



Property Overview

- Retail Building Size
 - 28,000 SF
- Drive-Thru Warehouse
 - 9,600 SF
- Lot Size
 - 9.52 Acres
- Please contact Broker for pricing.
- Pylon & monument signage available
- Strategically positioned at the intersection of US 77 and Sen. Carlos Truan Blvd, offering easy access and high visibility
- Close proximity to the Naval Air Station Kingsville
- Located 40 miles from Corpus Christi, TX

Demographics	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	4,155	21,381	25,872
2024 Daytime Population	3,781	22,353	25,852
2024 Average Household Income	\$84,520	\$69,176	\$70,038
2024 Median Age	31.7	32.8	31.3

Traffic Counts	Vehicles per day
US 77	20,568 VPD
FM 3320	1,270 VPD
Senator Carlos Truan Blvd	5,043 VPD

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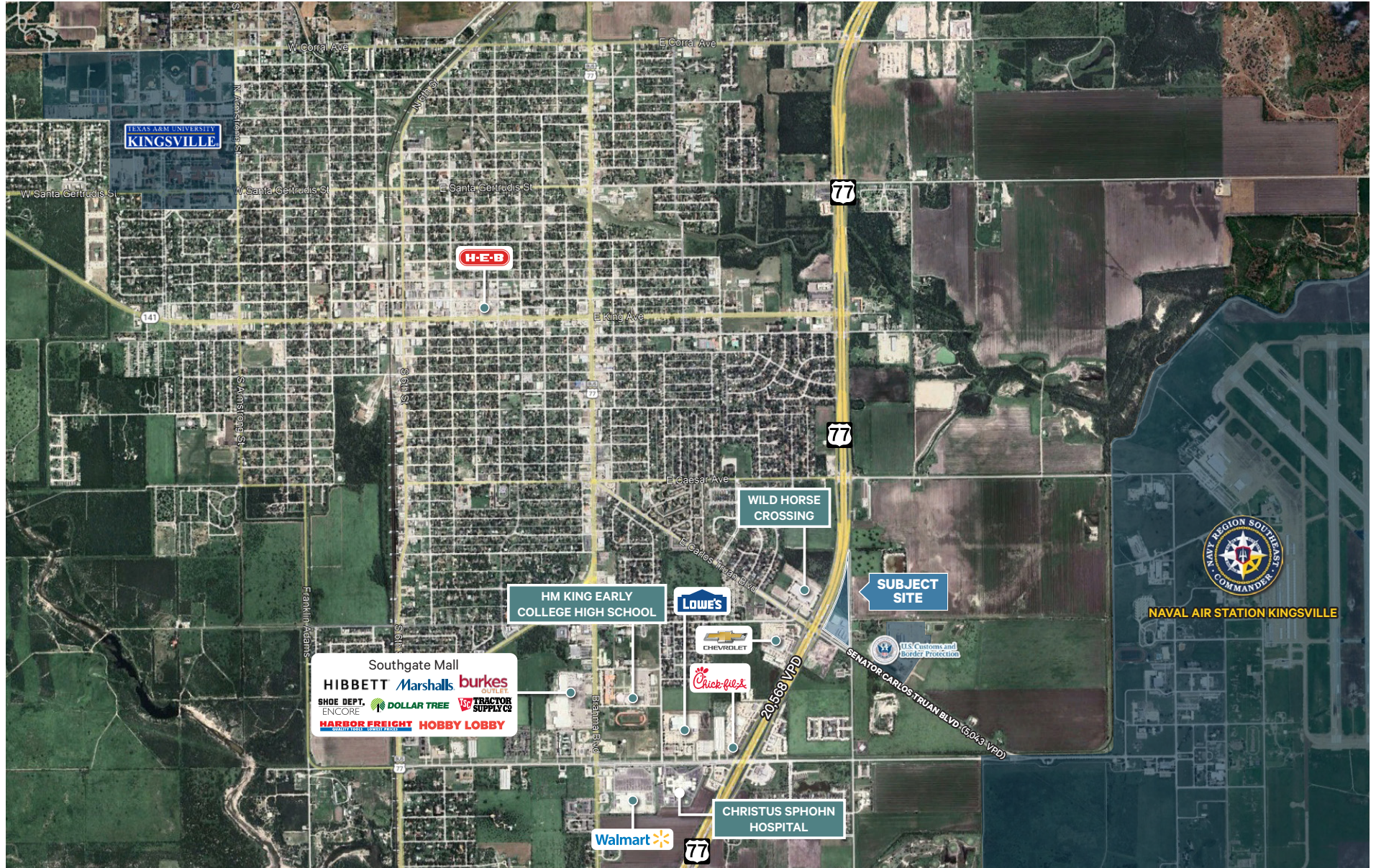
LOCATION AERIAL



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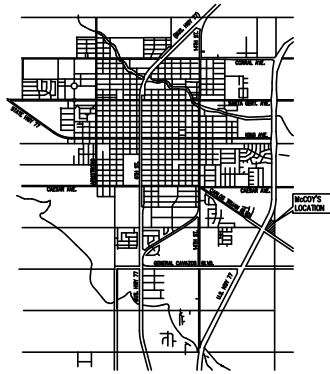


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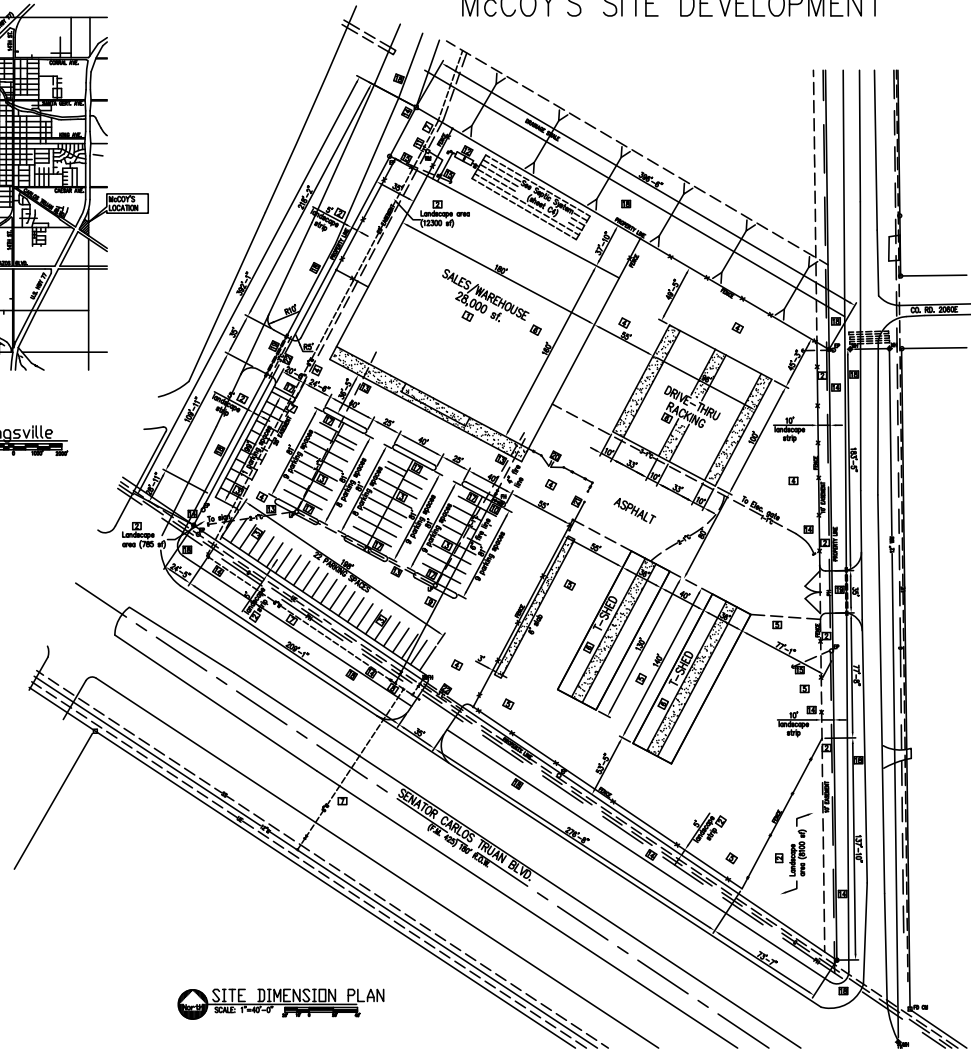


SITE PLAN

McCOY'S SITE DEVELOPMENT



City of Kingsville
SCALE 1"=2000'-0"



SITE DIMENSION PLAN
SCALE 1"=40'-0"

General Notes

- 1. Building: 28,500 sq. ft.
- 2. Landscaping: 27,400 sq. ft. (total); install 4" top soil and grade; see sheet C2.
- 3. Install 4" pavement strips, marking, and handicap signs as shown. Paint shall be white, 15007 997-T3 Sherwin-Williams or approved equal. Parking: 81 spaces plus 4 ADA spaces. See sheet C2.
- 4. Asphalt: pavement shall be 4" of coliche and 2" of HMAAC; see 1/3/C3.
- 5. Coliche Base shall be 8" of Coliche graded and compacted.
- 6. McCoy's Corporation to provide construction drawings for the warehouse, drive-thru racking, and 1-phase building structure, mechanical, electrical, and architectural.
- 7. Offsite water system to be constructed by City of Kingsville forces.
- 8. Connect to 8-inch fitting provided by City. Install 6" Gate Valve.
- 9. Install 180 ft. of 4" PVC-C900 water pipe; see detail 12/C3.
- 10. Install 1-4"x4" Tee, 1-4" Gate Valve, 1-Fire hydrant, 1-4"x4" Reducer, 1-4" Gate Valve, 4" Fire line by others. See C3 sheet.
- 11. Connect to 2" water meter provided by City see detail 13/C3; Extend 2" pipe to building; see plumbing plans by others.
- 12. Construct Septic System; see sheet C4.
- 13. Install PVC electrical conduits as shown; see 18/C3.
- 14. Caution buried utility lines: telephone, gas, electrical; contact utility owners prior to excavation.
- 15. Caution electrical high guy wires and anchors.
- 16. Not used.
- 17. Install curb island (7 locations); see 14/C3.
- 18. Grade for ditch and drainage channel; acquire TxDOT permit; see sheet C2.
- 19. Install drainage culverts; see paving details and sheet C2.
- 20. 28-ft double leaf swing gate.
- 21. 28-ft slider gate.
- 22. Install 3" conduit under entrance drive; cap both ends.

Index of Sheet

Sheet No.	Description
C1	Title and Dimension Plan
C2	Grading and Drainage Plan
C3	Details
C4	Septic System

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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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date