

3174 COUNTY ROAD 48
ROBSTOWN, TX 78380

SALE PRICE:

\$5,000,000

NET LEASED HEAVY INDUSTRIAL FACILITY
16,968 SF OFFICE SPACE | 9,801 SF WAREHOUSE
2,750 SF WASH BAY | 20-TON & 10-TON CRANES



JOHN FORET

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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	\$5,000,000
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OFFERING SUMMARY

Property Type:	Heavy Industrial
Occupancy:	100% Net Leased
Tenant:	Circle 8
Lease Term:	Thru 12/31/2028
Total Lot Size:	10.49 Acres
Main Building:	26,769 SF Total
Warehouse Space:	9,801 SF
Office Space:	16,968 SF
Wash Bay:	2,750 SF
Residential Building:	1,120 SF

PROPERTY OVERVIEW

Located at 3174 CR 48 in Robstown, this 10.49 acre heavy industrial facility presents a compelling investment opportunity backed by a NNN lease with Circle 8. There are 3 years left on the 4 year term. The tenant's lease features 3% annual escalations and renewal options, providing built-in income growth and long-term upside. Structured as a true net lease, tenant is responsible for taxes, insurance, utilities and all maintenance, repair and replacement costs, including the parking lot, HVAC, electronic gate, overhead cranes, wash bay equipment and vehicle lift, offering investors a low-management, expense-controlled asset.

Built in 2015, the property includes an 80' x 225' main building comprised of 16,968 SF of modern two-story office space and 9,801 SF of heavy warehouse space with ten (10) drive-in overhead doors, one (1) 20-ton crane and one (1) 10-ton crane. A 2,750 SF covered wash bay supports heavy equipment operations. The fully fenced, gated, stabilized limestone yard spans approximately eight usable acres with extensive parking, ideal for crane and equipment storage. Located just 0.7 miles from U.S. Hwy 77 (21,200+ VPD per TxDOT) and outside city limits with no zoning restrictions, this asset offers strong functionality, strategic access and durable cash flow.

PROPERTY HIGHLIGHTS

- **16,968 SF Two-Story Office** – Professional buildout with conference rooms, 20 private offices, reception, kitchen & break room
- **9,801 SF Heavy Warehouse** – Designed for large-scale industrial operations
- **Ten (10) Roll-Up & Drive-in Overhead Doors** – Efficient equipment flow
- **(1) 20-Ton & (1) 10-Ton Overhead Cranes** – Built-in heavy lifting capacity with 18' Hook Height
- **2,750 SF Covered Wash Bay** – Open-air structure with integrated pressure washers
- **Stabilized Limestone Yard** – Compacted crusher run base designed for durability

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PROPERTY DETAILS & HIGHLIGHTS

Main Building:	26,769 SF Total
Office Space:	16,968 SF
Private Offices:	20 Offices
Warehouse Space:	9,801 SF (Heavy Industrial)
Overhead Doors:	Ten (10) Roll-up Drive-in
Overhead Cranes:	(1) 20-Ton & (1) 10-Ton
Hook Height:	18'
Peak Height:	30'
Heavy Power:	480V, 3-Phase, 200-Amp Service (fully powered to accommodate 2 operational overhead cranes)
Security:	Fully Fenced & Gated
Wash Bay:	2,750 SF Open-air & Covered with Pressure Washers
Year Built:	2015

The main building measures approximately 80 feet by 225 feet. Inside, the property offers 16,968 SF of modern, two-story office space built to support administrative and operational teams. The office area includes 20 private offices, conference rooms, a reception area, restrooms and a kitchen/break room, creating a professional and comfortable work environment. Attached to the office component is 9,801 SF of heavy industrial warehouse space designed for large-scale equipment and fleet operations. The warehouse is equipped with ten (10) roll-up, drive-in overhead doors that allow for efficient ingress and egress, as well as one (1) 20-ton crane and one (1) 10-ton crane with 18' hook heights that support heavy lifting and maintenance capabilities.

The 2,750 SF covered wash bay, constructed as an open-air facility with integrated pressure washers, is ideal for cleaning heavy machinery, trucks and industrial equipment. The stabilized limestone yard area encompasses approximately eight usable acres and features extensive parking and laydown space suitable for heavy equipment storage and maneuverability. The property is fully fenced and secured by an electronic gate, providing controlled access and added security for equipment and personnel. The site is also traversed by two U.S. electric power transmission lines, including one (1) 345-kilovolt line and one (1) 100-161-kilovolt line.

In addition to the industrial improvements, the property includes a separate 1,120 SF single-family residence built in 1948. This residence offers potential for on-site housing for a facility manager, security personnel or other operational support use, further enhancing the property's overall functionality.



The yellow shading pictured above indicates the portion of the property traversed by 345 kV and 100-161 kV transmission lines. While this area is currently undeveloped, it may support additional improvements such as expanded parking or yard space, subject to utility easement restrictions.

- **Stabilized Limestone Yard** – Compacted crusher run base designed for durability & heavy equipment storage, fleet parking and staging
- **Fully Fenced & Gated** – Electronic gate for secure, controlled access & added security for equipment and personnel
- **No Zoning Restrictions** – Located outside city limits, allowing operational flexibility
- **Prime Access** – Only 0.7 miles from U.S. Highway 77 with 21,200+ VPD per TxDOT
- **Separate 1,120 SF Residence** – On-site housing potential for manager or security personnel
- **Ten (10) Roll-Up & Drive-In Overhead Doors** – Efficient equipment flow and drive-through capability
- **(1) 20-Ton & (1) 10-Ton Overhead Cranes** – Built-in heavy lifting capacity with 18' Hook Height
- **2,750 SF Covered Wash Bay** – Open-air structure with integrated pressure washers

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LEASE ABSTRACT SUMMARY



LEASE & INCOME OVERVIEW

Tenant: Circle 8 Crane Services, LLC

Lease Type: True Triple Net (NNN)

Use: Heavy industrial crane & equipment operations

Term

- **Initial Term:** 4 Years (1/1/2025 – 12/31/2028)
- **Remaining Term:** ~3 Years
- **Renewal Option:** One (1) additional 3-year term

Rent

- **Current Base Rent:** Contractual
- **Escalations:** 3% Annually
- **Security Deposit:** Contractual

Expense Structure (True NNN)

Tenant Responsible For:

- Property taxes
- All insurance (property, CGL \$2M/\$3M, BI, WC)
- Landlord liability insurance (reimbursed)
- Utilities
- HVAC repair, service (biannual required) & replacement
- Roof structural components (reimbursed)

Landlord Structural Obligations (roof structure, foundation, exterior walls, underground plumbing, base building systems) – **Costs passed through to Tenant as Additional Rent**

Investment Profile

- Contractual 3% annual rent growth
- Expense-controlled structure
- Minimal landlord management
- Industrial tenant with specialized build-out

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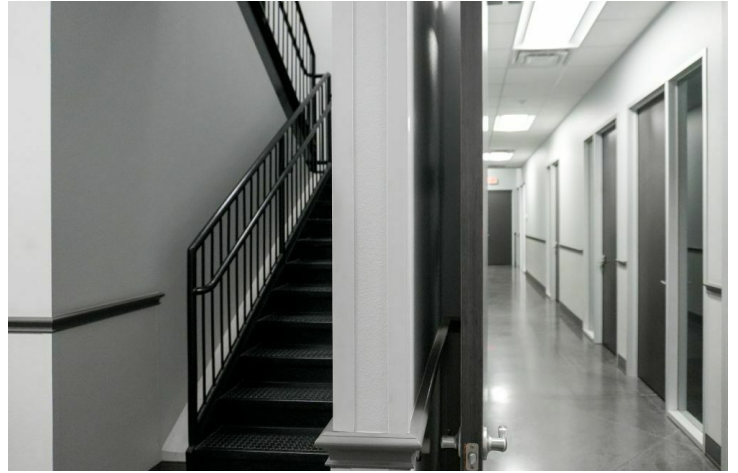
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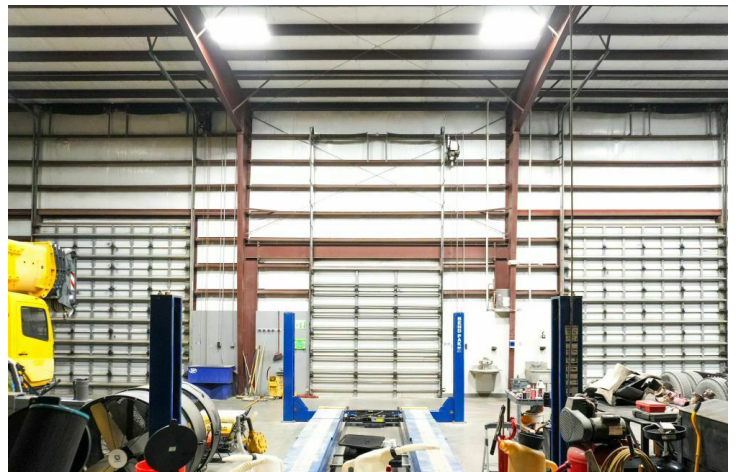
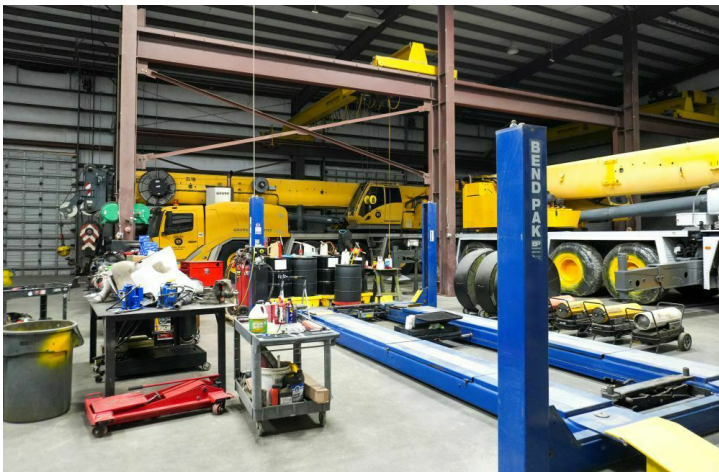
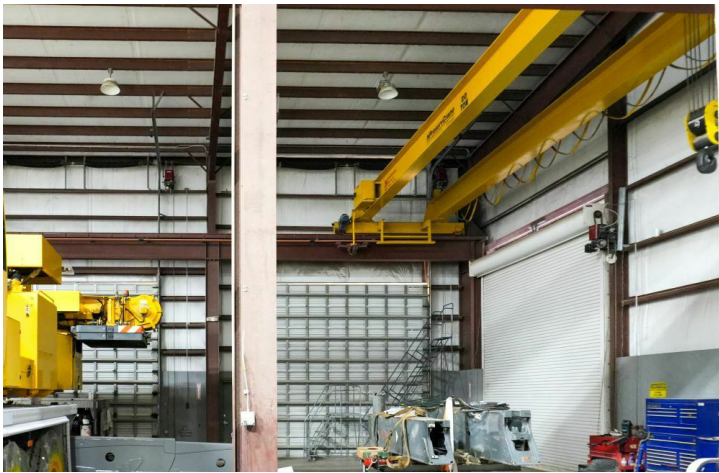
TWO-STORY OFFICE SPACE: 16,968 SF



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HEAVY INDUSTRIAL WAREHOUSE SPACE: 9,801 SF



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10 ROLL-UP & DRIVE-IN OVERHEAD DOORS



Four (4) overhead doors are located on the west side, and one (1) is located at the rear of the building.



Five (5) overhead doors are located on the east side of the building.

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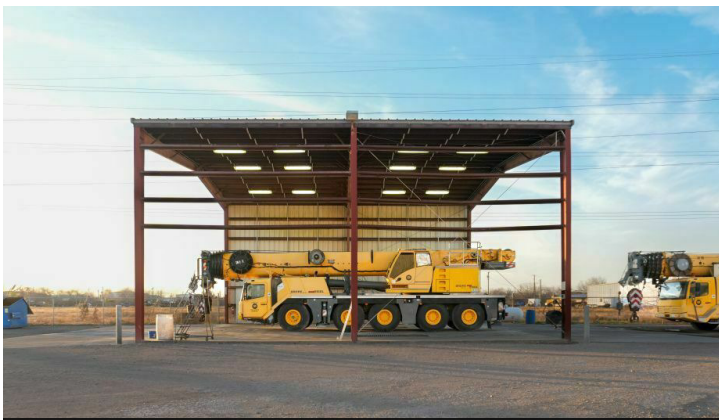
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STABILIZED LIMESTONE YARD & 2,750 SF WASH BAY



The wash bay and expansive stabilized limestone yard make this site ideal for fleet operations, equipment staging and outside storage.



2,750 SF Wash Bay



2,750 SF Wash Bay



The property is traversed by one (1) 345-kilovolt (kV) & one (1) 100-161-kilovolt (kV) U.S. electric power transmission lines.



The property is fully fenced and secured by an electronic gate, providing controlled access and added security.

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AERIAL VIEWS OF THE PROPERTY



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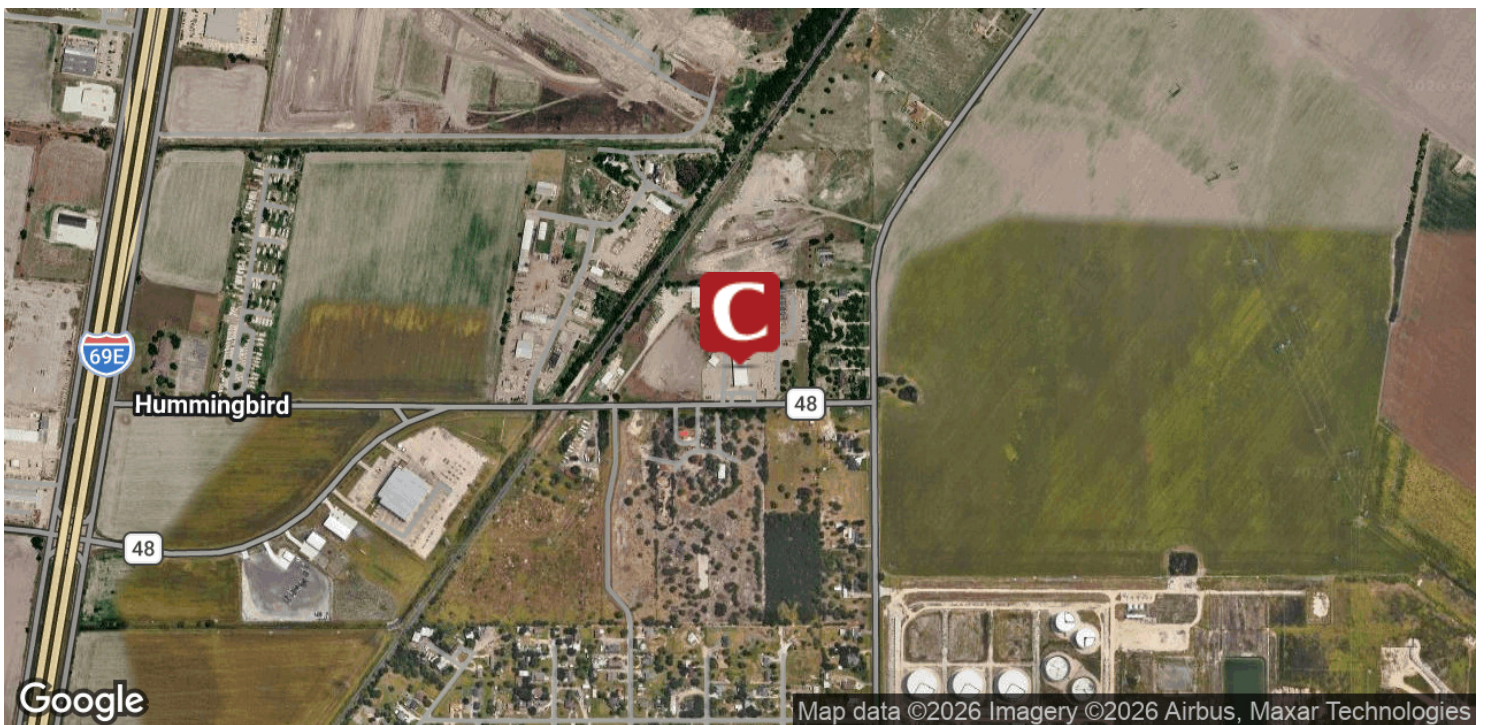
RETAILER MAP



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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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John Foret	TX #748161	john@craveyrealstate.com	361.271.1527
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date