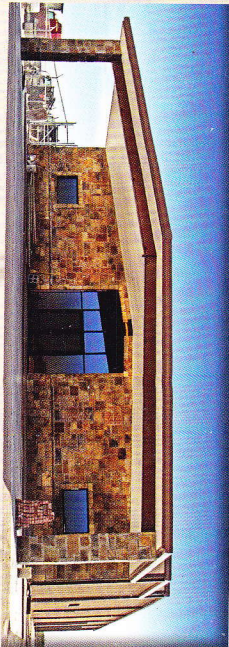
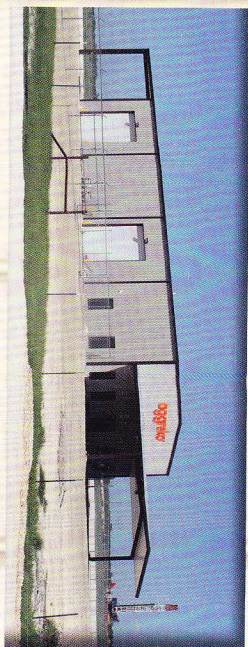
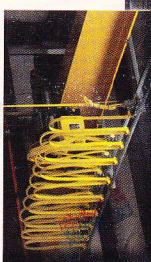
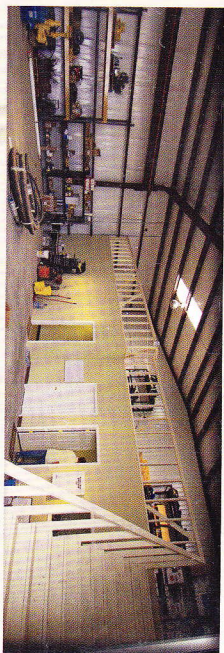
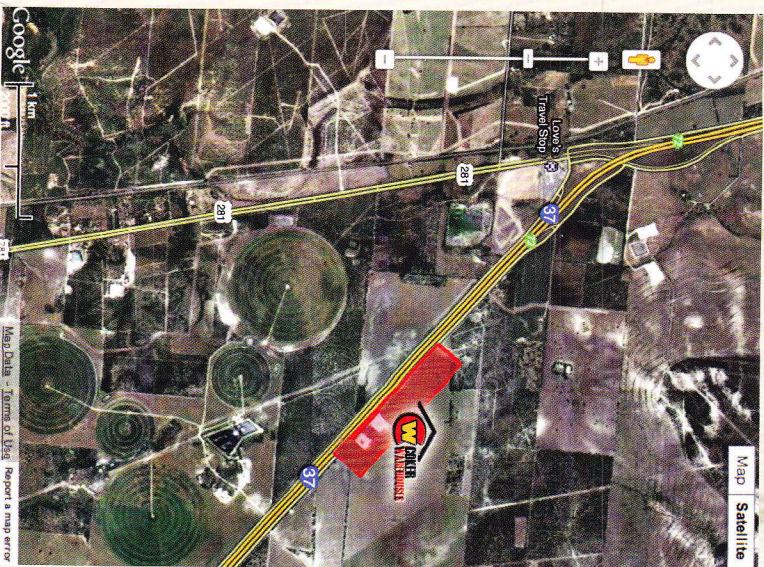


Warehouses tailored for the Oil and Gas Industry



Our development is located along Hwy 37 in Three Rivers, Live Oak County in South Texas.



Sales: John L. Smith

+1 (281) 451-6540

Engineering: Todd Coker

+1 (325) 451-0804

Coker Warehouses

P.O. Box 18663

Sugar Land, TX 77496

www.cokerwarehouses.com



In the heart of Eagle Ford Play





Let us construct
the building
you need

inquire Today

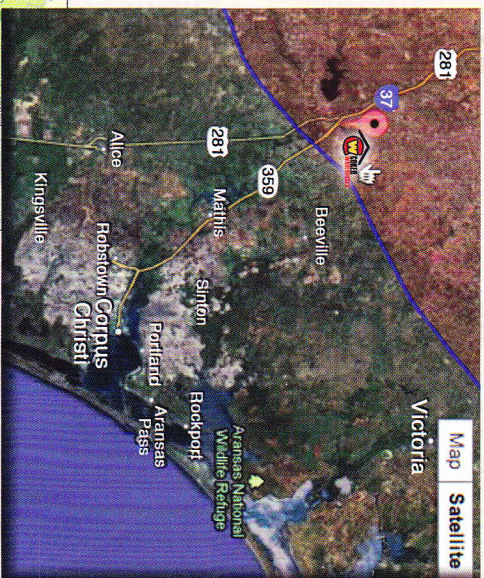
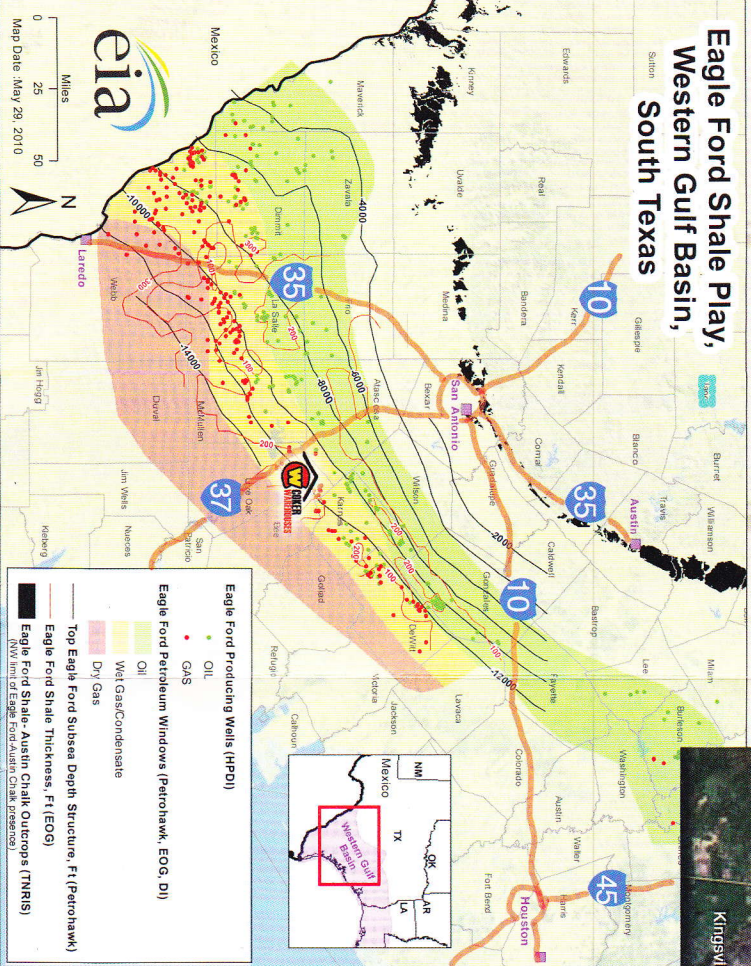
www.cokerwarehouses.com

Locations

We are currently offering office/warehouses in our new industrial development complex along Hwy 37 in Three Rivers, Live Oak County, designed to support Eagle Ford Shale activity. The location of the complex is highlighted on the maps available on the right and below.

Opportunity to purchase or lease new construction is on a first come - first serve basis. Limited parcels are still available.

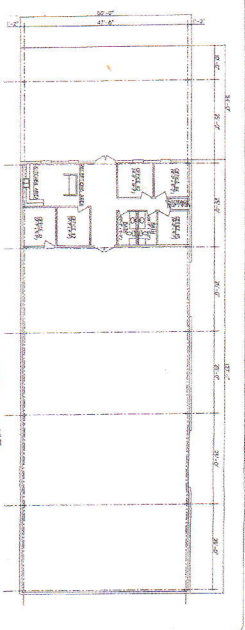
Eagle Ford Shale Play, Western Gulf Basin, South Texas



- 2 miles from Loves at Hwy 281 and Hwy 37 Intersection
- 4.5 miles from Three Rivers Industrial Development
- 1.8 miles North of Hwy 72
- 31 miles from Kenedy
- 33 miles from Beeville - with 4A high school
- 34 miles from Karnes
- 75 miles from San Antonio
- 73 miles from Corpus Christi

Warehouse Specifications/Options

- Along Hwy I-37, in Three Rivers, Live Oak County, TX
- 4 acre fenced yards (8 acre yards available)
- Chain link fence enclosures topped with barbed wire
- 5,000 sq. ft buildings (up to 20,000 square feet)
- 50' building width (100' available)
- 22' eye height - 16 foot overhead doors (drive through option)
- Building length (according to your specifications)
- 3 offices (up to 5 offices)
- Men & Women's bathrooms in office (ADA accessible)
- Men & Women's bathrooms in warehouse (ADA accessible)
- 3 phase electricity
- Phone service
- Fire hydrant access (helps with insurability)
- Internet access available
- Potable water - 8" waterline
- Individual septic systems
- French drains to clear water away from foundation
- Insulated ceilings and walls
- 2.5 ton overhead crane (2.5 to 25 ton)
- Above office storage
- Stone or brick wainscoting-32" on office fronts
- Double-glazed, tinted windows
- Warehouse liner panels
- Video surveillance
- Covered parking in front of building
- 2 way access road fronting Hwy I-37
- Drainage Sump
- Wash bay
- Kitchen
- Conference Room
- Sales Counter
- Above office apartments
- Overhead doors on one side (both sides for drive through avail.)



sample warehouse floor plan