

# OFFERING: FOR SALE

OFFICE | 2,300 SF  
5-ACRES STABILIZED



NEW SOUTHERN COMMERCIAL REAL ESTATE

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NEW SOUTHERN  
COMMERCIAL REAL ESTATE

# EXECUTIVE SUMMARY

3360 W Hwy 44, Alice, TX 78332



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## HIGHLIGHTS

- Asking \$350,000
- 5.0-Acres with 12" Stabilization
- New Roof (2026)
- Newer Fence / Gate
- 2,300 SF Office
- 2,400 SF Canopy and Wash Rack
- Located in County

## DETAIL

- Water – Well
- Sewer - Septic
- Flood Zone - 0%
- Access - 300' LF on TX-44
- Location - Jim Wells County
- Tax Rate - \$1.955879
- ISD - Jim Wells



## For Further Information:

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# LOCAL MARKET

3360 W Hwy 44, Alice, TX 78332



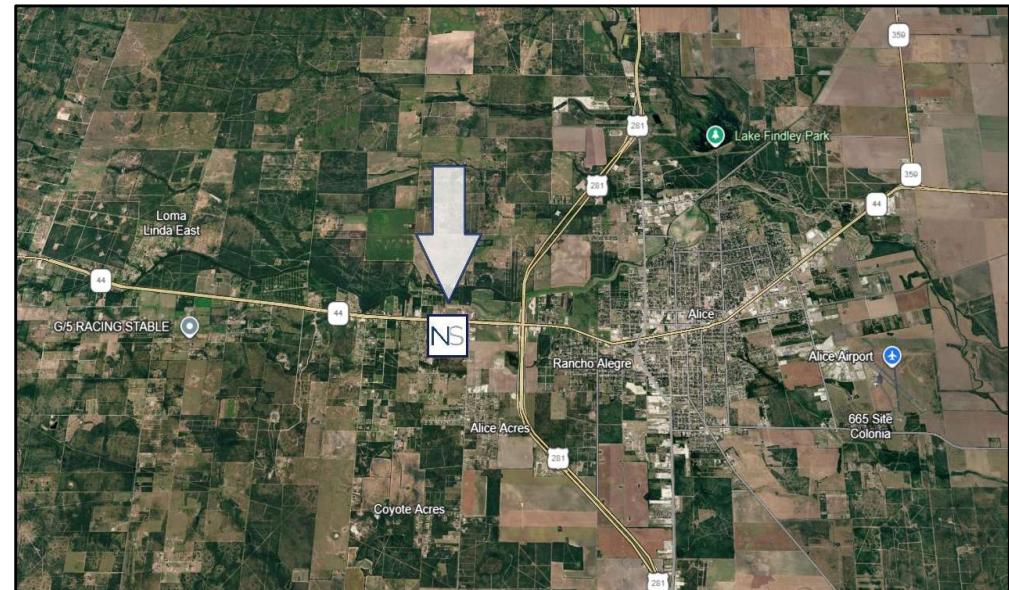
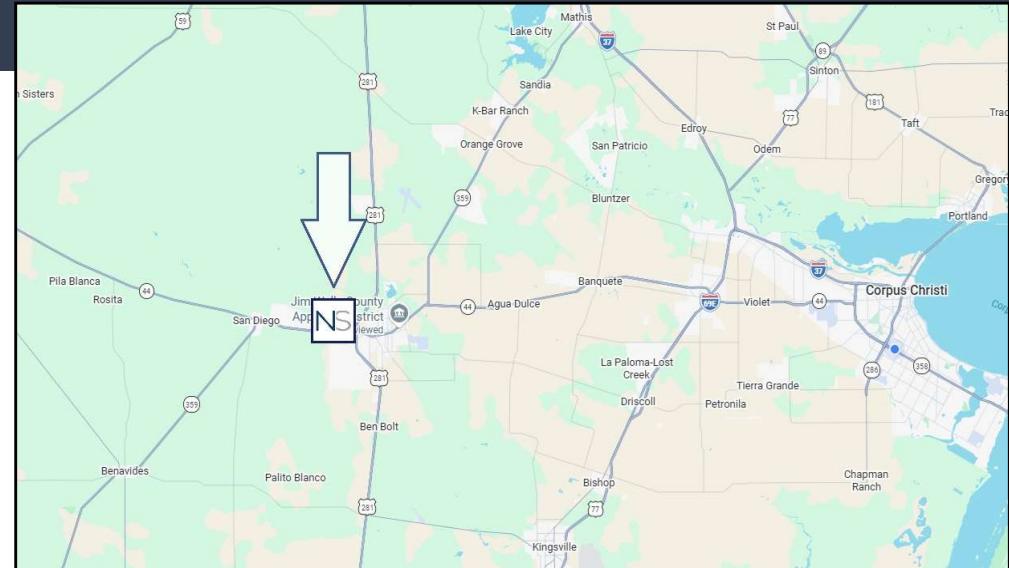
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## LOCATION

- Located 1.2 miles west of Hwy 44 and Hwy 281 - connecting between San Antonio and the Rio Grande Valley
- Positioned for oilfield tools & equipment; drilling/pipeline yard; energy services; trucking services; trucking rental; wind farm equipment; distribution; tractor trailer; vacuum trucks; crane services, etc.

## EMPLOYERS

- 26-miles northwest of new \$1.0 billion [Tesla Lithium Refinery](#)
- 41-miles northwest of new [OXY carbon capture plant](#) (phase 1 starting 2026)
- 44-miles southwest of \$2.0 billion [Steel Dynamics Mill](#) (1.2 million SF)
- 47-miles west of [Port of Corpus Christi](#) (nations largest U.S. port by total revenue tonnage)



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# PROPERTY IMAGES

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