



COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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INDUSTRIAL PROPERTY ON HIGHWAY 59 IN BEE COUNTY

4067 Highway 59 E | Beeville, TX 78103



FOR SALE

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HIGHLIGHTS

- Eight bays plumbed with air lines
- Room to expand business operations outside city limits
- On-site living facilities

LOCATION

Property is less than five miles from Beeville city limits on Highway 59 E

DESCRIPTION

This property offers $\pm 10,750$ SF of warehouse space, constructed in 2011, situated on nearly 22 AC of land. It features eight truck-height bays, each approximately 15' tall, equipped with rolling doors. There are two interior offices, a spacious open-air side bay, and a fuel tank on site. The available equipment on the premises can be purchased or removed. Additionally, there is a second building on the property, which encompasses an $\pm 6,000$ SF furnished multi-unit complex. This complex comes complete with furnishings and appliances, making it an ideal choice for turnarounds, on-site employees, and long-haul truckers. Conveniently located within five miles of the Beeville city limits and less than an hour's drive from Corpus Christi. The front area is secured with a high-cyclone fence, featuring a rolling gate and a rocked driveway.

LAND SIZE

± 21.6 AC

FLOOD PLAIN

No

ZONING

OCL, Outside City Limits

SALE PRICE

\$1,664,900

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

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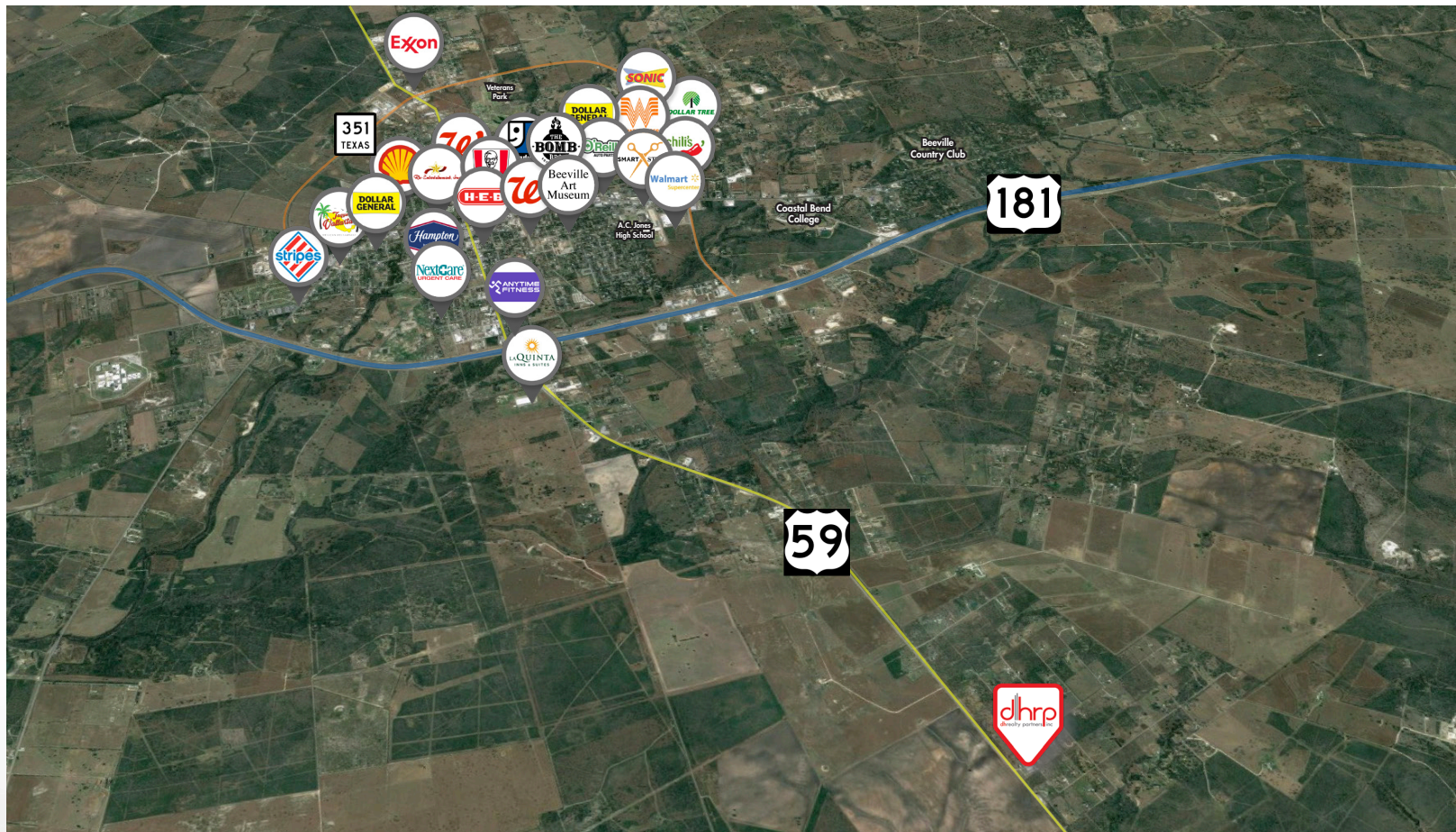


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AERIAL



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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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