

EXECUTIVE SUMMARY



Sale Price	\$450,000
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OFFERING SUMMARY

Property Type:	Raw Land (prime for retail development)
Total Land Available:	2.87 Acres Total (125,061 SF)
Parcel #1:	±2.63 Acres (114,563 SF)
Parcel #2:	±0.24 Acres (10,498 SF)
Price / SF:	\$4.00 / SF
Market:	South Texas
County:	Jim Wells

PROPERTY OVERVIEW

Positioned at the highly visible intersection of State Highway 359 and FM 624 in Orange Grove, this ±2.87-acre offering presents a rare opportunity to control one of the community's most strategic commercial corners. The property includes a ±2.63-acre main tract with direct SH 359 frontage and rear access from Leona Street, along with a secondary ±0.24-acre parcel located across the highway. With strong visibility, accessibility and traffic flow from both regional and local commuters, the site is well-positioned for a variety of commercial or mixed-use developments.

Orange Grove functions as a key service hub for surrounding rural communities, ranches and agricultural operations throughout the region. As South Texas growth continues pushing outward from larger markets, demand for practical, convenience-oriented retail and service uses in secondary communities continues to strengthen. Existing retail inventory in the area remains limited and largely older in nature, creating an opportunity for new construction designed to serve the everyday needs of residents, travelers, contractors and agricultural users alike.

Whether developed immediately or phased over time, this location offers investors and developers the chance to establish a lasting presence at one of Orange Grove's primary commercial gateways. **To help illustrate the site's potential, conceptual retail development plans and renderings have been prepared for the property and are included on pages 4 and 5 of this flyer, showcasing a possible vision for future commercial development at the intersection.**

PROPERTY HIGHLIGHTS

- ±2.87 acres total located near the intersection of State Highway 359 and FM 624; includes 2 separate parcels: 2.63-acre primary tract & 0.24-acre secondary tract across SH 359
- Direct frontage and visibility along SH 359 with additional rear access from Leona Street; traffic counts of ±6,400 VPD on SH 359 and 7,300-8,300 VPD on FM 624 per TxDOT
- Located approximately 38 miles northwest of Corpus Christi

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AERIAL VIEWS & VEHICLE COUNTS



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IDEAL LOCATION FOR RETAIL DEVELOPMENT

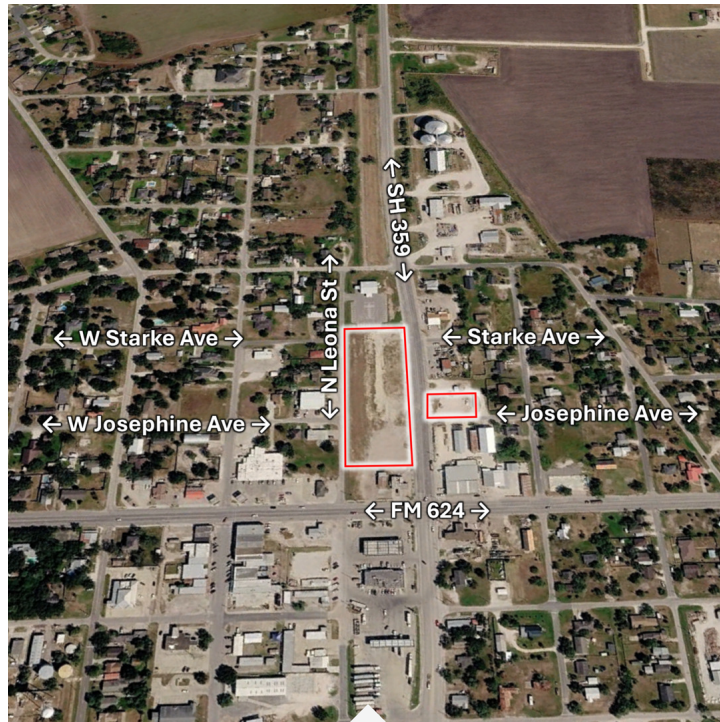
While larger Texas markets continue to become increasingly saturated with competing retail developments, communities like Orange Grove offer something many developers struggle to find today: opportunity with limited competition. Located at the intersection of State Highway 359 and FM 624, this site sits at the center of the community's primary commercial corridor – a location that naturally captures traffic from local residents, commuters, agricultural operations, contractors and travelers moving throughout South Texas.

SH 359 functions as a critical regional connector between Laredo, Alice and the Corpus Christi area, carrying consistent commuter, trucking and ranch-related traffic through Orange Grove each day. FM 624 further strengthens the location by channeling east-west movement from surrounding rural communities that depend on Orange Grove for everyday goods and services. Unlike larger urban markets where commercial competition is intense and overbuilt, Orange Grove benefits from what many investors call "captive demand." Residents in nearby communities often prefer convenience and proximity over driving 20 to 40 minutes into larger cities for basic shopping, fuel, food or services.

A thoughtfully designed strip center at this location could attract a wide variety of necessity-based tenants including quick-service restaurants, medical or dental users, wireless providers, insurance offices, salons, coffee or taqueria concepts, service retail and farm or ranch-oriented businesses. In smaller communities, consumers quickly develop loyalty and routine around businesses that are convenient, easy to access and professionally maintained. Over time, those businesses become part of the community's daily infrastructure rather than simply another retail option.

The economics of development are also compelling. Land costs in Orange Grove remain dramatically lower than comparable highway retail corridors closer to Corpus Christi, potentially allowing developers to build at a lower basis, offer more competitive lease rates and achieve stronger long-term cash flow margins. The site also provides flexibility for phased development over time as market demand grows.

Controlling a major corner at SH 359 and FM 624 represents an opportunity to establish a long-term presence at one of Orange Grove's most important commercial intersections as growth throughout South Texas continues expanding outward into surrounding secondary markets.



- SH 359 serves as a major regional corridor connecting Laredo, Alice and the Corpus Christi area
- FM 624 captures east-west traffic from surrounding rural communities, ranches and agricultural operations
- Orange Grove serves as a regional "hub town" where residents rely on local businesses for fuel, dining, shopping and everyday services
- Existing retail inventory in the area is limited, fragmented and generally older, creating opportunity for modern commercial development
- Ideal location for convenience-oriented retail, strip center development, restaurant users, service businesses, medical office or contractor-oriented uses
- Lower land acquisition costs compared to major highway retail corridors near Corpus Christi may allow for stronger long-term development economics and more competitive lease rates
- Positioned at what is widely considered Orange Grove's primary commercial gateway with long-term visibility and growth potential

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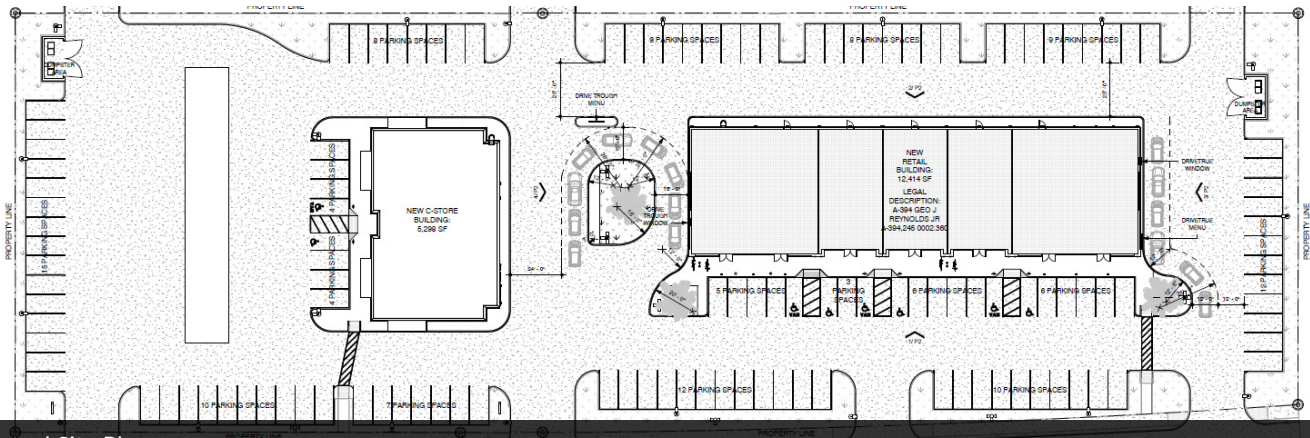
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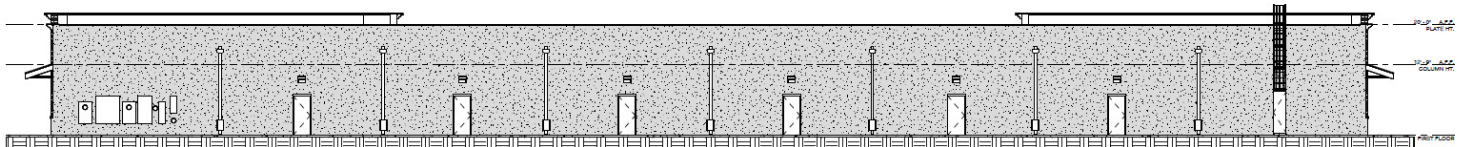
CONCEPTUAL SITE PLANS & RENDERINGS IF DEVELOPED AS RETAIL



Conceptual Site Plan



1 WORKING
1/8" = 10'



Conceptual Plans - Building Elevations



Conceptual Plans - Side View



Conceptual Plans - Side View

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CONCEPTUAL RENDERINGS: RETAIL DEVELOPMENT



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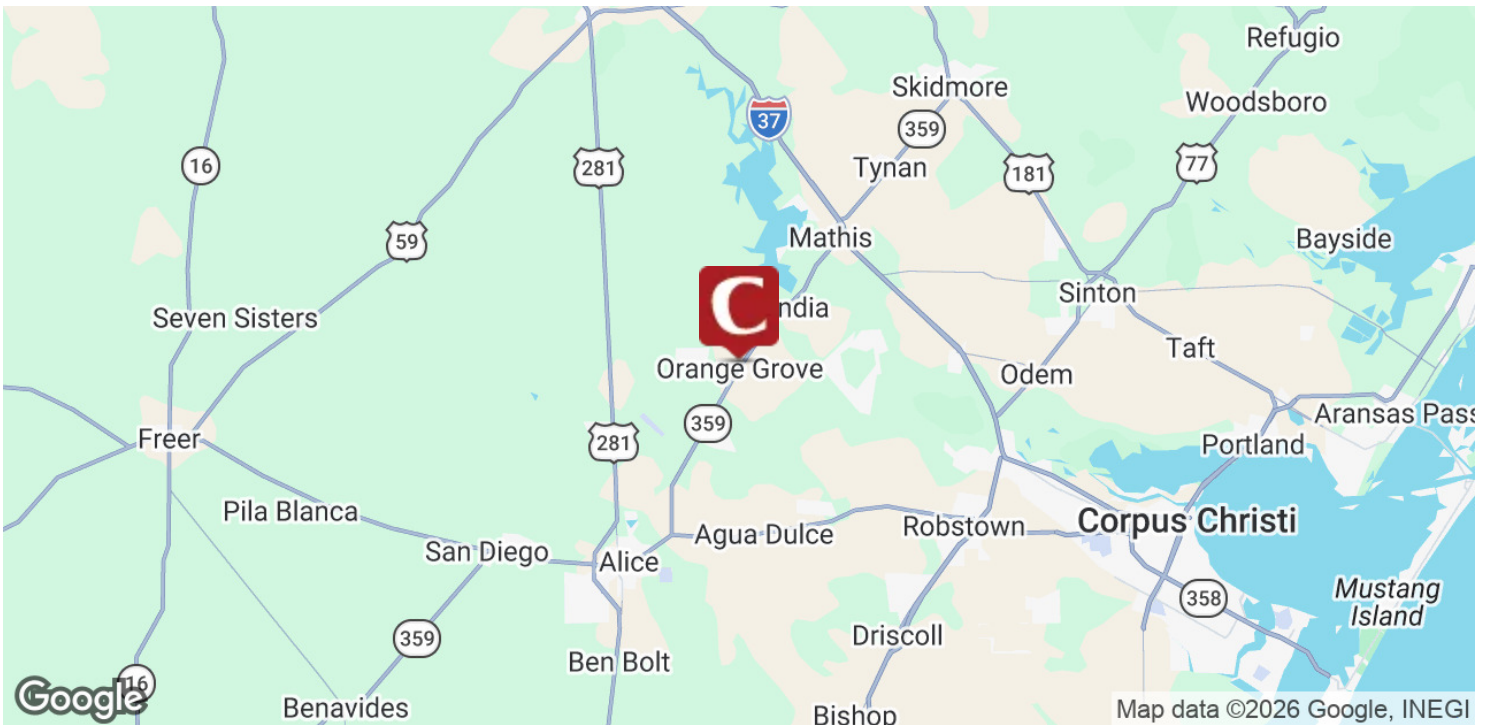
RETAILER MAP



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LOCATION MAP



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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

TAR 2501

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