

SOMERSET DEVELOPMENT-SINTON

SALE PRICE:

TBD

HWY 181
SINTON, TX 78387



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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

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Somerset at Sinton is a **large master planned development** consisting of commercial, retail, residential and industrial development along Highway 181 in Sinton, Texas near new **Steel Dynamics Plant**.

Contact us for information on light industrial land that is zoned, entitled, and is ready for immediate development.

PROPERTY HIGHLIGHTS

- All or part. Will build to suit. Sale or land lease.
- +/-250ac site in San Patricio Co which is expected to have \$35+ billion in industrial growth over next 5 -7 years
- US 181 frontage
- UP rail frontage
- Up to 100,000 gal water per day
- No flood plain
- Drainage in place
- Ready to build in high growth area

OFFERING SUMMARY

Sale Price:	TBD
Total Development Size:	Approximately 1,030 Acres
Industrial Land:	350+ Acres

LOCATION OVERVIEW

San Patricio County is home to a number of large industrial companies from petrochemical to steel, such as Chemours, Gulf Coast Growth Ventures, OXY, Steel Dynamics, Cheniere, and Voelstalpine, totaling in 50 billion dollars in capital investment over the last 8 years.

RECENT UPDATES IN THE AREA

- Ground breaking of the new County Courthouse
- DR Horton has begun their residential development
- **New AEP substation which will allow up to 25MW electricity**

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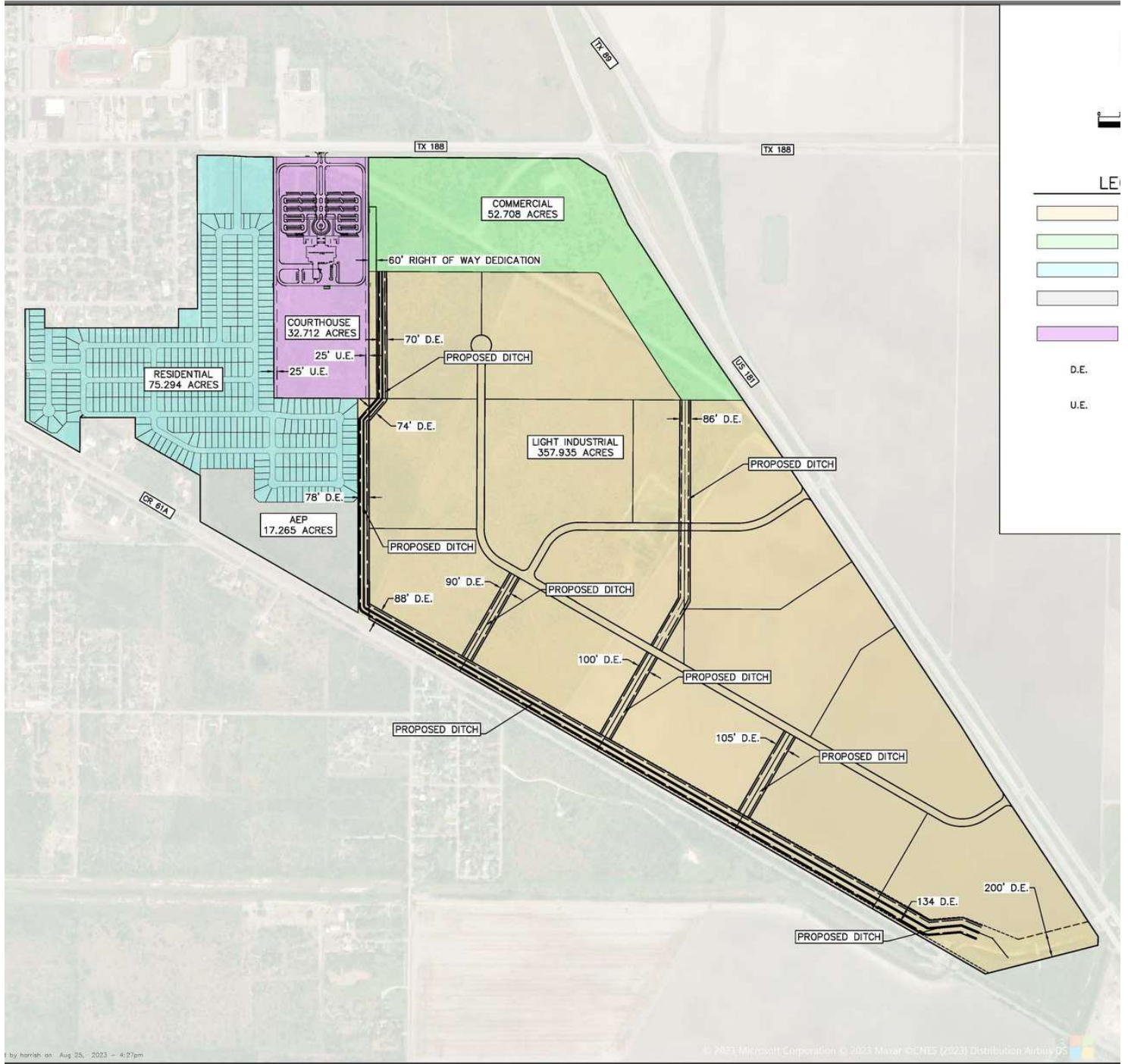
SOMERSET SINTON SITE MAP



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SOMERSET SINTON LIGHT INDUSTRIAL LAND - PRELIMINARY SITE PLAN



File by horriah on Aug 25, 2023 - 4:27pm

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STEEL DYNAMICS CAMPUS SINTON



OVERVIEW

1.9 Billion Dollar Plant employing 600+ people.

Steel Dynamics is expected to manufacture upwards of 3,000,000 ton of steel each year.

One of the world's largest steel manufacturers, **Thyssenkrupp**, is going to be joining Steel Dynamics in Sinton.

Bull Moose Tube's newest production facility, currently under construction in Sinton, will boost their tube & pipe capacity by 350,000 tons—expanding their product offering for both HSS and sprinkler pipe.

Feralloy Corp., an Illinois company, went public with its plans to open a 300,000-square-foot steel service center on the site, creating about 100 jobs.

JM Steel, a South Carolina company, will share property on the Steel Dynamics site. Its venture will generate about 50 jobs and be capable of producing 30,000 tons of steel each month.

Friedman Industries Inc., based in Longview, plans to open a manufacturing facility in the Sinton complex. Its facility will consist of a 70,000-square-foot building sitting on roughly 25 acres leased from Steel Dynamics under a 99-year agreement. Friedman plans to build one of the world's largest stretcher leveler cut-to-length lines, capable of handling material up to 1" thick, widths up to 96" and yields exceeding 100,000 psi.

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PETROCHEMICAL INVESTMENTS MAP



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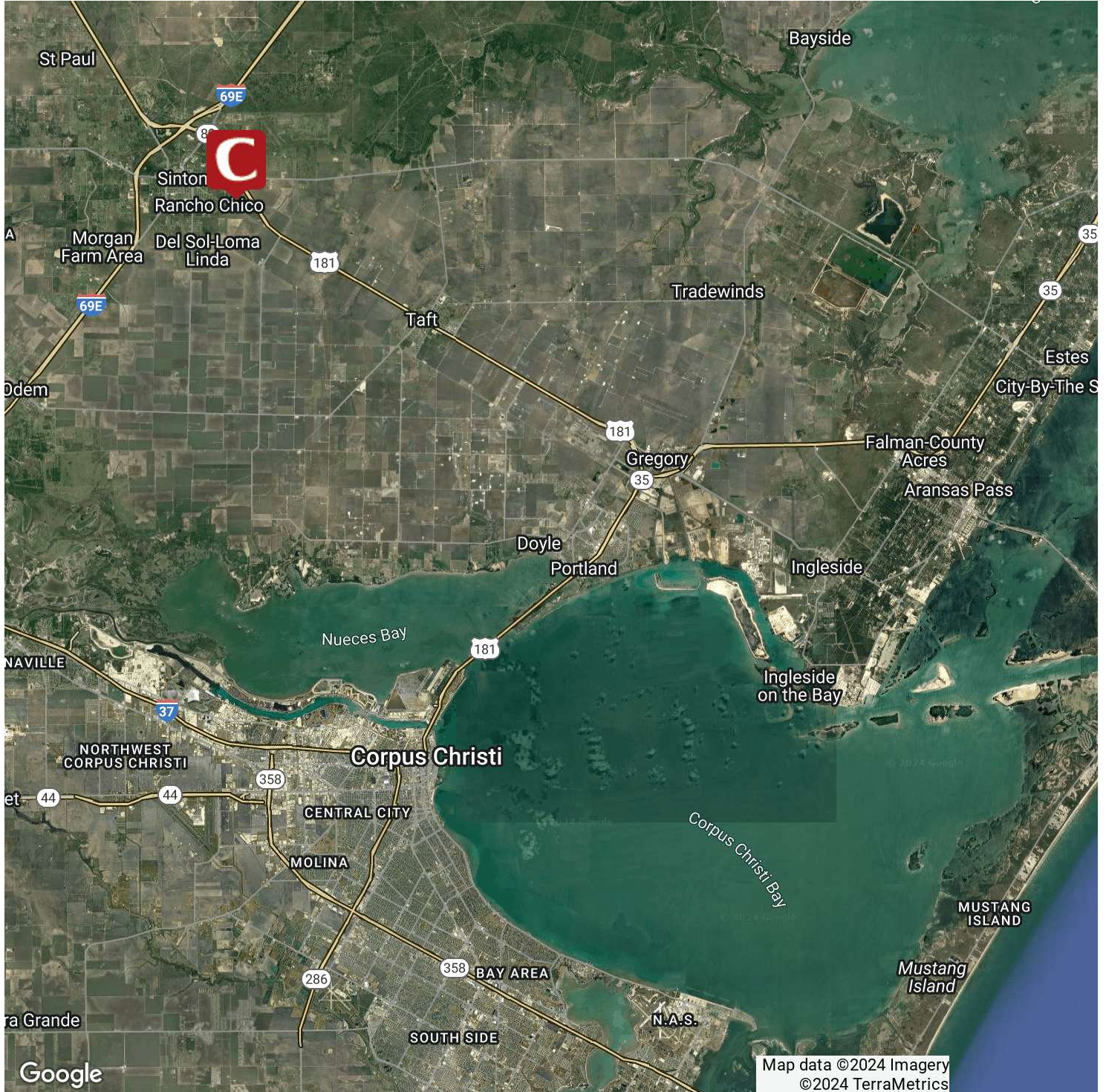
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LOCATION MAP



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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.

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

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