

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,750,000
Total Property Size:	+/-7.89 Acres
Residential House:	2,268 SF
Industrial Building:	6,710 SF
Warehouse Space:	5,000 SF
Office Space:	1,710 SF
Industrial Yard Space:	+/-2 Acres
Additional Yard Space:	5.89 Acres
Year Built:	1971
County:	San Patricio

PROPERTY OVERVIEW

This versatile +/-7.89 acre property offers a rare combination of industrial functionality and residential convenience. Positioned just minutes from major transportation routes, this site is ideal for businesses seeking a well-equipped operational hub with on-site living quarters.

Industrial Facility:

The 6,710 SF industrial building includes 1,710 SF of furnished office space with a covered entrance, 4-5 offices, a kitchen area, Wi-Fi and a surveillance system covering the office, shop and yard. The 5,000 SF warehouse boasts a 20' clear height, four overhead doors, a floor-pit, secured tool area and an in-warehouse restroom.

Expansive Yard Space:

With +/-2 acres of dedicated industrial yard space, the site features a covered fueling area, diesel & lube oil tanks, an air compressor, a tool room with locking gate, tire racks, wash rack and ample laydown yard for equipment. Dual entrances allow for smooth traffic flow, and the yard is large enough to accommodate and maneuver oversized trailers. There are outdoor & indoor employee restrooms, as well as ample space for customer & employee parking. An additional 5.89 acres of yard space provides room for future expansion.

On-Site Residence:

The 2,268 SF ranch-style home blends modern design with rustic charm, featuring vaulted wood ceilings, wood flooring and a large backyard swimming pool — perfect for an owner-operator or site manager.

JOHN FORET

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Cravey
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Corpus Christi, TX

AERIAL VIEW OF THE PROPERTY

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FOR SALE

8835 FM 893 | TAFT, TX 78390

RESIDENTIAL HOUSE: 2,268 SF



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OFFICE SPACE: 1,710 SF



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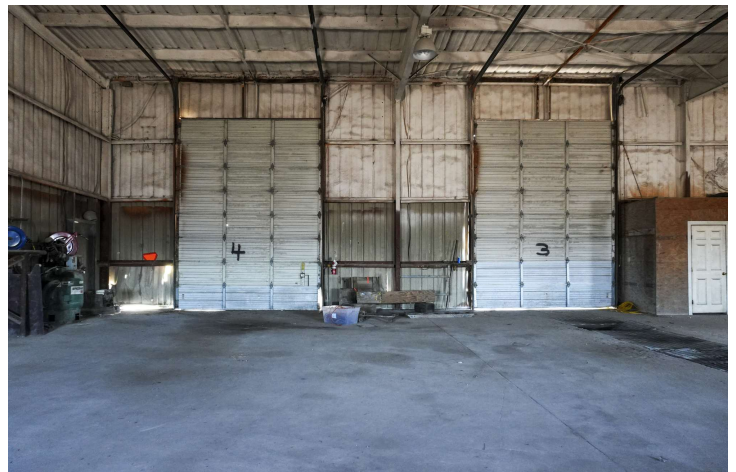
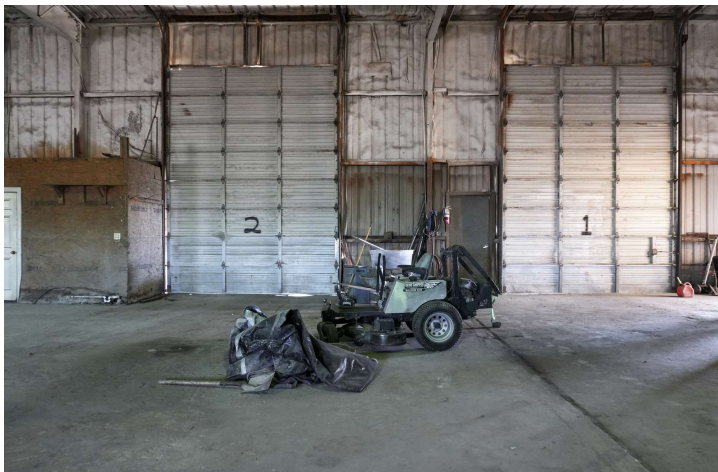
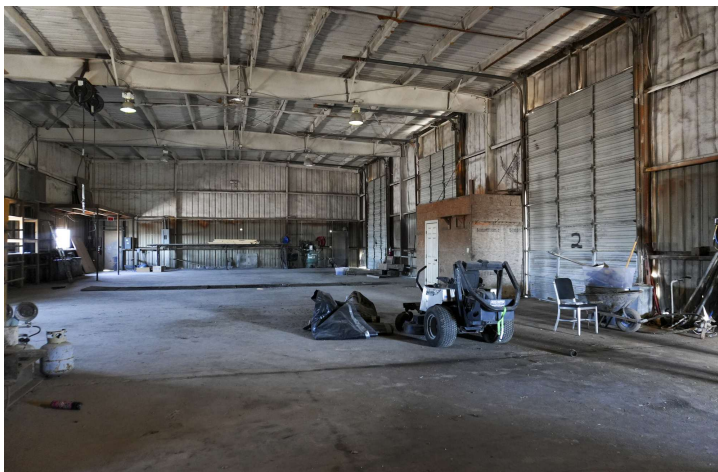
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WAREHOUSE SPACE: 5,000 SF



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LOCATION MAP



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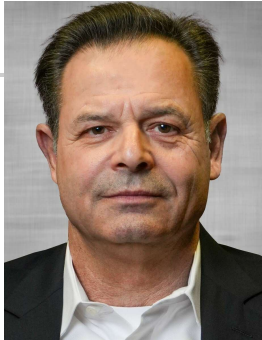
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ADVISOR BIO



JOHN FORET

Associate

john@craveyrealestate.com

Direct: 361.271.1527 | Cell: 361.944.4179

TX #748161

PROFESSIONAL BACKGROUND

John was born on the bayous of South Louisiana where he grew up working in the Fishing and Oil & Gas Industries. He attended Nicholls State University in Thibodaux and obtained decades of experience working in oilfields from his home in South Louisiana to countries all around the world. John is now a Texas licensed commercial real estate associate with Cravey Real Estate Services, ready to assist with your industrial, net lease and commercial properties.

Early in his career, John supervised operators and crew during the downstream production of oil and gas in the Gulf of Mexico as a Production Operator with Placid Oil Company. In succeeding years, John helped launch Applied Snubbing Technologies from the ground floor, which was later purchased by Cudd Energy Services, for whom he worked supervising high pressure hydraulic work over operations across the southern United States, Gulf of Mexico, Norway, Scotland, India and South America. This international exposure is valuable when dealing with diverse commercial real estate markets and clients.

In 2001, John and his family settled in Corpus Christi. While living in South Texas and serving as Vice President at C&J Energy Services, John managed multiple districts including South Texas, East Texas, West Texas and Oklahoma. He negotiated contracts with companies including Anadarko Petroleum Corporation, El Paso Exploration & Production, Encana Oil & Gas, Murphy Exploration & Production and Petrohawk Energy Corporation (BHP). John was responsible for overseeing more than \$80 million in sales for C&J Energy Services in 2011, contributing to the company's success and IPO on July 29, 2011. This financial oversight experience is crucial in understanding the economic aspects of commercial real estate transactions.

With thirty-seven years of experience in various capacities within the Oil & Gas Industry, John possesses a deep understanding of how businesses function and expand while maintaining a budget. This insight is beneficial in guiding clients through commercial real estate decisions. John's extensive background in the Oil & Gas Industry, along with his leadership roles and experience in managing operations globally, provides him with a unique skill set that makes him highly qualified to assist clients with their commercial real estate needs. Overall, John's rich professional background, leadership abilities, global experience and financial acumen make him a highly qualified individual available to assist clients with their commercial real estate needs.

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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.

Cravey Real Estate Services, Inc.	0409080	matt@craveyrealestate.com	361.289.5168
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.221.1915
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Foret	748161	john@craveyrealestate.com	361.271.1527
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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