

203 WAYNE WATKINS  
DR

VICTORIA, TX 77904

SALE PRICE:  
CALL FOR  
PRICING



JOHN FORET  
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The information contained herein has been given to us by the owner of the property 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.

**Cravey**  
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

## EXECUTIVE SUMMARY



Sale Price

CALL FOR  
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## OFFERING SUMMARY

Building Size:	41,892 SF
Lot Size:	+/- 8 Acres
Additional Land Available:	8 Acres

## PROPERTY OVERVIEW

The facility is approximately 41,829.38 sq/ft on 8 acres.  
An additional 8 acres are available.

The main warehouse has 90 tons of HVAC equipment.  
All utilities to site

- Electrical Service is from two 2 separately metered connections, One 1200A 480 3ph connection, and one 1800A 480 3ph connection
- 3" city water connection. They built this out as an industrial park
- City Sewer & Gas

The overhead cranes stay with the building, along with the transfer cart that can move products out of the building to the outdoor crane area. These are all owned.

- (2) 25 Ton Overhead Cranes in the Main Warehouse
- 7.5 Ton & 25 Ton Overhead Cranes in the Concrete Batch Room

The concrete slab is a reinforced 8" slab.

Canopy extends 25' past back wall of building with 25 ton crane traveling 75' past back wall of building for easy loading of finished product.

The secondary paint line will be taken down.

Concrete Batch Mixing Plant is being sold separately see attached sale information.

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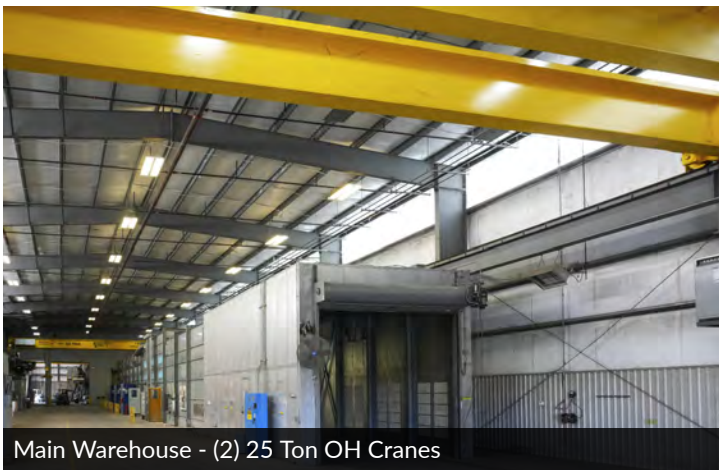
## ADDITIONAL PHOTOS



Main Warehouse w/ Sandblast & Paint Booths



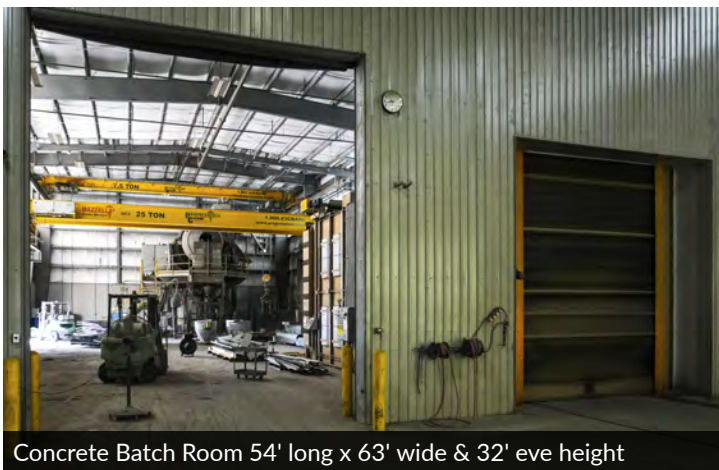
Main Warehouse - 189' long x 63' wide & 32' eve height



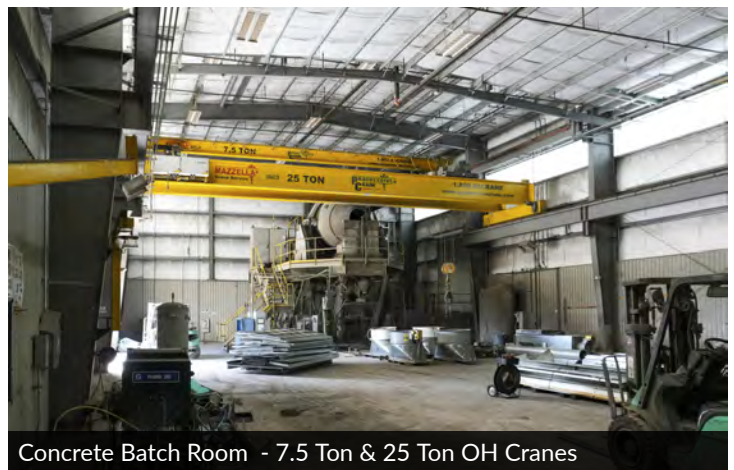
Main Warehouse - (2) 25 Ton OH Cranes



Sandblast & Paint Booth



Concrete Batch Room 54' long x 63' wide & 32' eve height



Concrete Batch Room - 7.5 Ton & 25 Ton OH Cranes

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## ADDITIONAL PHOTOS



Trolley Room - secondary paint line will be removed



Trolley Room - secondary paint line will be removed



Materials Room



Materials Room - 122' long x 79' wide & 30' to 37' eve heights



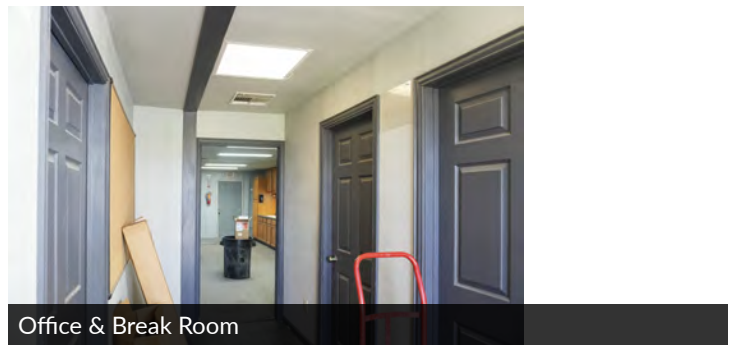
Materials Room



Storage Room - 49' long x 22' wide & 29' eve height



Office & Break Room



Office & Break Room

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## ADDITIONAL PHOTOS



Trolley Room & Secondary Paint Room



Trolley Room & Secondary Paint Room



Loading ramp leading to Concrete Batch Hopper



2-High CFM Air Compressors



Back Side Driveway Around Facility

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AERIAL MAP



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## DEMOGRAPHICS &amp; LOCATION MAP

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	73	19,736	55,658
Average Age	43	39	39
Average Age (Male)	42	38	37
Average Age (Female)	44	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	28	7,271	21,174
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$75,291	\$76,538	\$70,376
Average House Value	\$262,108	\$205,479	\$202,623

Demographics data derived from AlphaMap



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**\$500,000.00**

Batch Plant (Decum): bolt together. Shuttle Conveyor 24" x 26'6", Accumulator Conveyor 24" x 51'6", Incline Diverter Feeder 30" x 89'6" with newer motor, 5 cubic yard mixer drum with feed conveyor, aggregate diverter, cement diverter 8 aggregate bins (125 cu. ft. capacity each), Industrial Scale System batch controller, tilt mixer controller, 2 silos (350 bbl/each). Entire plant was rebuilt in 2014. Currently this plant is under power for visual inspection.



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# Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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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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)

TAR 2501

IABS 1-0

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