

2510
LIPAN ST.

48,970 SF OF INDUSTRIAL & FLEX SPACE
CORPUS CHRISTI, TEXAS



OFFERING OVERVIEW

2510 Lipan Street
Corpus Christi, Texas 78408

Pricing:	Contact Deal Team
Lot Size:	~ 7.33 acres
Total Bldg. SF:	48,970 SF
Building A:	29,542 SF
Building B:	9,213 SF
Building C:	10,215 SF
Yard Area / Industrial Outdoor Storage	~2.5 Acres
Zoning:	IH (Heavy Industrial)
Year Built:	1965
% Leased:	0%

Investment Highlights

- Lot is gated - secure access
- Significant Yard Area
- Grade and Dock-high loading
- Recent Renovations
- Immediate access to The Port of Corpus Christi, refineries, and Downtown
- **The Port of Corpus Christi:** The #1 Crude Export Gateway & Largest U.S. Port by Total Revenue Tonnage
- Immediate access to I-37 through ingress / egress points on Lipan St. and Leopard St.



EXCEPTIONAL ACCESS & CONNECTIVITY



DRIVETIMES		
San Antonio	2 hr. 4 min	143 miles
Brownsville	2 hr. 25 min	163 miles
Laredo	2 hr. 37 min	150 miles
Houston	3 hr. 19 min	209 miles
Austin	3 hr. 19 min	216 miles
Dallas	6 hr. 32 min	397 miles

PORT OF CORPUS CHRISTI MAP



PORT OF CORPUS CHRISTI BY THE NUMBERS

Crude Oil Exports

#1 

U.S. Crude Oil Export Gateway
U.S. Census Bureau, Economic Indicators Division

Total Crude Oil
Movements

630M
Barrels

Total Revenue Tonnage

Largest U.S. Port
by Total Revenue Tonnage 




Total Assets

\$1.081B

235

Total Customers

Top 3 Commodities (in short tons)

 **102,780,764** Petroleum
(Crude Oil = 58.4M short tons)
 **7,671,664** Dry Bulk
 **6,841,853** LNG

Noteworthy

98,000

Port-Related jobs in the Coastal Bend



Total employment impact of the Port
accounts for more than one-third
(38%) of the metro area's labor force

6,890

Vessel Traffic 2020



60

Miles of Railway



Operating Revenues

2016	\$83,021,962
2017	\$95,541,093
2018	\$105,780,128
2019	\$128,242,786
2020	\$160,135,601

Net Income

	\$21,140,861
	\$30,380,941
	\$45,594,485
	\$57,456,007
	\$70,818,053

Economic Impact

\$150B for U.S.
\$19B for Texas
\$3B for Corpus Christi

**2020 Crude Oil
Movements** (Barrels-in Millions)

Domestic Outbound

63M

Exports

527M

Total Crude Oil Movements

630M


**2020 Total Petroleum
Products** (Barrels)

272M
(745K bpd)

Inbound

 **9.8M** Crude Oil
 **2.8M** Fuel Oil
 **2.1M** Gas Oil

Outbound

 **80M** Crude Oil
 **4.8M** Gasoline
 **7.5M** LNG



PORT OF CORPUS CHRISTI SHIP CHANNEL IMPROVEMENT PROJECT

The CIP is a Congressionally authorized project to construct improvements to the Corpus Christi and La Quinta Channels.

In November 2018, U.S. Army Corps of Engineers (USACE) announced its Fiscal Year 2019 Work Plan, which awarded a \$92 million construction contract to Great Lakes Dredge & Dock Company, LLC, to deepen and widen the Corpus Christi Ship Channel (CCSC) from the Gulf of Mexico to Harbor Island, as part of the Channel Improvement Project (CIP).

This contract will increase the depth from -47 feet Mean Lower Low Water (MLLW) to -54 ft MLLW from the jetties at the entrance of the ship channel to Harbor Island and will extend the CCSC into the Gulf of Mexico to -56 feet MLLW. Dredgers were in the water by April 2019.

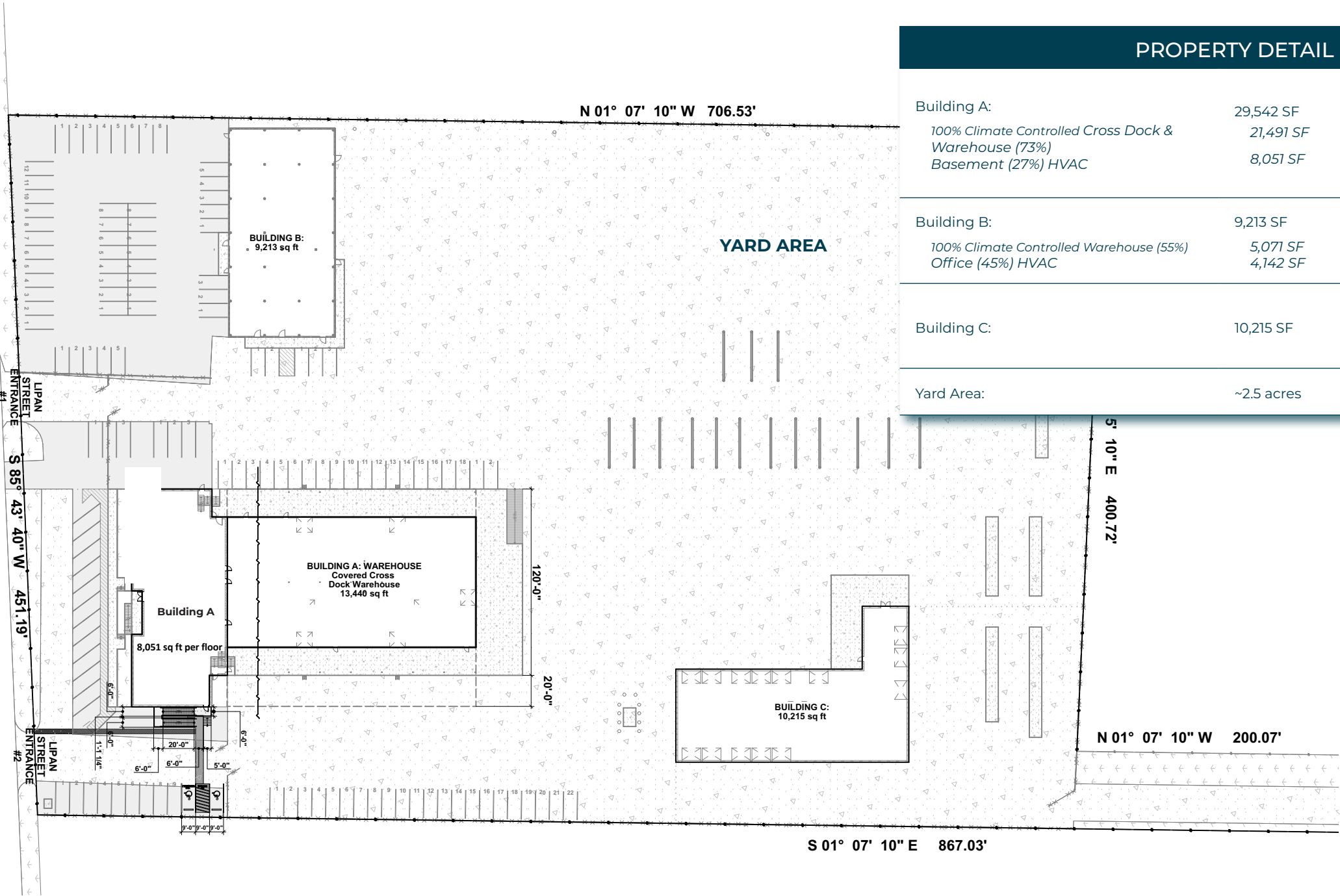
Looking Ahead

We will take a phased approach to deepen the channel to 54' (from 47'), widen to 530' (from 500' lower bay, 400' upper bay), and widen barge shelves to 200' at 14' in upper bay reach.

- » **Phase I.**
Gulf of Mexico to Harbor Island
- » **Phase II.**
Harbor Island to La Quinta Junction
- » **Phase III.**
La Quinta Junction to Corpus Christi Turning Basin
- » **Phase IV.**
Corpus Christi Turning Basin to Viola Turning Basin



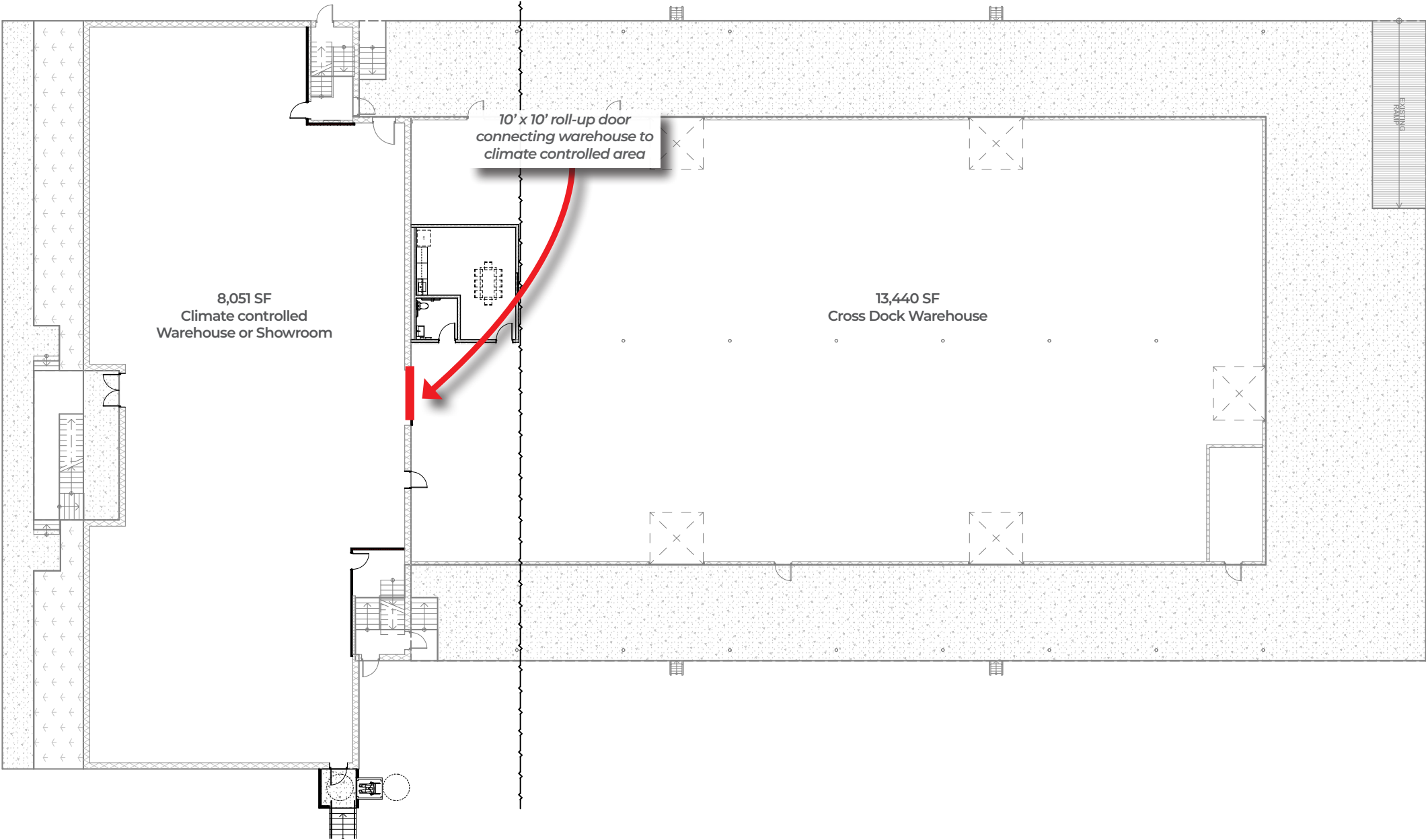
SITE PLAN



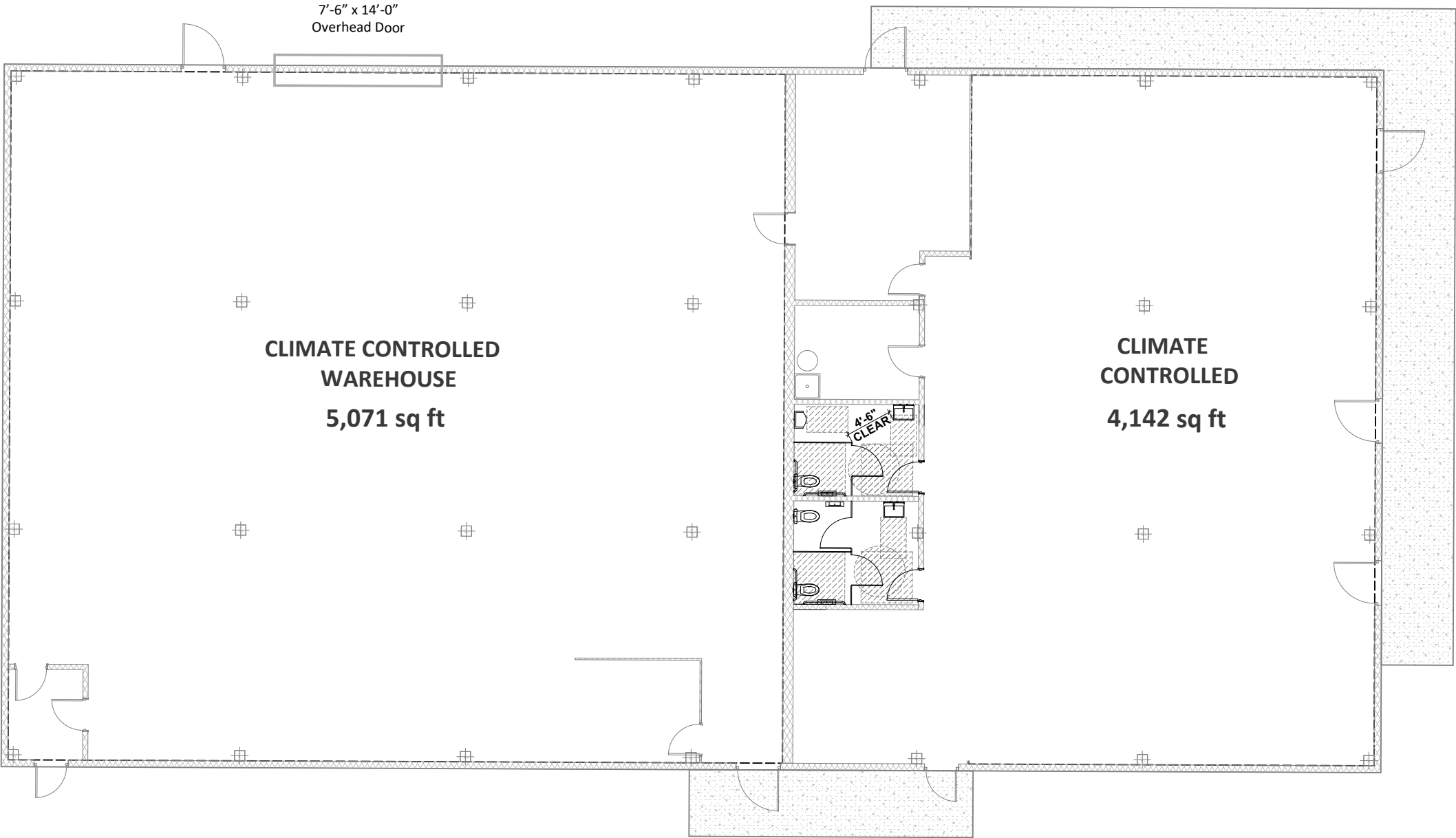
PROPERTY DETAIL			
Building A:		29,542 SF	
	100% Climate Controlled Cross Dock & Warehouse (73%)	21,491 SF	13' 4' clear height
	Basement (27%) HVAC	8,051 SF	(5 dock high doors)
Building B:		9,213 SF	
	100% Climate Controlled Warehouse (55%)	5,071 SF	7'6" overhead door
	Office (45%) HVAC	4,142 SF	
Building C:		10,215 SF	14' 5" clear height
			Vehicle Maintenance (15 Grade-level doors)
Yard Area:		~2.5 acres	-

BUILDING A FLOOR PLAN (TOTAL 29,542 SF)

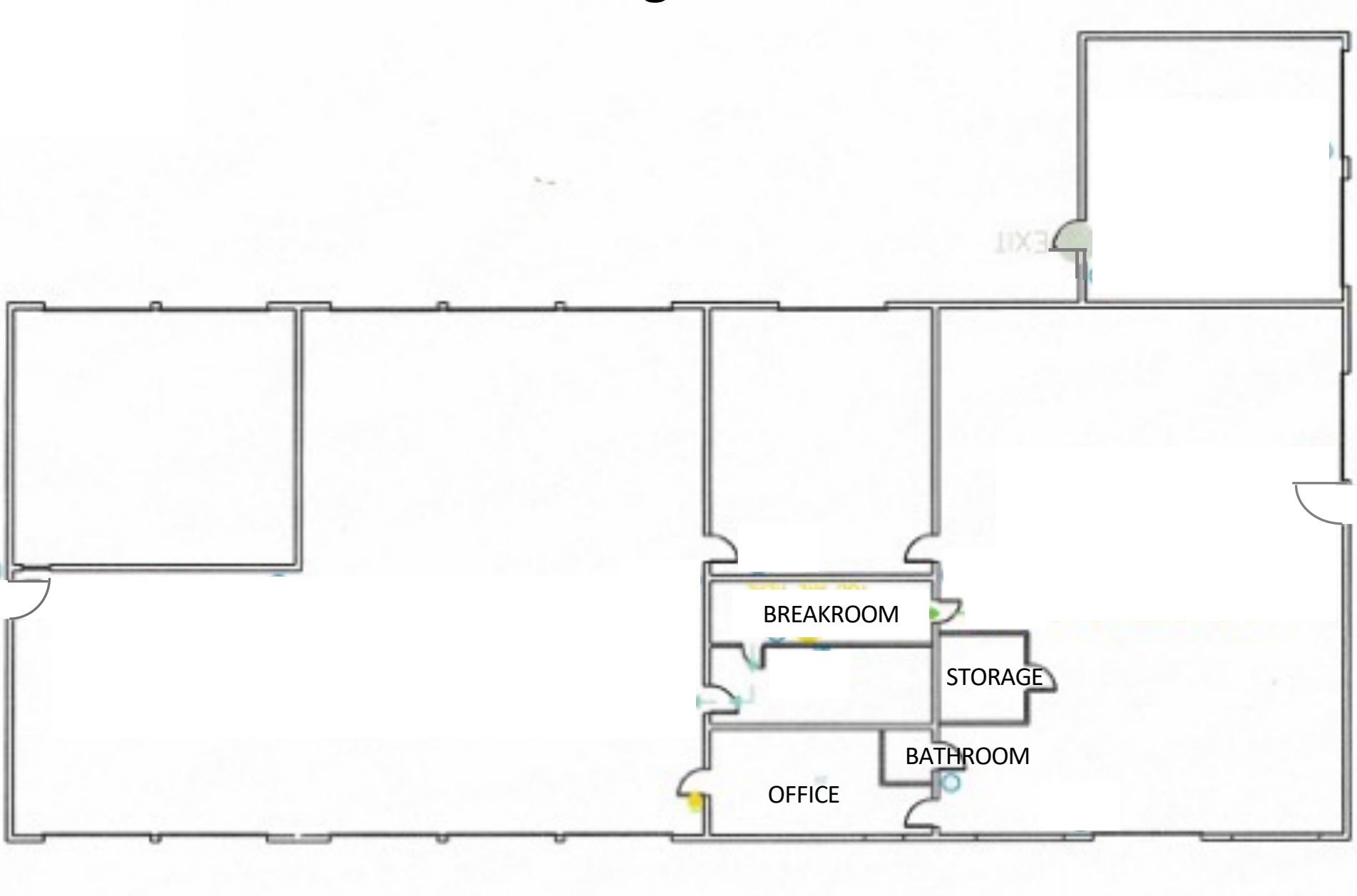
Building A
(Ground Floor)



BUILDING B FLOOR PLAN (9,213 SF)



BUILDING C FLOOR PLAN (10,215 SF)





New Harbor Bridge
to allow for SuezMax
and VLCC's tankers
2025 Delivery

DOWNTOWN
CORPUS CHRISTI



LEOPARD ST.

BUILDING C
10,215 SF

YARD AREA
~2.5 AC

BUILDING A
29,542 SF

BUILDING B
9,213 SF

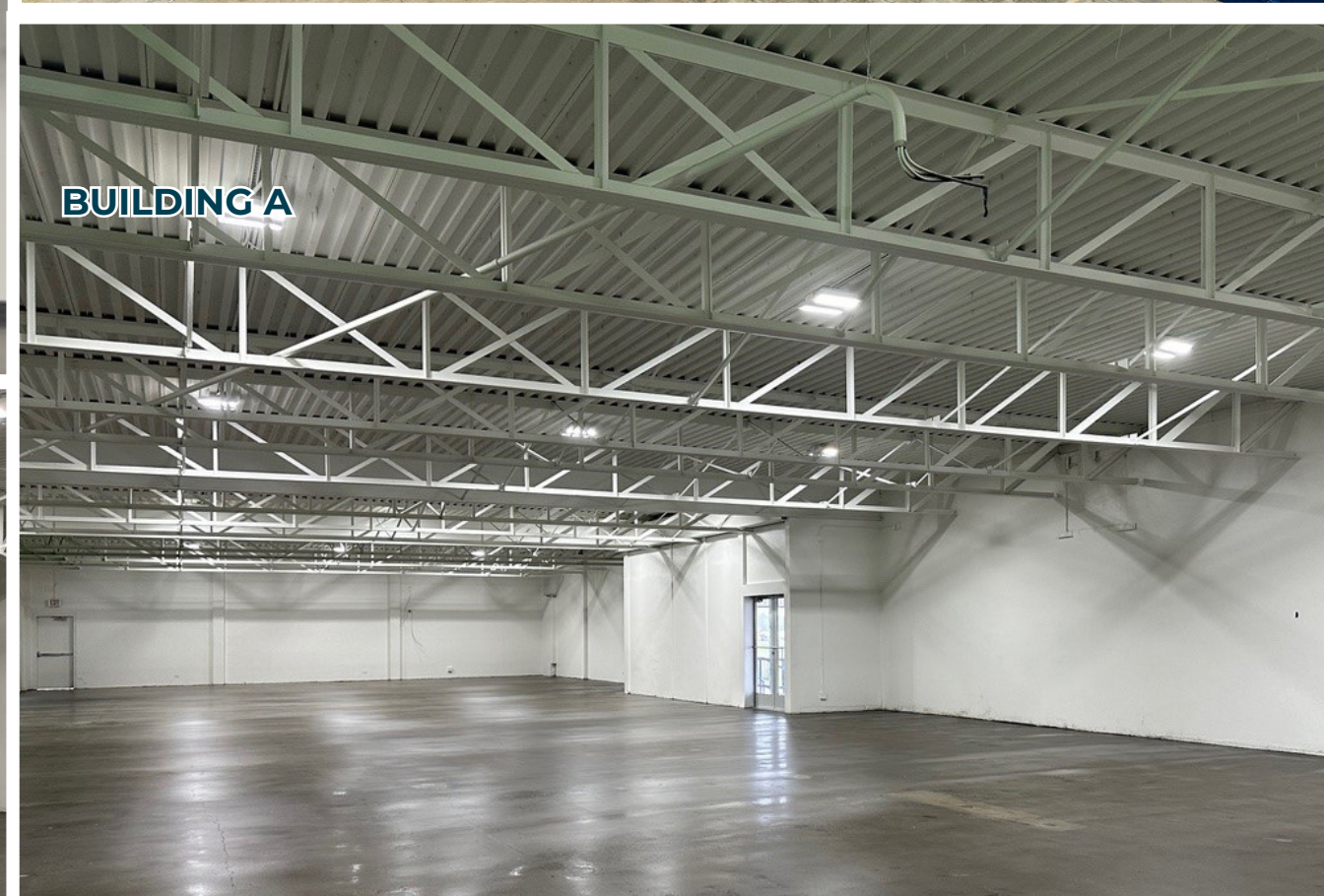
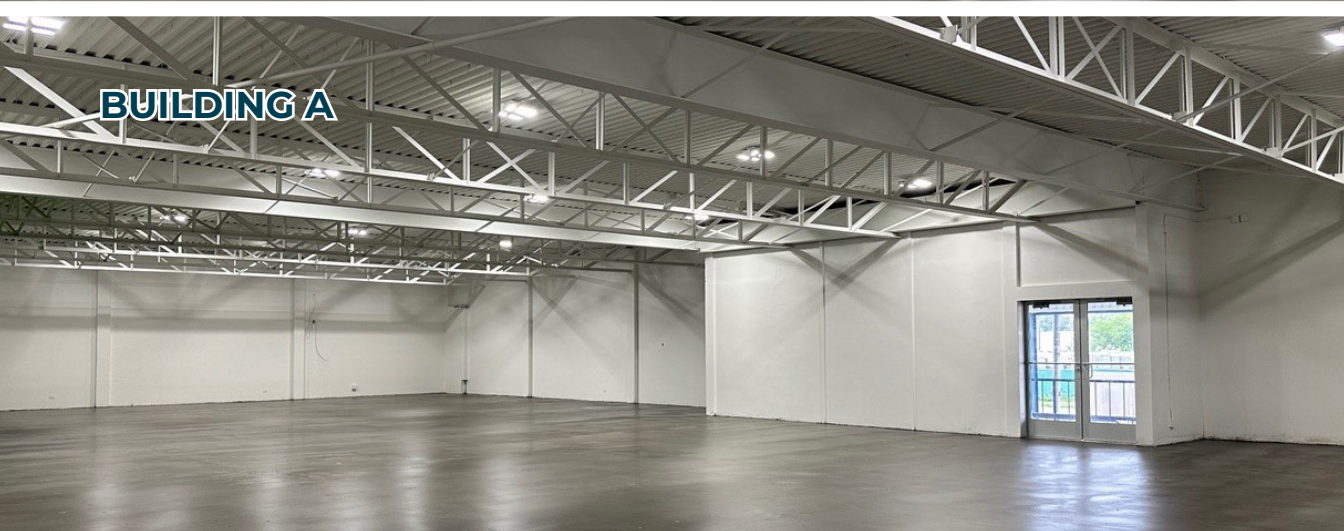
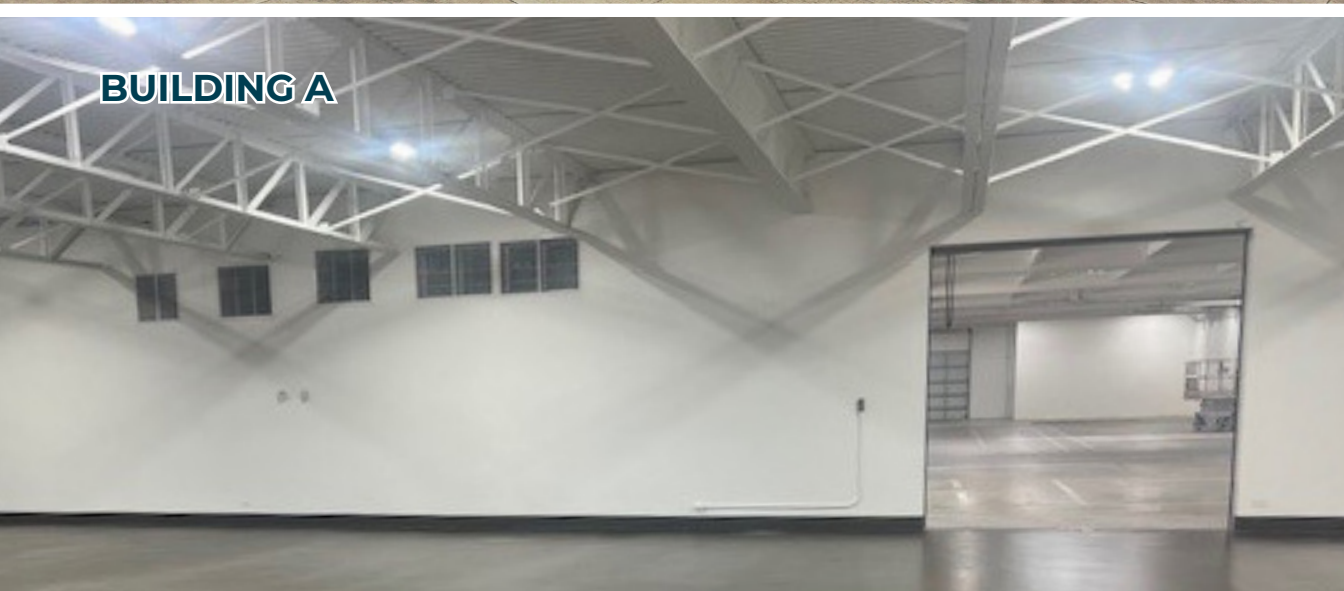
LIPAN ST.

BUILDING A
29,542 SF



BUILDING A
Cross-Dock





BUILDING A



BUILDING A



BUILDING A



BUILDING A



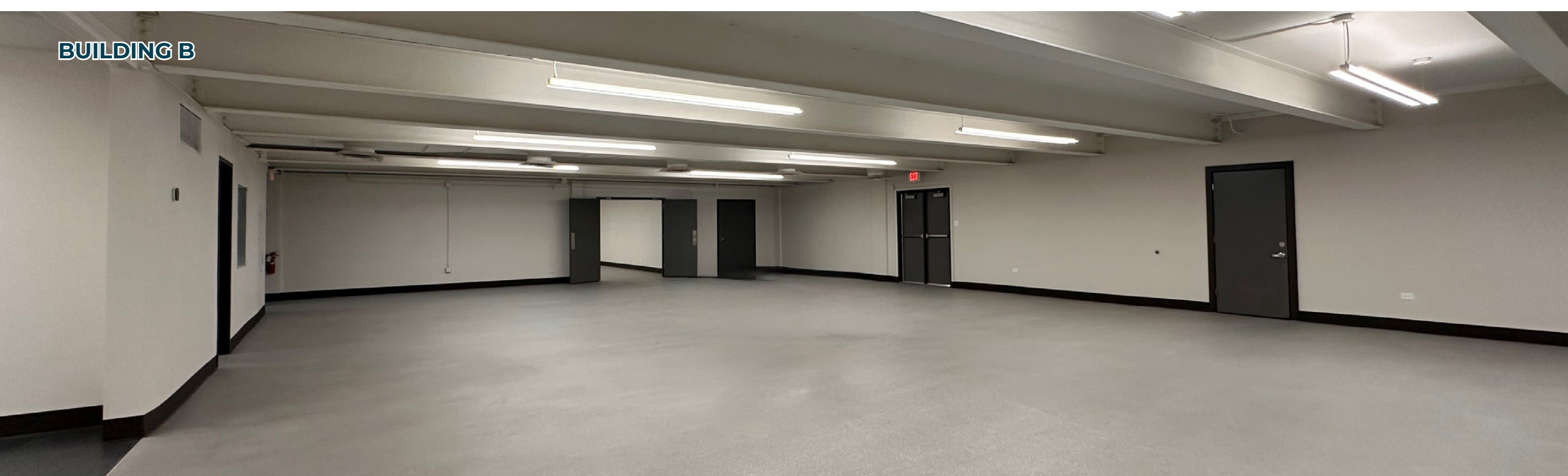
BUILDING B
9,213 SF



BUILDING B



BUILDING B





Shea Petrick
shea.petrick@am.jll.com
(512) 619-1958

David Petrick
david@petrick.company
(512) 699-2927

FOR SALE BY OWNER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE
Texas law requires all real estate licensees to give the following information
about brokerage services to prospective buyers, tenants, sellers and landlords.

WHO WILL THE BROKER REPRESENT IN THIS TRANSACTION?

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

WHAT WILL BE THE BROKER'S DUTIES TO YOU?

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representative agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DISCLOSURE OF AGENCY, IF ANY: The broker named below represents: ☒ Owner ☐ Buyer ☐ Owner & Buyer

Jones Lang LaSalle Americas, Inc.
Brokerage Company Name

Date: August 21, 2023

ACKNOWLEDGMENT OF RECEIPT OF AGENCY DISCLOSURE FORM:

I acknowledge I have received a copy of this form. I understand that agreements I may sign may affect or change agency relationships and that the broker may only represent both the Owner and the Buyer with their full knowledge and consent.

Owner (Landlord) or Buyer (Tenant) or Authorized Representative

Date: _____

Owner (Landlord) or Buyer (Tenant) or Authorized Representative

Date: _____