

FOR SALE

1301 E EAST AVE

CARRIZO SPRINGS, TX

OFFERING MEMORANDUM





PRESENTED



PIERRE VAZQUEZ

Sales Associate

M: (210) 542.4000

Pierre@UriahRealEstate.com

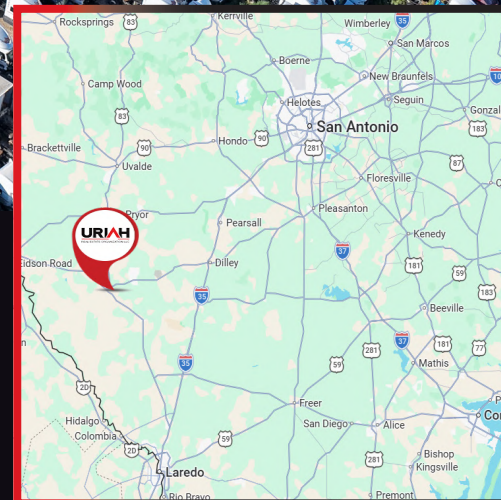
URI URIAH

Broker

M: (210) 315.8885

Uri@UriahRealEstate.com

The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.





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PROPERTY OVERVIEW - 1301 E EAST AVE

PROPERTY SUMMARY

Exceptional large-scale South Texas Regional Operations Facility located at 1301 East Ave in Carrizo Springs, Texas, strategically positioned to serve the Eagle Ford Shale and South Texas energy, logistics, distribution, and industrial markets. This substantial 150,400 SF facility sits on approximately 21.57 acres, providing an outstanding combination of warehouse capacity, secured yard space, loading infrastructure, office accommodations, and additional unimproved land. The warehouse features an approximately 19'6" clear height and extensive loading capabilities designed to accommodate a variety of commercial vehicles and high-volume operations. The facility includes 8 exterior dock doors capable of accommodating 18-wheelers, along with 14 other dock/roll-up doors designed for dry vans and smaller trucks, plus one dedicated dock door for flatbed loading, providing excellent flexibility for shipping, receiving, equipment movement, and distribution operations. Fully fenced equipment yards on both sides of the building provide substantial secured outdoor space for trucks, trailers, heavy equipment, materials, fleet vehicles, and inventory. The left-side yard includes a guard shack, allowing for controlled access and enhanced site security. Interior improvements include multiple office spaces and break rooms, a lockable storage cage ideal for tools, equipment, parts, or valuable inventory, and an additional warehouse office with windows on all four sides, providing excellent visibility across warehouse operations. The 21.57-acre site also includes unimproved land, creating additional value and flexibility for future expansion, additional equipment or trailer storage, yard expansion, or potential development. With its 150,400 SF footprint, extensive dock infrastructure, secured equipment yards, guard shack, office facilities, 19'6" clear height, and excess land, this property is well suited for regional distribution, oilfield services, energy-sector operations, logistics, manufacturing, equipment storage, fleet operations, industrial service companies, or a large owner-user seeking a South Texas regional operations hub.

PROPERTY INFORMATION

LOT SIZE

ACRES: 27 +/-
SQFT: 936,540 +/-

BUILDING & UTILITIES

150,400 +/- SQFT
2,000 +/- SQFT OFFICE SPACE
ELECTRIC, WATER, SEWER ON SITE

ZONING

INDUSTRIAL

FRONTAGE

1,878 +/- LINEAR FT ON
E EAST AVE

PROPERTY HIGHLIGHTS

HARD CORNER

8 DOCK DOORS

18 FORKLIFTS

14 ROLL-UP DOORS

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PROPERTY PHOTOS | 1301 E EAST AVE



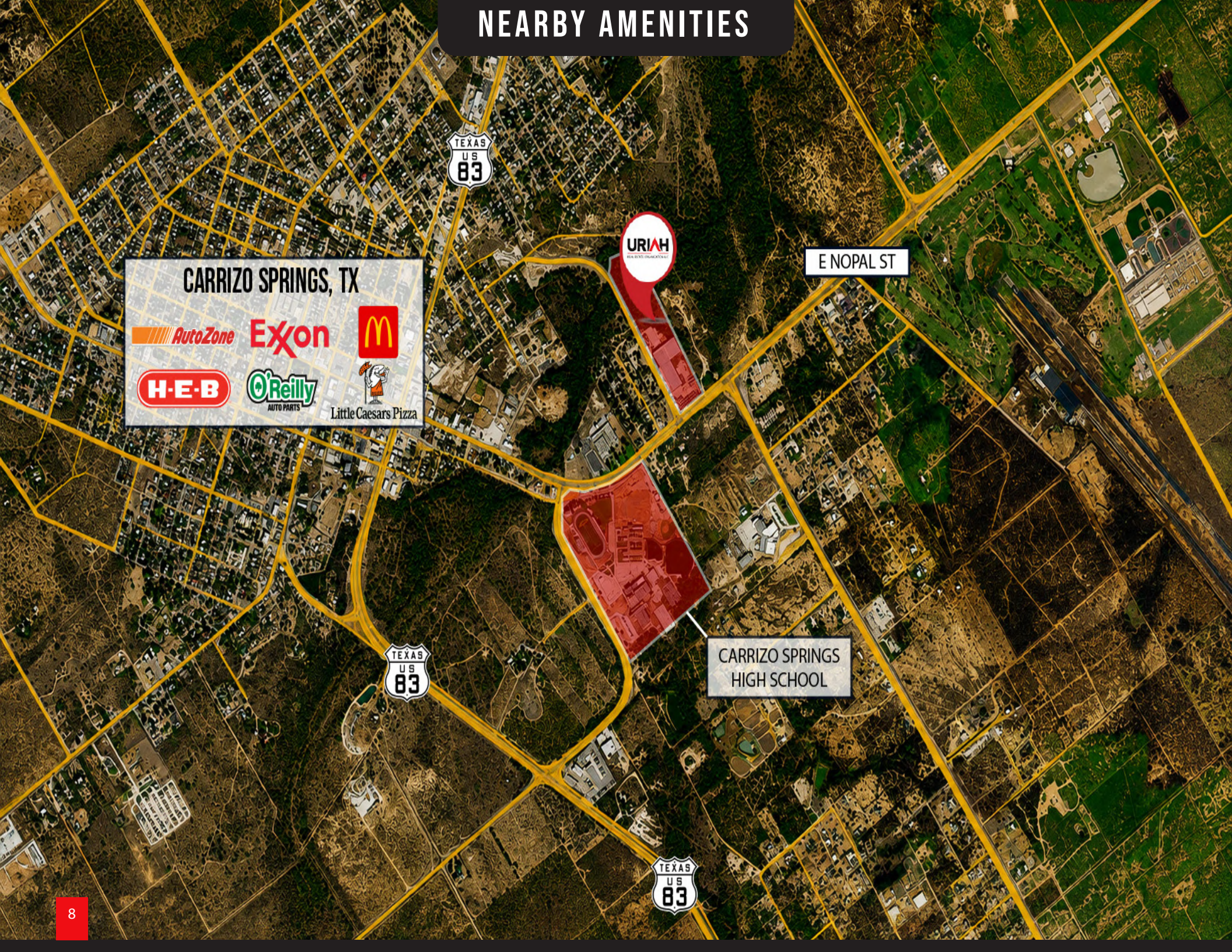
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NEARBY AMENITIES



CARRIZO SPRINGS, TX

AutoZone

Exxon



H-E-B

O'Reilly
AUTO PARTS



E NOPAL ST

CARRIZO SPRINGS
HIGH SCHOOL

NEARBY AMENITIES

JAVELIN ENERGY PARTNERS

CARRIZO SPRINGS, TX

BAKER HUGHES

ENERGY TRANSFER

BLACK MOUNTAIN SAND
DIMMIT MINE

SIGNAL PEAK SILICA OF
CARRIZO, LLC

1301 E EAST AVE CARRIZO SPRINGS, TX

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REAL ESTATE ORGANIZATION LLC

11/2/2015



Information About Brokerage Services

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.

Uriah Real Estate Organization

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Uri Uriah

Designated Broker of Firm

Uri Uriah

Licensed Supervisor of Sales Agent/
Associate

Uri Uriah

Sales Agent/Associate's Name

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3/11/2025 3/11/2025

Buyer/Tenant/Seller/Landlord-Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov