

EXECUTIVE SUMMARY



Sale Price	\$1,625,000
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OFFERING SUMMARY

Property Type:	Office/Warehouse
Building Size:	8,625 SF Total (1 Acre Lot)
Office Space:	3,730 SF Office
Warehouse Space:	3,750 SF High Bay Garage Warehouse + 1,125 SF Storage Space
Occupancy:	100% (Fully Leased by National Credit Tenant)
Lease Term:	Thru 10/31/2030
Base Rent:	\$13.60/SF NNN with 3% Annual Bumps
Operating Expenses:	+/- \$2.00/SF/year (Est.)

PROPERTY OVERVIEW

This fully leased office/warehouse property offers a rare, long-term investment opportunity in Aransas Pass. Located on a 1 acre lot along Business Highway 35, the 8,625 SF building combines functionality and professional appeal. The property includes 3,750 SF of high bay warehouse space with drive-thru, roll-up garage doors; 3,750 SF of office space with multiple private offices, reception, restrooms, a server room and open area; and 1,125 SF of dedicated storage space with 1 dock-high and 1 ground-level roll-up door. The building is fully leased to a national credit tenant – an established engineering and design firm – providing a secure and predictable income stream.

The lease runs through October 2030 with annual base rent currently at \$13.60/SF NNN with 3% annual increases and options to extend. Operating expenses are minimal, estimated at \$2.00/SF/year, and are fully passed through to the tenant, including taxes, insurance and all utilities. This lease structure ensures a reliable net operating income.

Offered at \$1,625,000, the property provides a strong 7.0% capitalization rate based on current income, supported by a long-term lease and dependable tenant. With its prime location, national credit tenant and fully leased status, this offering presents a low-risk, stable investment opportunity ideal for buyers seeking reliable cash flow and long-term value.

PROPERTY HIGHLIGHTS

- Fully Leased NNN Property – tenant responsible for taxes, insurance, CAM & all utilities
- National Credit Tenant - long-term lease with a stable, high-quality engineering & design firm
- Lease term thru October 2030 with options to extend, providing predictable, secure cash flow
- 3% annual base rent escalations deliver growing income over the lease term
- Outside Aransas Pass City Limits

MATTHEW CRAVEY, SIOR, CCIM

361.221.1915

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Cravey
 Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXTERIOR PHOTOS - 9 ROLL-UP DOORS



Building Front Side — There are 3 roll-up doors on the front of the building with 3 matching roll-up doors on the backside, allowing for drive-thru access to the High Bay Garage Warehouse.



Building Back Side — In addition to the 3 matching drive-thru, roll-up doors, there is a 4th roll-up door in the rear providing access to the High Bay Garage Warehouse. The 1,125 SF Storage Space features 1 dock-high roll-up door and 1 ground-level roll-up door.

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FOR SALE

2020 N BUSINESS HIGHWAY 35 | ARANSAS PASS, TX 78336

INTERIOR PHOTOS - OFFICE SPACE



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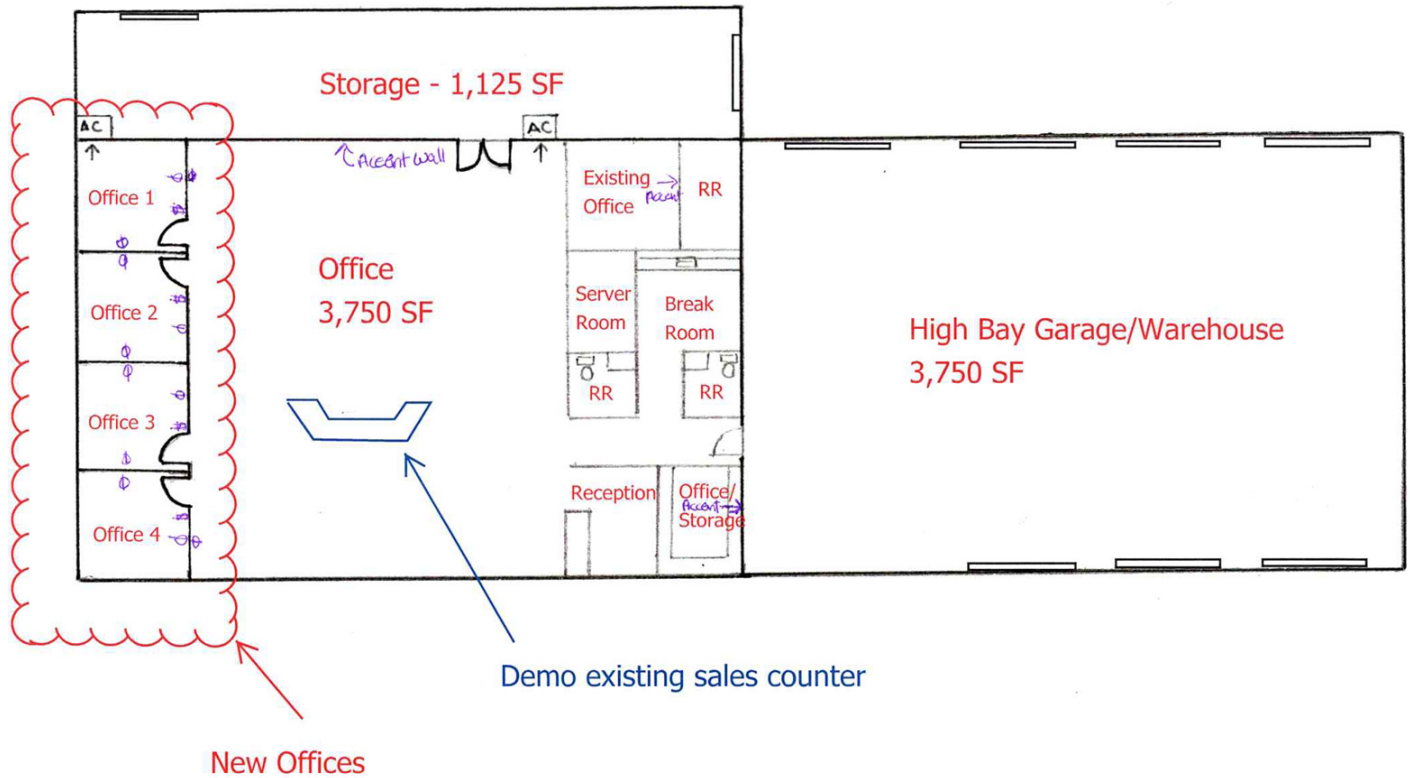
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

FLOOR PLAN



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PLAT

Owner Certification

State of Texas
County of Williamson

I, **AMPERSSAND CAPITAL, LLC**, do hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that the plat has been laid out and prepared and placed as shown herein, that easements (if any) as shown are dedicated to the public use for the installation, operation and use of public utilities, and that this map was made for the purpose of description and dedication.

By signing below, the Property Owner certifies that he/she/they understand that this property may be subject to subdivision and that the map cannot be used to circumvent any such restriction, and that if such a violation occurs, as a result of this action, the Property Owner agrees to indemnify, hold harmless, and defend Aransas County, its elected and/or agents, from any and all related lawsuits, claims, demands, liabilities, losses and expenses.

Matthew D. Holley
MATTHEW DAVID HOLLEY, Managing Member

State of Texas
County of Williamson

This instrument was acknowledged before me by
MATTHEW DAVID HOLLEY, Managing Member

AMPERSSAND CAPITAL, LLC
This the 16 day of October, A.D. 2024

Julie E. Lee
Julie E. Lee, Notary Public, State of Texas
Comm. Expires 08-02-2028
Notary ID: 133041663

Lienholder Certification

State of Texas
County of Williamson

INDEPENDENT BANK

I do hereby certify that I (we) are the holder(s) of a lien on the land embraced within the boundaries of the foregoing plat, and that I (we) do accept and approve said plat for all purposes and considerations.

This the 16 day of October, A.D. 2024

Michael Doss
Michael Doss, President
PRIME BANK, LLC

State of Texas
County of Williamson

This instrument was acknowledged before me by
Michael Doss

This the 16 day of October, A.D. 2024

Julie E. Lee
Julie E. Lee, Notary Public, State of Texas
Comm. Expires 08-02-2028
Notary ID: 133041663

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 12-20-19 and found that the property described herein is not located in a "Special Flood Hazard Area."

Flood Zone: XX-AAL Base Elevation: NA&E

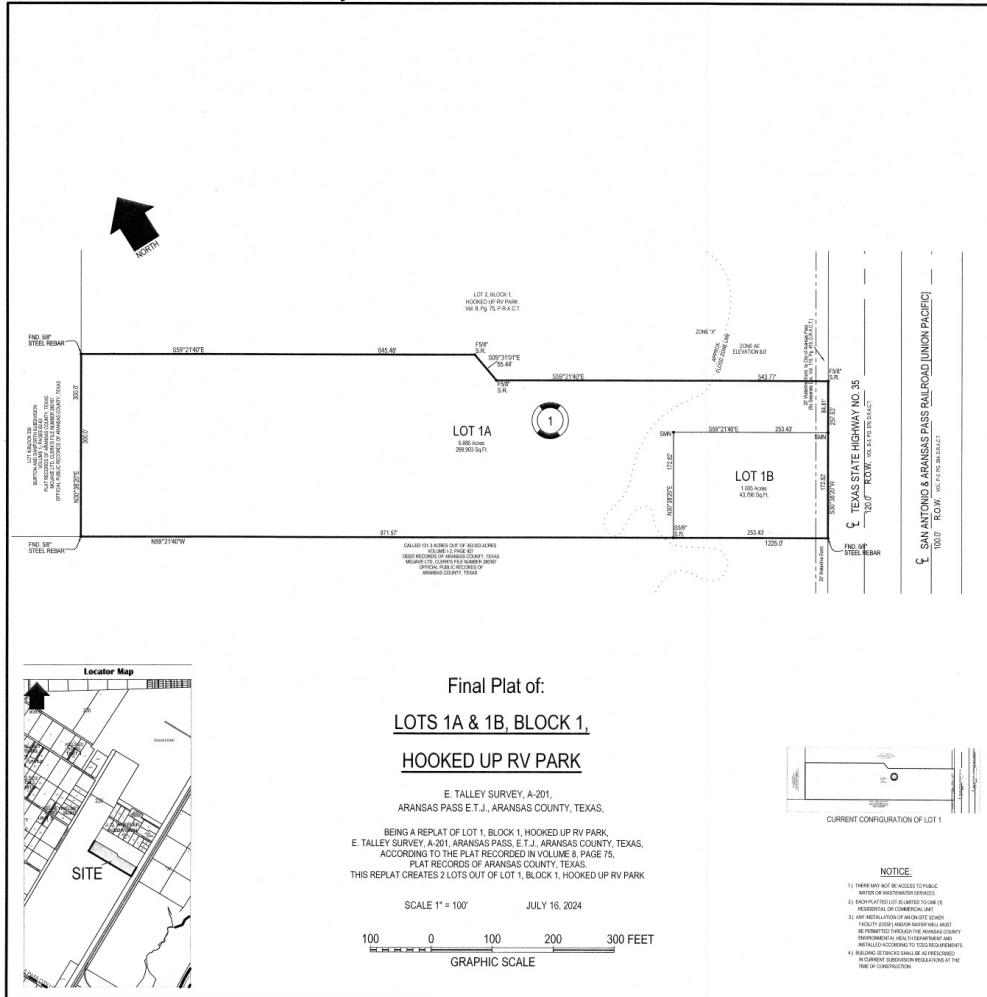
Panel No.: 03281

Community No.: 48452

This information is based on the location of the survey on the above referenced map and is intended to be used to determine insurance rates only and not to identify specific flooding conditions.

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
111 S. Pearl St., P.O. Box 2322
Rockport, Texas 78081
361-221-1915
griffithsurveying.com
tbrpls from NO. 7414



Surveyor Certification

State of Texas
County of Aransas

I, **Brigitte A. Brundrett**, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from survey notes on the ground under the direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the 16 day of July, A.D. 2024

Brigitte A. Brundrett
BRIGITTE A. BRUNDRETT
R.P.L.S.
Reg. No. 9073

City of Aransas Pass

State of Texas
County of San Patricio

This plat of Lots 1A & 1B, Block 1, Hookeup RV Park, was approved by the City of Aransas Pass, Texas, City Manager, or his/her designee as a minor plat on this the 16 day of Dec, A.D. 2024.

This approval shall be invalid and null and void unless this plat is filed with the County Clerk within six (6) months thereafter.

John
City Manager or Designee

Notes

- 1) 50' Steel Pole Survey or set at all property corners unless otherwise shown. All set 50' steel rods signed with "Griffith & Brundrett".
- 2) 50' Steel Pole Survey or set at all property corners unless otherwise shown. All set 50' steel rods signed with "Griffith & Brundrett".
- 3) Total planted area contains 7,890 acres or 343,890 square feet of land.
- 4) Property falls within the E.T.J. of the City Limits of Aransas Pass and must comply with all city codes, regulations and set backs.

County Clerk's Certification

State of Texas
County of Aransas

I, **Molly Kesteven**, Clerk of the County Court in and for Aransas County, Texas, do hereby certify that the foregoing instrument of writing filed the 16 day of July, A.D. 2024, with its certificate of authentication was filed for record in my office the 16 day of July, A.D. 2024, and duly recorded the 16 day of July, A.D. 2024, in the Plat Records of Aransas County, Texas in Volume 8, Page 143.

Witness my hand and seal of the County Court in and for Aransas County, Texas, at Rockport, Texas, this day and year written above.

Molly Kesteven
Molly Kesteven, Clerk
By *John*
John, Deputy
Clerk's File No. 409903

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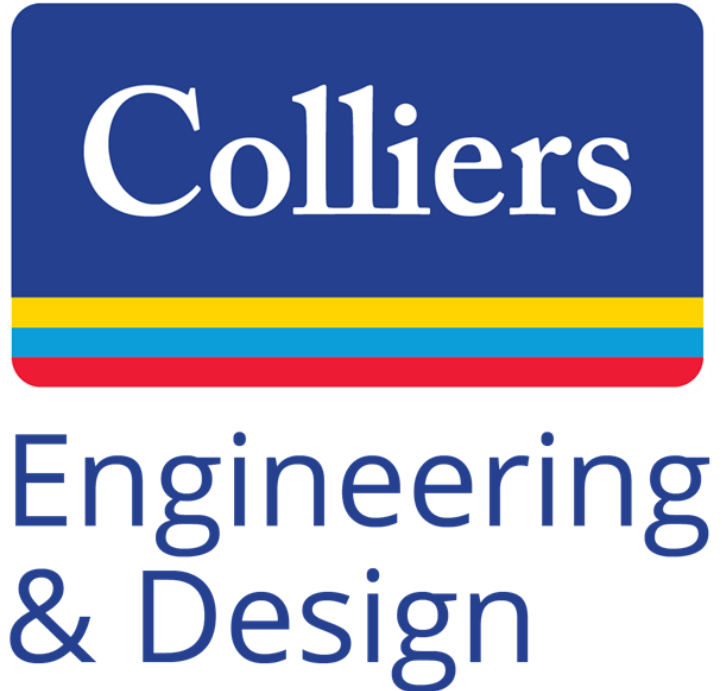
TENANT INFORMATION

Tenant Name:	Colliers Engineering & Design
Headquarters:	Holmdel, New Jersey
U.S. Offices:	80+ offices nationwide
Annualized Revenue:	Approx. \$494 million
Professionals / Staff:	3,000+ professionals nationwide
Founding Year:	1984
Parent Company:	Part of Colliers International Group Inc. network
Core Services:	Engineering, architecture, civil & site design, transportation, surveying, geospatial mapping, infrastructure, geotechnical & environmental consulting, utilities, & telecom services
Market Focus:	Public & private sector clients across built-environment, infrastructure, land development and utilities
Reputation / Scale:	Recognized national firm with broad U.S. footprint – supports stability of tenancy
Texas Presence:	Operates in Texas markets (San Antonio, Austin, Dallas, Houston, South Texas etc.)—indicating regional commitment
Strategic Tenant Strengths:	Professional services firm with infrastructure needs, long-term occupancy & strong credit

Colliers Engineering & Design (CED) is a nationally-recognized, multi-discipline engineering and consulting firm.

With a strong footprint in Texas, CED supports land-development, transportation and telecommunications clients across the region. Their presence at 2020 N Business Hwy 35 in Aransas Pass, Texas underscores the building's appeal to high-quality tenants requiring modern infrastructure, engineering support and long-term stability.

For landlords and investors, CED is an ideal tenant. Their service-focused business, steady project volume and active presence in the region make their lease a reliable and attractive source of income.



- Lease term through 10/31/2030 with 3% annual escalations
- Corporate credit strength and alignment with long-term regional development trends
- Low default and relocation risk due to specialized workforce and ongoing regional project commitments
- Backed by Colliers International Group, a global leader in real estate and professional services
- Professional service operations that rely on office stability, specialized infrastructure and long-term location continuity
- Established Texas presence with offices in major markets including San Antonio, Austin, Dallas and Houston
- Consistent growth and strong financial performance, with annualized revenue of approximately \$494 million

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TENANT (COLLIERS ENGINEERING & DESIGN) RENT TABLE

RENT TABLE

Leased Premises: 8,625 SF
3% Annual Escalations on Base Rent

Start Date	End Date	Annual Rate (per SF)	Base Monthly Rate	Base Annual Rate
2/1/2024	1/31/2025	\$13.20/SF/year NNN	\$9,487.50	\$113,850.00
2/1/2025	1/31/2026	\$13.60/SF/year NNN	\$9,775.00	\$117,300.00
2/1/2026	1/31/2027	\$14.00/SF/year NNN	\$10,062.50	\$120,750.00
2/1/2027	1/31/2028	\$14.42/SF/year NNN	\$10,364.38	\$124,372.56
2/1/2028	1/31/2029	\$14.85/SF/year NNN	\$10,673.44	\$128,081.28
2/1/2029	1/31/2030	\$15.30/SF/year NNN	\$10,996.86	\$131,962.32
2/1/2030	10/31/2030	\$15.76/SF/year NNN	\$11,327.50	\$135,930.00

Tenant is responsible for taxes, insurance and CAM (including water, sewer, electric, phone, internet, cable, trash & all other utilities)
Est. Operating Expenses: +/- \$2.00/SF/year

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RETAILER MAP



MATTHEW CRAVEY, SIOR, CCIM

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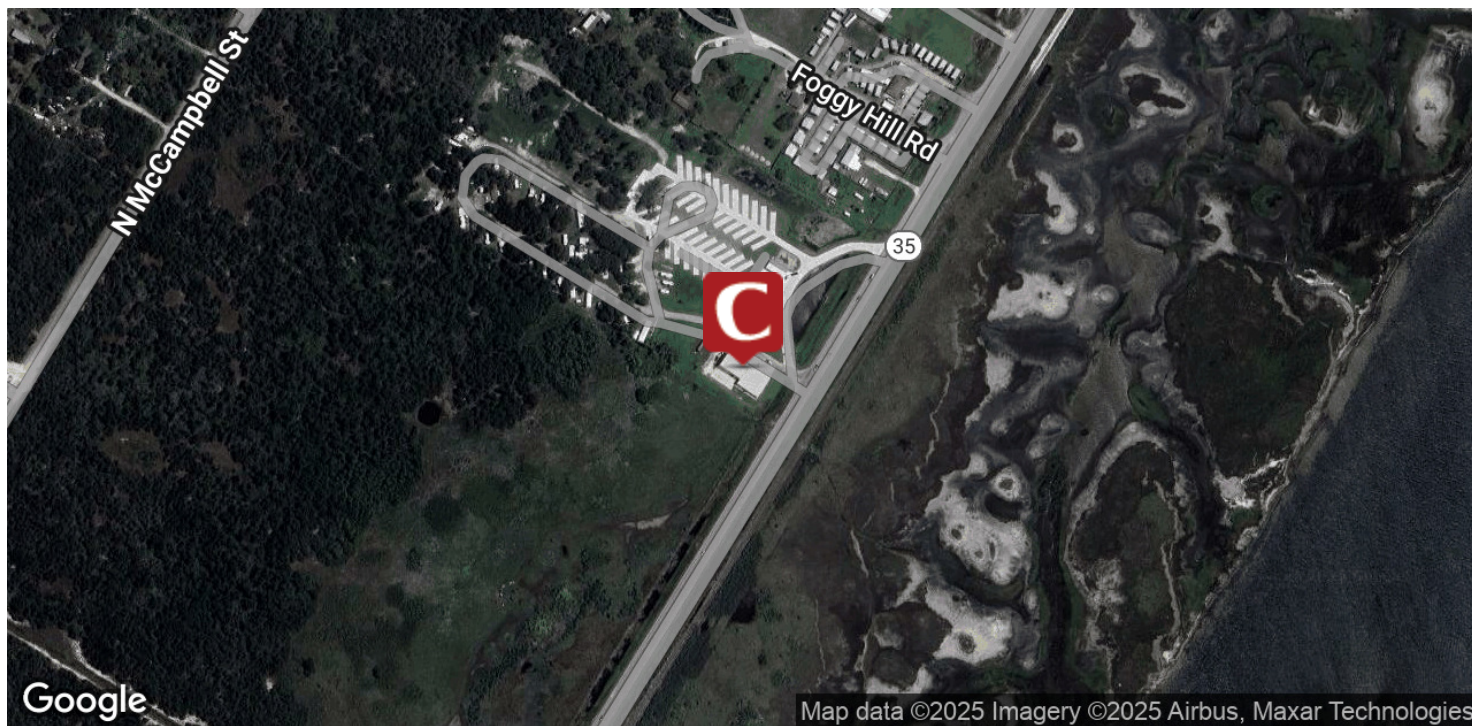
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LOCATION MAP

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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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Cravey, SIOR, CCIM	203443	matt@craveyrealestate.com	361.221.1915
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

Cravey Real Estate Services, Inc., 5541 Bear Lane, Suite 240 Corpus Christi, TX 78405
Matthew Cravey

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