



**GAINES**  
ORGANIZATION

**449 FLATO RD.  
CORPUS CHRISTI, TX**



SCAN HERE  
TO VIEW WEBSITE

**ARTISTIC RENDERING  
NOT ACTUAL BUILDING**



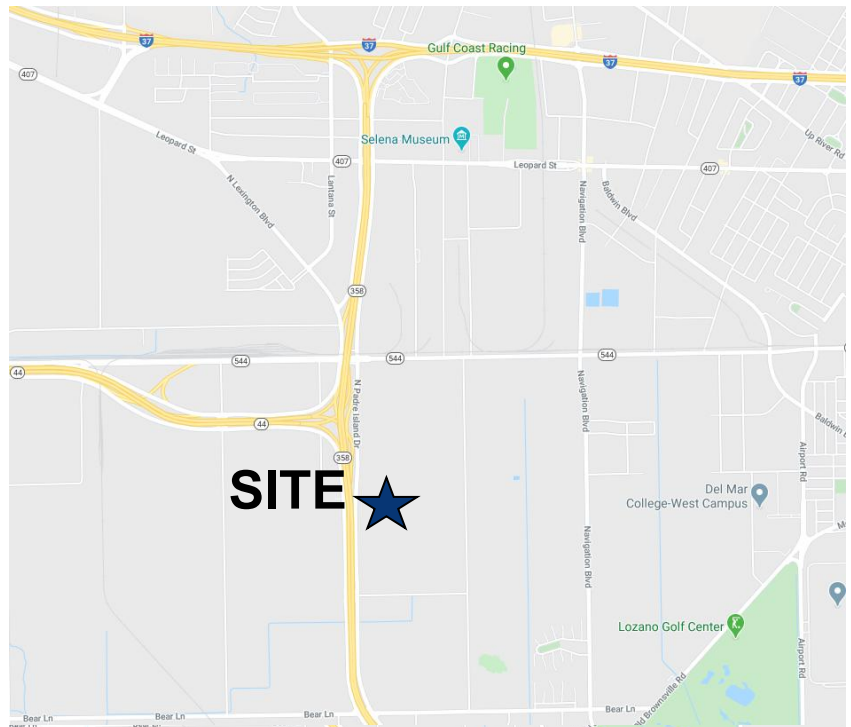
**KINGPIN  
INDUSTRIAL PARK**

**UNDER CONSTRUCTION - EST. COMPLETION END OF 1<sup>st</sup> QTR., 2026**

## **PROPERTY SUMMARY**

- Approx. 15,000 SF Total
  - Approx. 4,500 SF Office
  - Approx. 9,000 SF Warehouse
    - 24' Eave Height
  - Approx. 1,500 SF Wash Bay
    - 18' Eave Height
- 8 - 14'x16' Overhead Doors
- 1 - 5T Crane, 125' Travel
- 480V, 3Ph, 600 Amp Power
- Approx. 3.286 Acres Lighted, Fenced and Concrete Paved Yard
- Direct Access to Flato Road
- Easy Access to NPID
- Three Access Points
- Zoned IL - Light Industrial

***\$28,500/Month, NNN***



THE GAINES ORGANIZATION, INC.  
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401  
361-442-2825 – Office 361-442-2961 – Fax  
Josh@GainesOrg.com | www.GainesOrg.com



The information contained herein has been given to us by the owner of the property, the Appraisal District, 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. This Property is subject to removal from the market without notice.



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***\*REPRESENTATIVE PHOTOS OF INTERIOR FINISH OUT QUALITY. NOT ACTUAL PROPERTY\****



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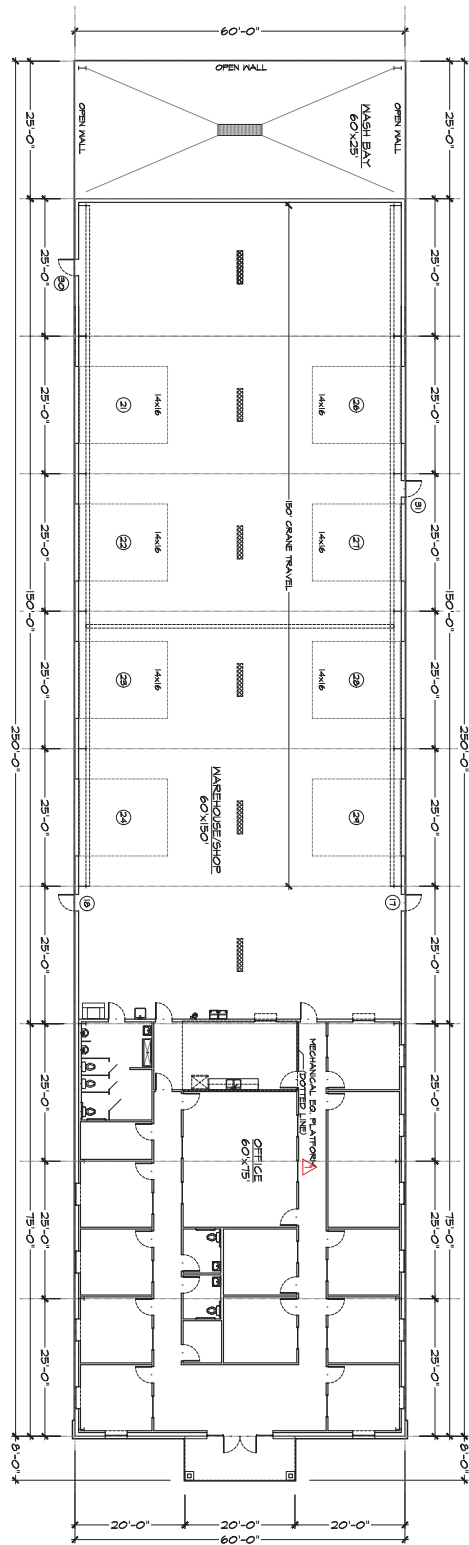
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① OVERALL FLOOR PLAN  
SCALE 3/32" = 1'-0"

© 2024 DICKSON BUILDERS, INC.

DIB #3443

SHEET NO.  
A1

OF SHEETS

DRAWN  
CHECKED  
DATE  
SCALE  
AS NOTED

TRANSPORT ENTERPRISES, LTD  
449 FLATO RD - PROJECT #26  
CORPUS CHRISTI, TEXAS

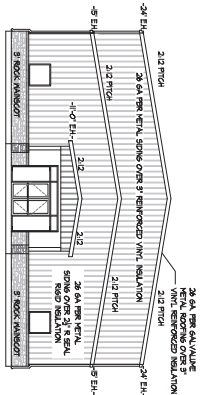
DICKSON

BUILDERS, INC.  
11198 Up River Road  
Corpus Christi, Texas 78410  
(361) 241-4292

8/9/2024



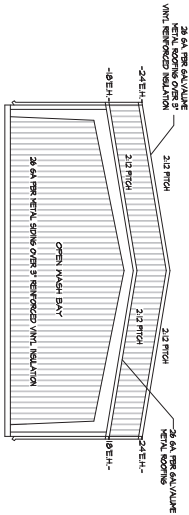
8/6/2024



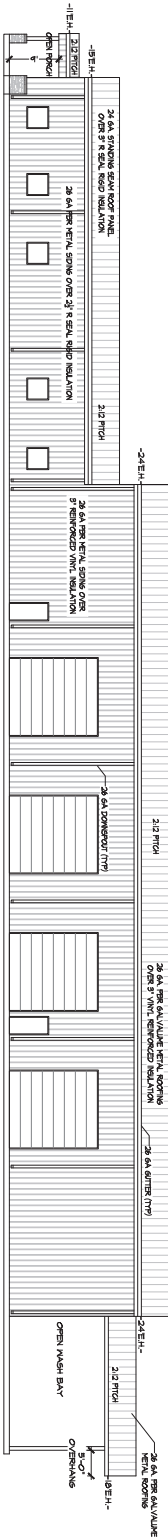
1 FRONT ELEVATION  
SCALE 3/32"=1'-0"



2 LEFT ELEVATION  
SCALE 3/32"=1'-0"



3 REAR ELEVATION  
SCALE 3/32"=1'-0"



4 RIGHT ELEVATION  
SCALE 3/32"=1'-0"

TRANSPORT ENTERPRISES, LTD  
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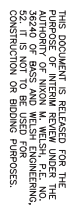
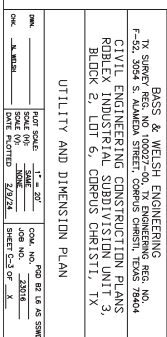
DICKSON  
BUILDERS, INC.  
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(361) 241-4292

DB #3443

A4  
OF SHEETS

SHEET NO.  
CHECKED  
CD  
12/11/2024  
SCALE  
AS NOTED









## 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>The Gaines Organization, Inc.</u>	<u>9003379</u>	<u></u>	<u>(361)442-2825</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Josh Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Josh Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</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