



**Shawn Cass**  
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 Cass Real Estate...established 1938

**0000 Hwy 181 & Sunset, Gregory, TX 78359**

List Price: **\$1,200,510**

MLS #: **390667**

Status: **Active**



County: **San Patricio**

Building SqFt: **0**

Lot:

Zone:

Stories: **0**

Year Built: **1900**

Block: **1500**

Zoning Map Page:

# Buildings:

# Units:

Subd: **Gregory-Paul Sub Cfp Co**

SqFt Source: **Cnty/Appraisal District**

Land SqFt: **240,016**

Improved:

Multi Tax: **No**

# Park:

Apx Lot Sz Srce:

Tax ID: **56738**

# Restrooms:

# Drs Dock High:

Dock Door Height:

Owner Assoc:

Lot Dim:

Lot Description: **Corner**

Railroad:

Ceiling Height:

Traffic Count:

Lot Acres:

Sec System:

Subdivided: **No**

Lot SqFt: **240,016**

Drs Grade Lvl:

Will Subdivide?: **Yes**

Occupancy Rate:

Space Available:

Gross Sched Income:

Annual Utilities Expense:

Net Oper Income:

Annual Maintenance:

Gross Rent/SqFt:

Annual Management:

Annual Insurance:

Annual Expenses - Other:

Public Remarks: **As Gregory, Texas becomes the home for the world's largest corporations, you cannot help but notice the massive investment in infrastructure, such as TXDOT's major improvement and the electrical updates to the nearby Gulf Coast Growth Ventures plant. This 5.512 acre tract's perfect positioning amplify the value greatly. With approximately 537' along US Highway 181, 945' feet along Sunset Road and 1,176 along the southwestern property line, the 5.512 acre tract is large enough for a great commercial business. The high traffic count & excellent visibility will help grow your business as customers easily find this great location. The effective and functional drainage along the southwestern boundary line will help your investment prosperous. Proximity to the major industrial giants along the Port of Corpus Christi's La Quinta Terminal, major highways & City utilities will make this purchase a quick decision. If you do not need the entire 5.12 acres, subdividing may be possible.**

Parking: **Other**

Topography:

Defects: **No Known Defects**

Electric:

Property Assoc:

Sale Includes:

Miscellaneous:

Special Notes:

Tenant Pays:

Utilities: **Overhead Utilities, Underground Utilities**

Possession: **Closing/Funding**

Road:

Description: **Other**

Security System Type:

Heating/Cooling: **Other**

Gated Community:

Foundation: **Other**

Roof:

Construction:

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**Featured properties may not be listed by the Office/Agent presenting a report. All measurements and calculations of area are approximate. Information is provided by Seller/other sources, and not verified by Broker. All Interested Persons should independently verify accuracy of information.**