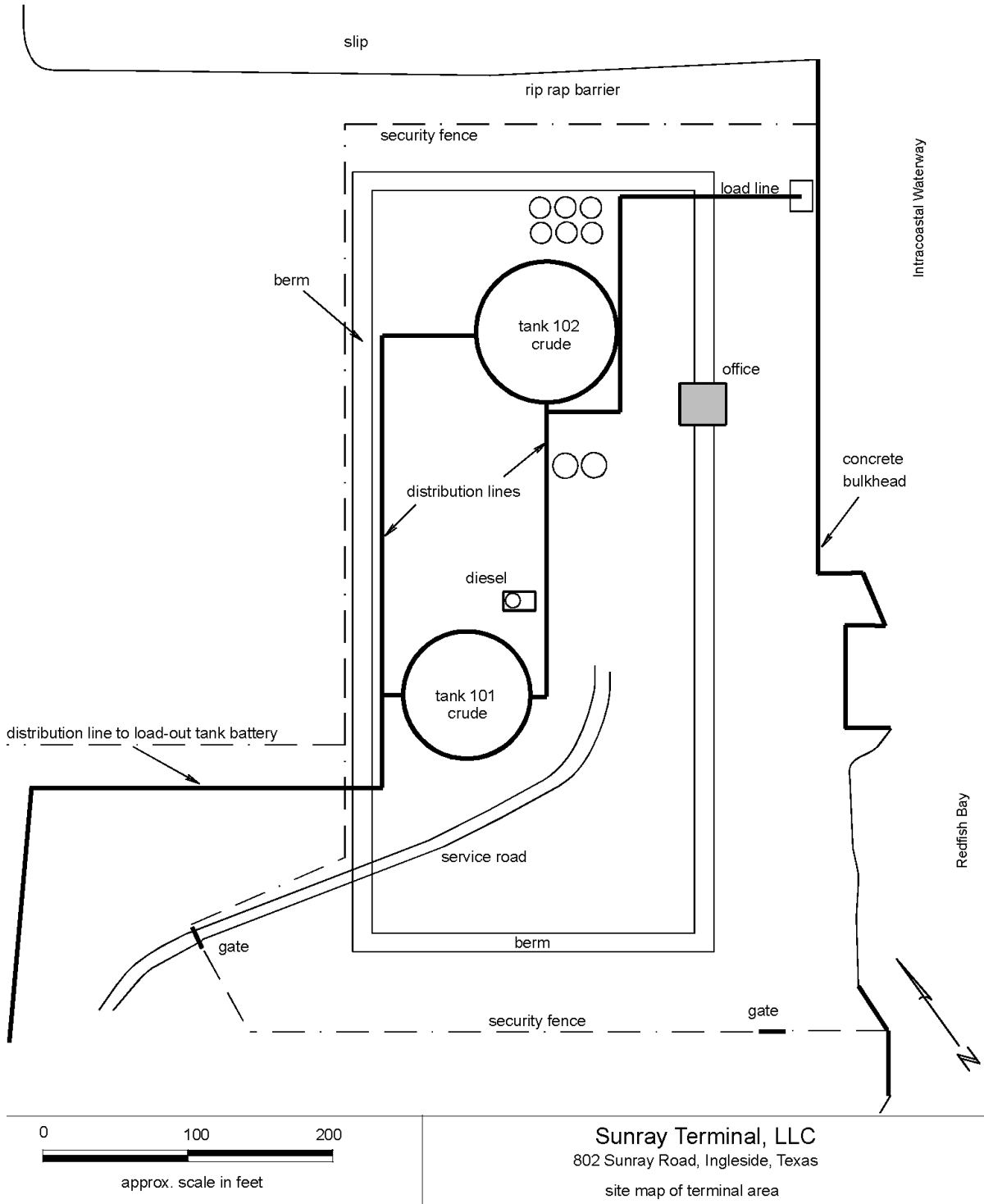
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SITE MAP OF TERMINAL AREA

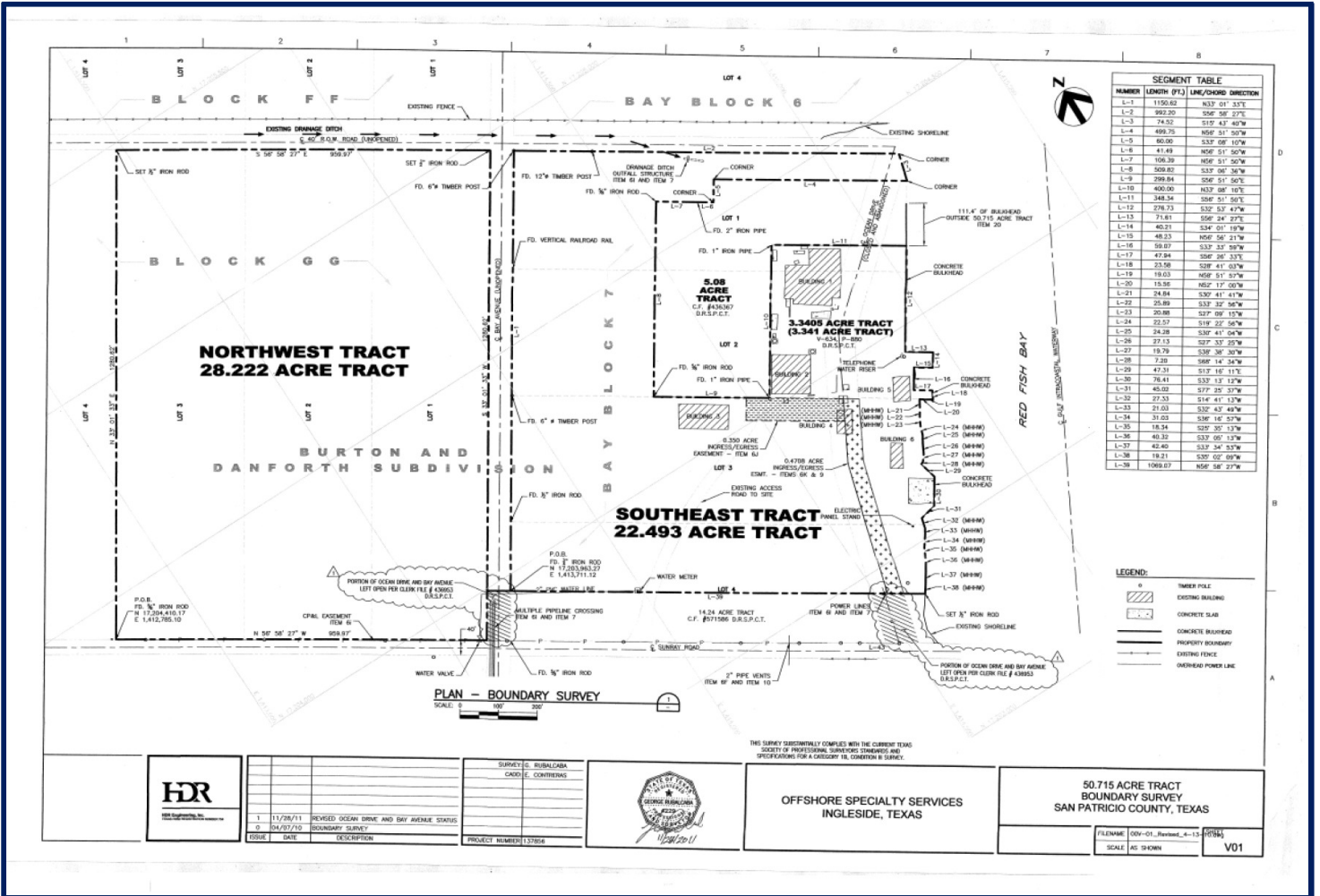


Sunray Terminal, LLC
802 Sunray Road, Ingleside, Texas
site map of terminal area

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SURVEY



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TARGET BUYER PROFILE



ASSET POSITIONING

Sunray Terminal is ideally suited for a range of operators, investors and strategic users seeking a waterfront industrial asset with existing crude oil storage infrastructure and direct marine access. The property's combination of Intracoastal frontage, established improvements and lack of zoning restrictions positions it to appeal to both immediate users and long-term investors.

QUALIFIED BUYER PROFILES

- **Petroleum product distributors and terminal operators** represent the most natural buyer pool, as the existing tankage, transfer systems and docking facilities allow for near-term operational use with minimal capital investment. The property provides an opportunity to expand regional distribution capabilities within the Corpus Christi and broader Gulf Coast markets.
- **Marine fueling (bunkering) companies** will find particular value in the site's direct access to the Intracoastal Waterway and Redfish Bay. The existing dock and berthing infrastructure support efficient vessel access, making the property well-suited for fueling barges, tugboats and offshore service vessels.
- **Midstream and energy infrastructure companies** may view Sunray Terminal as a strategic coastal storage and distribution node. The existing improvements and waterfront access offer potential integration into broader supply chain networks.
- **Industrial investors and private equity groups** focused on energy, infrastructure or industrial outdoor storage (IOS) assets may be attracted to the property's replacement cost advantage and value-add potential. The site offers flexibility for repositioning, leasing or long-term hold strategies.
- Additional interest may come from **port-related logistics users, offshore service providers and environmental or industrial fluid handling companies** seeking a functional waterfront site with established containment systems and scalable infrastructure.

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SURROUNDING PETROCHEMICAL & INDUSTRIAL INVESTMENTS



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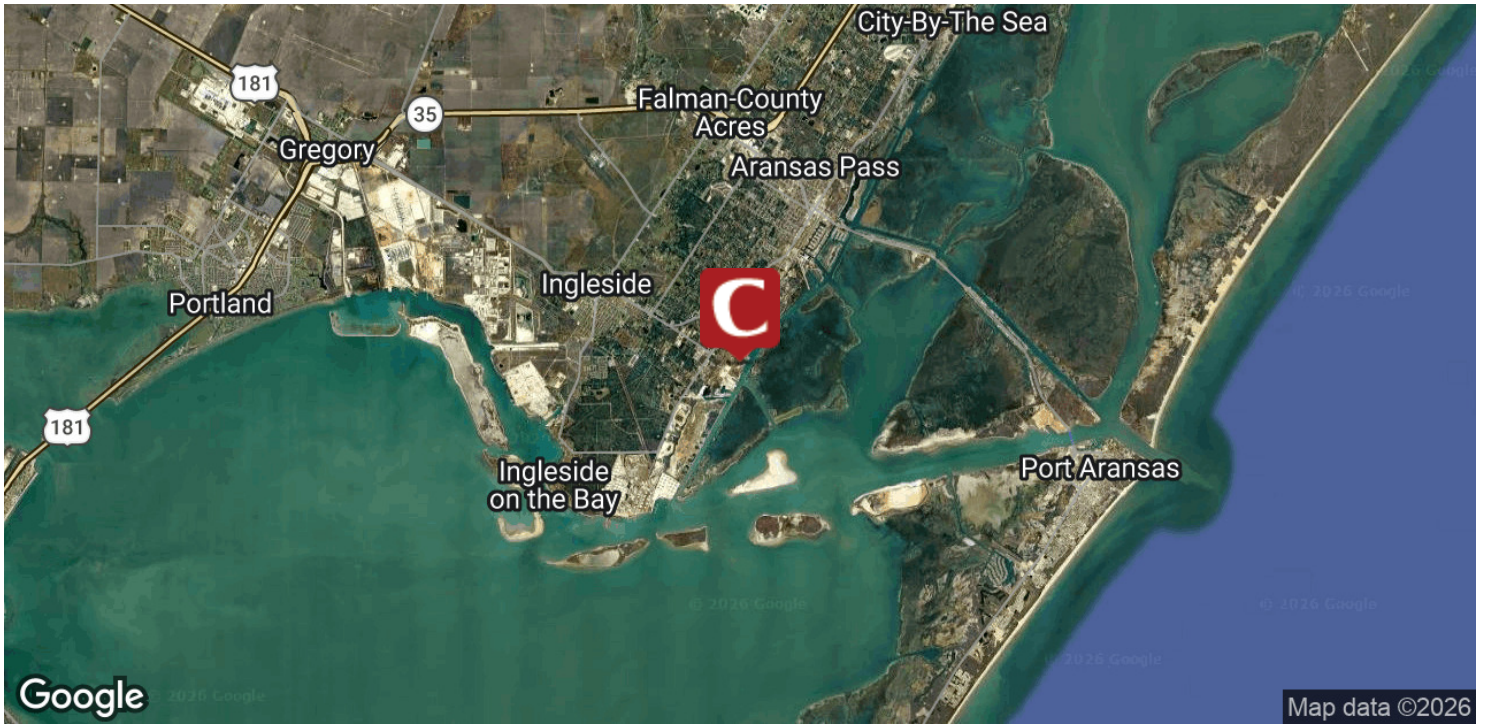
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LOCATION MAP



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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.

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
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date