

# WAREHOUSE BUILDING

21147 N Sam Houston Blvd  
Rio Hondo, Texas

V V

**FOR LEASE**



**LEASE PRICE:**

\$7,400.00  
Per Month, plus Taxes and Insurance

**BUILDING:**

13,000 SF

**LAND:**

5.7 Ac

**SUMMARY:**

±13,000 SF industrial building on ±5 acres in Rio Hondo, TX. Former aircraft hangar later used as a CNC machine shop, featuring clear-span metal construction and 3-phase power. Property offers substantial yard space, flexible layout, and no known use restrictions, making it well-suited for manufacturing, fabrication, warehouse, equipment storage, or contractor operations. Rare opportunity for a true industrial user seeking power, land, and operational flexibility in Cameron County.

**LOCATION:**

Southeast corner of the intersection of N Sam Houston Blvd and Wiesman Rd, northeast of the city of Rio Hondo, TX.

**UTILITIES:**

Electric - MVEC  
Water - TBD  
Sewer - TBD

The information contained herein was obtained from sources believed reliable, however, Coastal Realty makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The representation of this property is subject to errors, omissions, prior sale or lease or withdrawal without notice.



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**Coastal Realty**

2901 Central Blvd., Suite A  
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[www.coastalrty.com](http://www.coastalrty.com)



**Jeremy Barnard, Realtor**

956.371.4007 Mobile  
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**AERIAL VIEW**



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## BIRD'S EYE VIEW



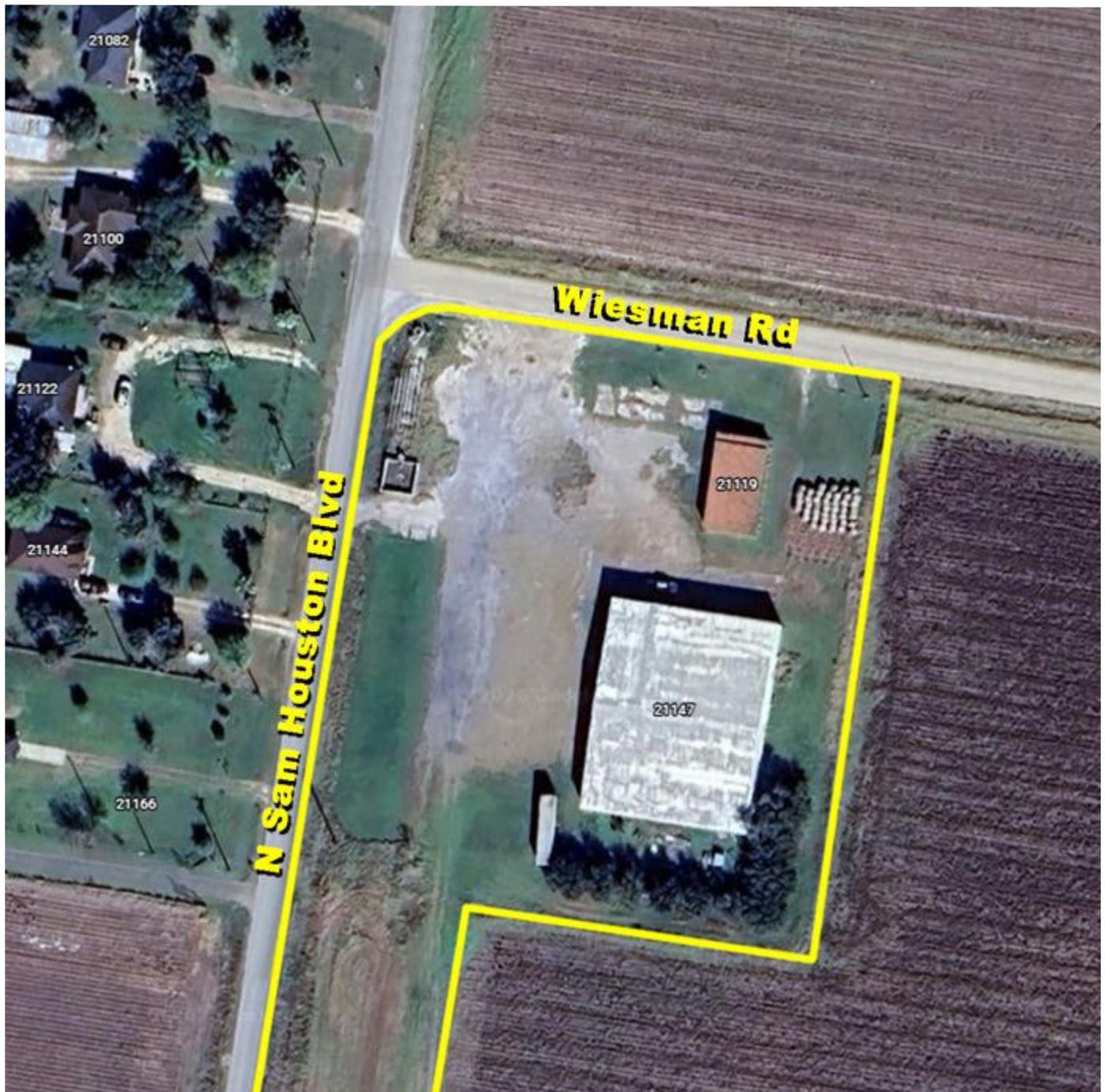
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## OVERHEAD VIEW



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PICTURES



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PICTURES



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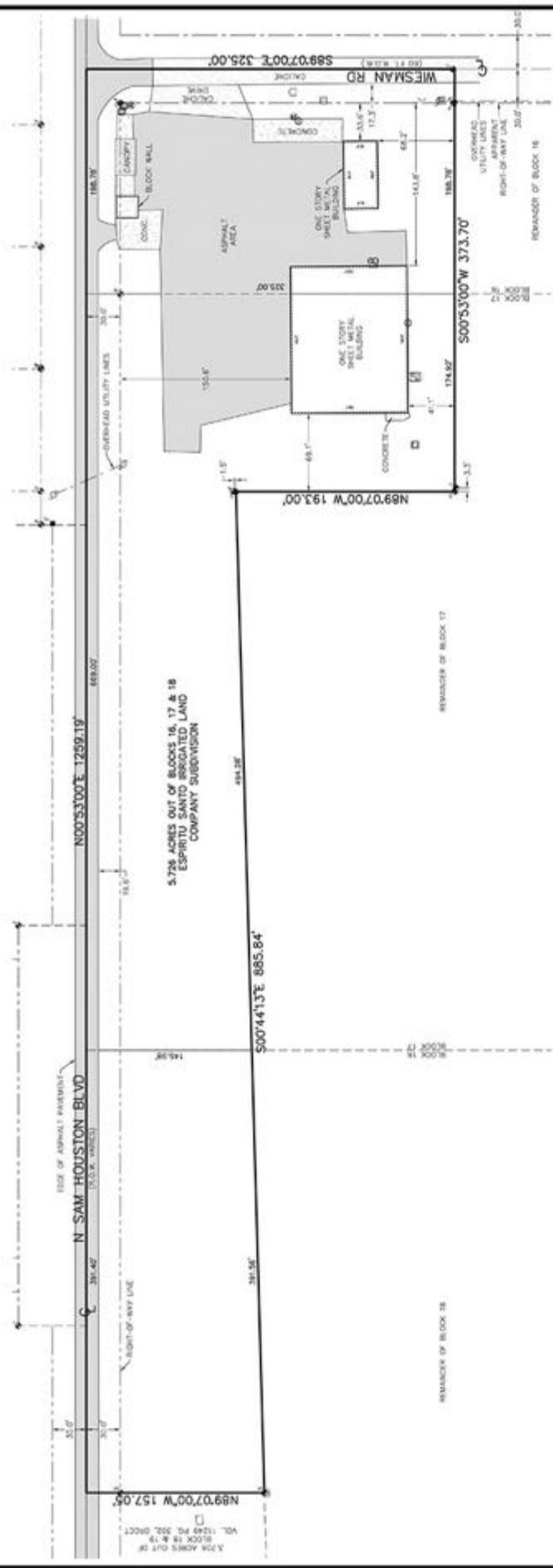
**PICTURES**



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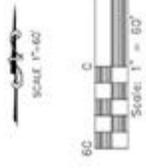


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**LEGEND**

1	IRON ROD FOUND	10	POWER POLE
2	CONCRETE FOUNDATION	11	CONCRETE
3	STAMPED "MOORE 4/3/07"	12	TELEPHONE TOWER/POLE
4	PIPE FOUND	13	WALBURN
5	CONCRETE FOUNDATION	14	CLAMMOUT
6	PROCESSED	15	REGISTRATION STATION/PIE
7	CONCRETE FOUNDATION	16	CONCRETE FOUNDATION
8	CONCRETE FOUNDATION	17	CONCRETE FOUNDATION
9	CONCRETE FOUNDATION	18	CONCRETE FOUNDATION



**NOTES**

1. THIS SURVEY IS BASED ON THE SURVEY RECORDS OF CAMERON COUNTY, TEXAS, FILED IN THE PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, BOOK 18, PAGE 41.
2. ADDRESS: 21143 N. SAM HOUSTON BLVD, RIO HONDO, TEXAS 75583
3. COMMENT FOR TITLE INSURANCE: THIS FILE NO. 181-25-282, ISSUED MAY 07, 2025 WAS USED TO PREPARE THIS SURVEY.
4. NO DOCUMENT WAS REVIEWED FOR THE RECORDS OF CAMERON COUNTY, TEXAS, FILED IN THE PUBLIC RECORDS OF CAMERON COUNTY, TEXAS, BOOK 18, PAGE 41.
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**FLOOD ZONE**

BY GRAPHIC PLATTING ONLY, THIS PROPERTY LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) MAP NUMBER 17030C0240A AND A 0005, SUFFIX "1", EFFECTIVE FEBRUARY 16, 2024.

**SURVEYOR CERTIFICATE**

WE, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYING, CAMERON COUNTY, TEXAS, AND THAT THE SURVEY WAS MADE ON A VISIBLE AND ACCESSIBLE LOCATION ON THE PROPERTY DESCRIBED AS SHOWN HEREIN. THIS SURVEY CONFORMS TO THE MINIMUM STANDARDS OF PRACTICE PRESCRIBED BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

*COBY MICHAEL MOORE*  
 COBY MICHAEL MOORE, R.P.L.S.  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6370  
 DATE: 05/10/2025



**BOUNDARY SURVEY OF:**

5.726 ACRES OF LAND OUT OF THE SOUTH 2 1/4 SE 1/4 OF SECTION 16, T12N, R18E, S10W, THE NORTH 5.84 ACRES OF BLOCK 18, ESPERITU SANTO IRRIGATED LAND COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS SHOWN ON MAP RECORDS OF CAMERON COUNTY, TEXAS, PAGE 41 OF THE MAP RECORDS OF CAMERON COUNTY, TEXAS.

**Moore Land Surveying, LLC**

14714 PAUL DAVIS, 13 FRENCH, TX 75848  
 (806) 495-0888 7805 FAX NO. 12041818

DATE: 10 MAY 2025 JOB NO. 24044



# 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.

2-10-2025



## 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.

## 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. **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:
  - 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.

<u>Coastal Realty</u>	<u>9002402</u>	<u>info@coastalrty.com</u>	<u>(956)541-9000</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jeremy Barnard</u>	<u>606746</u>	<u>jeremy@coastalrty.com</u>	<u>(956)541-9000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jeremy Barnard</u>	<u>606746</u>	<u>jeremy@coastalrty.com</u>	<u>(956)541-9000</u>
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](http://www.trec.texas.gov)

IABS 1-1

TXR 2501

Information About