

# INDUSTRIAL PARK

1214 GAS PLANT ROAD  
SAN ANGELO, TX



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# PROPERTY INFORMATION

- **245,000 sqft, 114 Acres**
- **\$6,200,000 Purchase Price**
- **1214 Gas Plant Road | Industrial Campus For Sale**  
Exceptional industrial facility on ±113.6 acres across two parcels—64.9 acres improved and 48.7 acres fenced with base material. The site features over **245,000+/- SF** across **10 buildings**, with asphalt paving throughout, wash bays, and extensive infrastructure ideal for heavy industrial use.
- Improvements include a mix of office, warehouse, and specialized facilities such as a **blast shop, paint shop, and crane-served warehouses**. Ceiling heights range up to **45 feet**, with multiple buildings offering **drive-through bays, cranes (1-15 ton), and heavy power**.
- Link to Video of Flyover- <https://youtu.be/kwshq3B8eII>



# PROPERTY INFORMATION

- **10 Buildings** totaling ±245,000 SF
- **Ceiling heights up to 45' (Average 30')**
- **Multiple crane-served warehouses** (1–15 ton capacity)
- **Extensive drive-through bays & overhead doors**
- **Dedicated paint and blast shops**
- **Office space throughout**
- **50,000 SF 2-story office** (Building 100) at the main entrance
- **48,000 SF warehouse** with office and storage mezzanine (Building 200)
- **43,900 SF crane warehouse** with 10-ton cranes and 2nd-floor office space (Building 400)
- **44,800 SF high-clearance warehouse** with multiple cranes and attached office (Building 1000)
- **16,300 SF paint facility** and **9,600 SF blast shop**

# PROPERTY LAYOUT





# PROPERTY LAYOUT





# PROPERTY LAYOUT





# INDIVIDUAL BUILDINGS

## Building #100

- This is 2 story office building at the main entry, needs renovation for most, bottom floor has larger rooms, open space, includes elevator, no sprinkler.



# INDIVIDUAL BUILDINGS

## Building #200

- 48,000 sqft warehouse
- Front section, portion of office and warehouse, office in the front (50X154) with heavy decked storage on top, opens into a large warehouse area being )150X200'), 50' columns both ways, 29' height, multiple overhead doors and storage racks
- 7,500 sqft mezz connecting 200 and 400





# INDIVIDUAL BUILDINGS

## Building #300

- 2,500 sqft warehouse
- (50X50) Small warehouse storage



# INDIVIDUAL BUILDINGS

## Building #400

- 43,900 sqft sqft warehouse
  - 7,700 sqft office
  - Ground floor, (140.2X300')
- primarily warehouse operations, multiple cranes, ten total 10 ton. 9 separate bays end to end with drive through overhead doors for loading. 34' height. Small addition added to the NW corner. Includes office through the middle of the space.
- 2<sup>nd</sup> floor office area in #400, offices, break and conference rooms roughly (49.5X140').





# INDIVIDUAL BUILDINGS

## Building #500

- 5,000 sqft warehouse
- (85X60) Small warehouse connected via canopy to the back of #400, 30' height. 6 overhead doors 14' high



# INDIVIDUAL BUILDINGS

## Building #600

- 4,800 sqft warehouse
- Warehouse (41.8 Deep, 71.8' East side and 40.6' West side), 25' height, used for smaller repairs to trucks, East side consists of 3 large bays on the front and the middle has complete drive through option, the West side is a smaller shop with 2 restrooms and storage closet.





# INDIVIDUAL BUILDINGS

## Building #700

- 3,000 sqft Office/Training
- (75X40) Offices and Training room. Larger Training room on the East side, Middle section has restrooms and entry, West has 5 offices and smaller conference room.





# INDIVIDUAL BUILDINGS

## Building #1000

- 36,500 sqft warehouse
- 7,440 sqft attached office
- Massive Warehouse, The main drive through section is 68.5' wide X 341' long, 20X35' overhead door and 45' height. There's an addition along the NE side with another 55' width and 240' long. Multiple cranes located throughout, 12 total 1-ton cranes, 3 total 2-ton cranes, also consist of one each for 5-ton, 10-ton and 15-ton.
- The office attached to this building consists of 2 floors, each being (92X40). Ground floor has restrooms and several offices, stairwell to 2<sup>nd</sup> floor; 2<sup>nd</sup> floor is primarily open meeting area





# INDIVIDUAL BUILDINGS

## Building #1200

- 16,300 sqft Paint Shop
- The main Shop area is 61' deep and 100' wide, leading into 2 bays (Small and Large) Paint booths stretching an additional 80'+/- deep. Total of 4 Bay doors, 28' ceiling height. There's an office area attached to the building (18.5'X57') with break area, restrooms, 2 offices and storage. This is the primary Paint building, large areas for hand and machine paint, full drive through.



# INDIVIDUAL BUILDINGS

## Building #1300

- 9,600 sqft Blast Shop
- Blast Shop, the main section is 42.9X170 long), there's an addition to the side for equipment with another 26.4X91.8'. The Blast booth is built inside, 29' height. Sand blasting stations





# INDIVIDUAL BUILDINGS

## Wash Bays

- Concrete enclosures for 3 Bays, 75' deep, 137' wide
- Roughly 16-18' high walls for containment within bays.





# INDIVIDUAL BUILDINGS

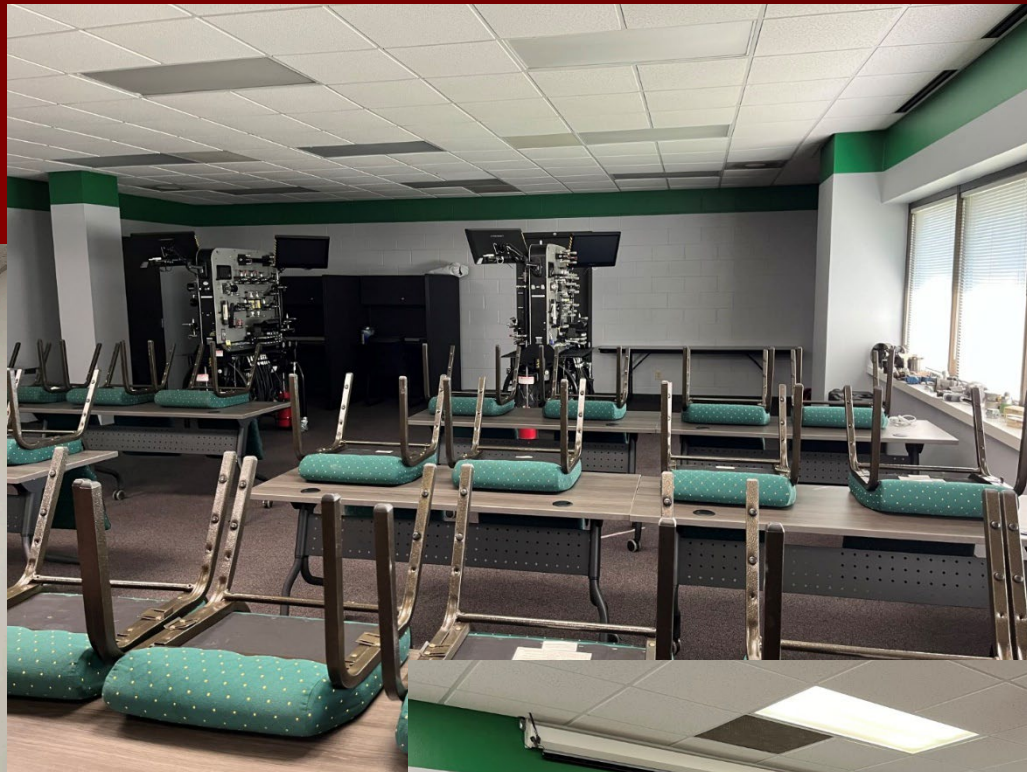
## Additional Land

- Additional Fenced yard to the South with Frontage and access along 1,175' of Gas Plant Road and 1,960' of Shahan Road
- Clear and Level, primarily used for equipment storage with access to the main yard.





# Pictures



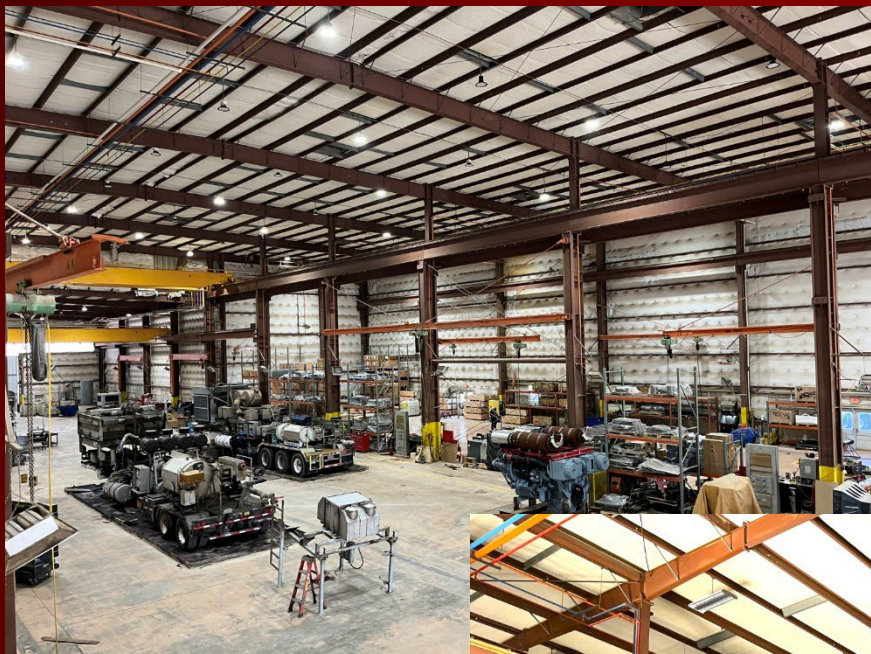


# Pictures





# Pictures



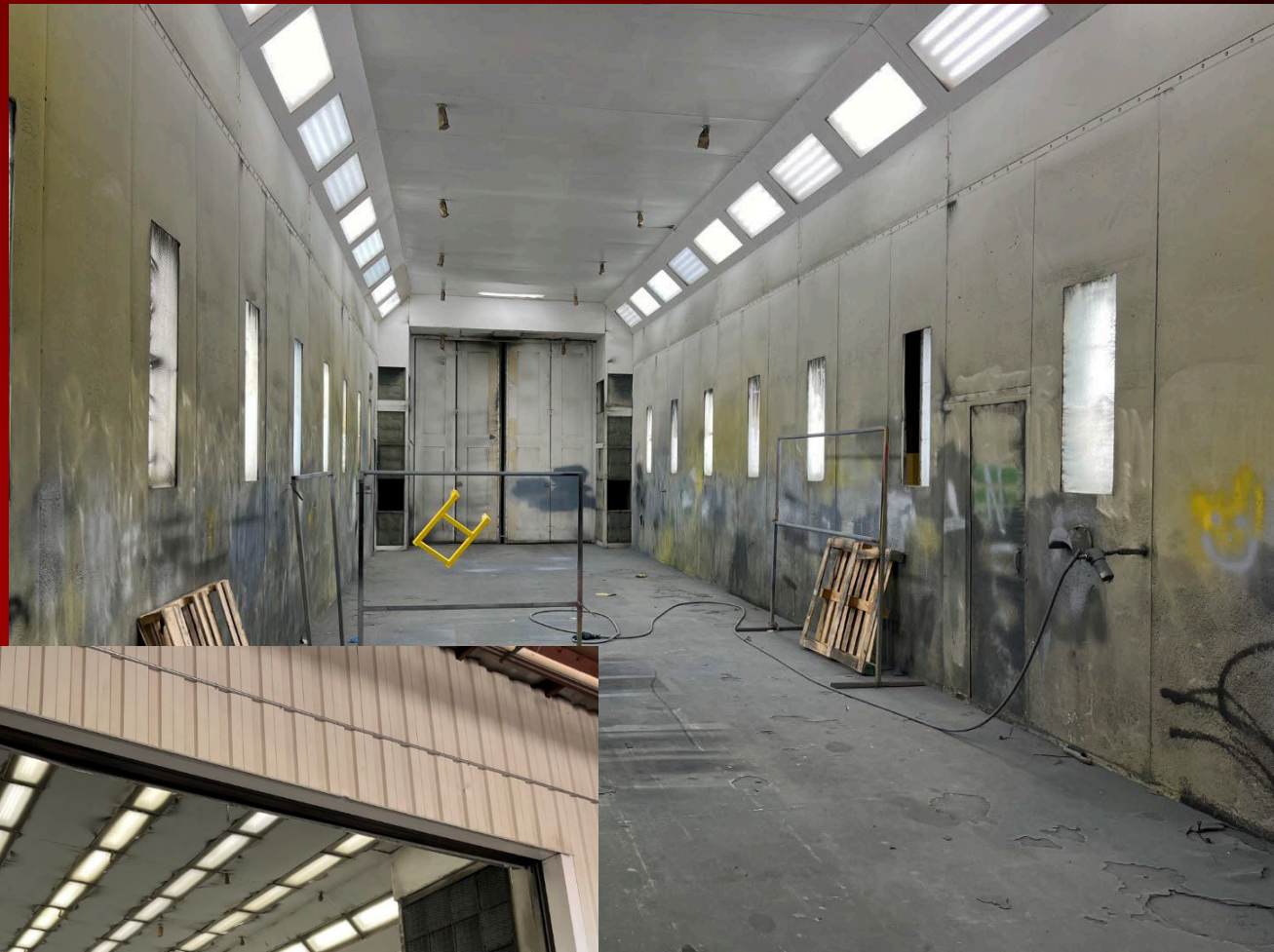


# Pictures





# Pictures – Blast Shop



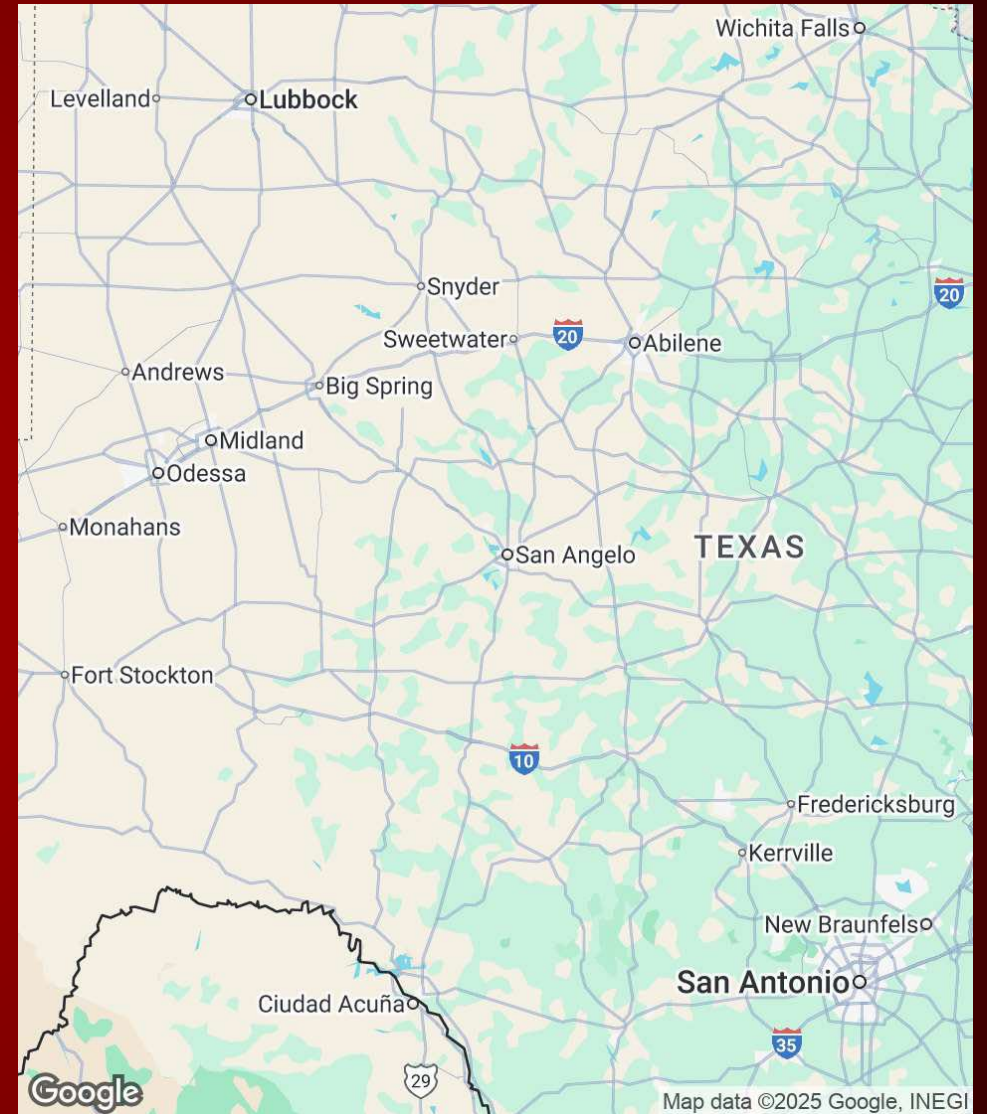
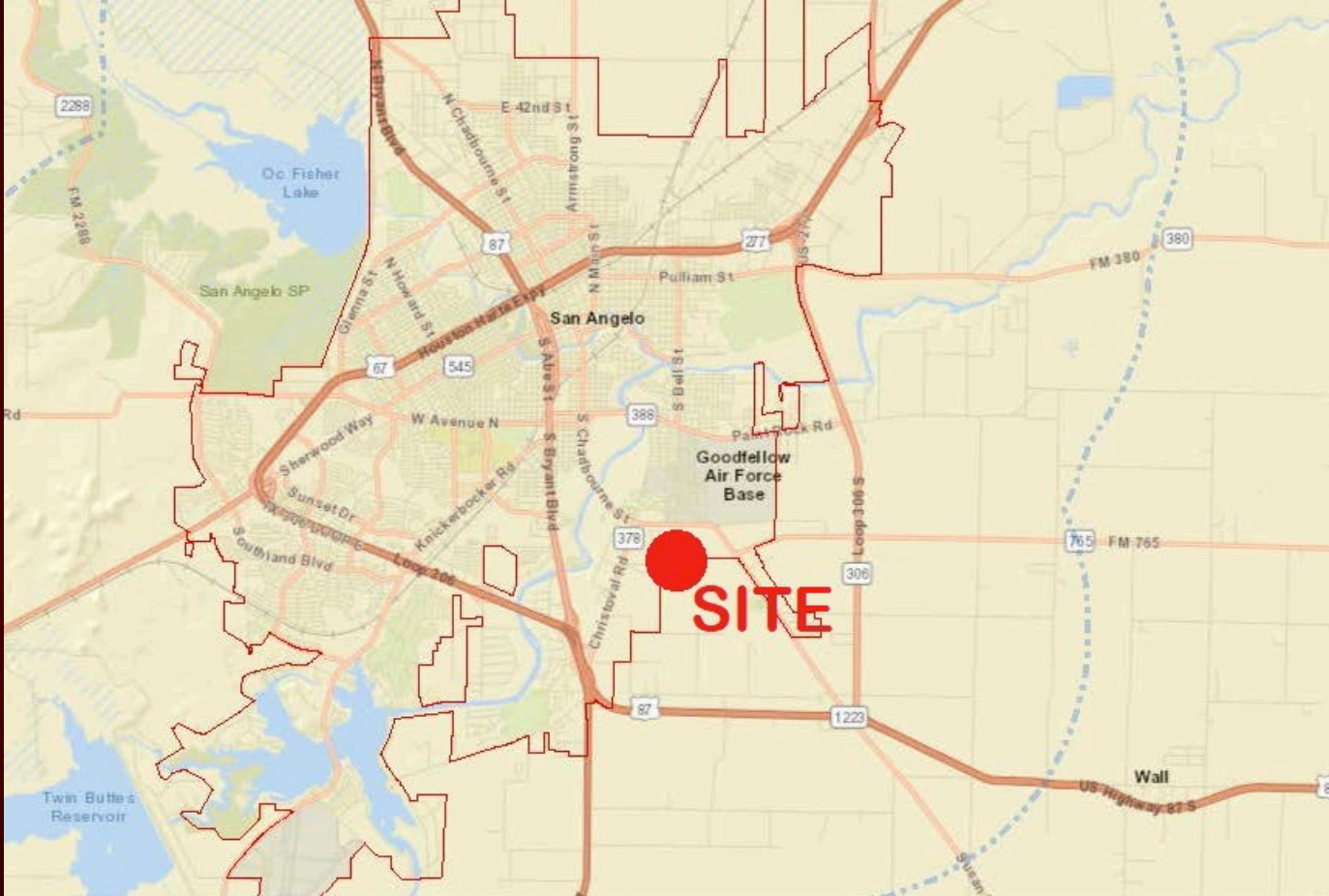


# Pictures – Paint Shop





# Location



# Location

## LOCATION OVERVIEW

**San Angelo , Texas** is a regional economic hub in West Texas due to it's location along major transportation routes. San Angelo is home to approximately 100,000 residents. The population size fosters a dynamic market for businesses, offering a blend of local support and workforce talent. The city's business-friendly policies and supportive infrastructure, coupled with a strong sense of community and quality of life, make San Angelo an attractive destination for entrepreneurs and corporations alike seeking to establish or expand their operations in the region.

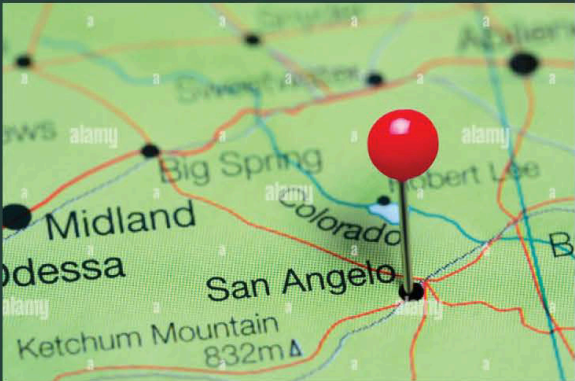
## ECONOMY

**San Angelo , Texas** thrives on a diverse economic base that includes agriculture, healthcare, education and manufacturing industires. The city's strategic location along major transportation routes has contributed to its growth as a regional hub for commerce and trade. Recent developments in manufacturing and technology sectors have further diversified the economy, attracting new businesses and opportunities for growth in San Angelo.



## METROPLEX GROWTH

POPULATION	100,000
MEDIAN AGE	33
HOUSEHOLDS	37,000
AVG HOUSEHOLD INCOME	\$53,500







## Information About Brokerage Services

11/2/2015

*Texas law requires all real estate licensees 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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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date

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