

Industrial Property for Sale

Former Schlumberger Facility

473 N. FM 772, Kingsville, Texas 78363



Offering Price:	\$375,000
Rentable Area:	+/- 26,939 sq. ft. – 7 buildings
Age of Improvements:	1970's to 1990's
Land Area:	4.941 acres
Price Per Sq. Ft.:	\$13.92

PROPERTY DETAILS

Main Building:	7,500 sq. ft. – 5,000 s.f. finished office - 2,500 s.f. – warehouse, 18' ceilings, 4 roll up doors
Warehouse 1:	2,496 s.f.
Warehouse 2:	1,564 s.f.
Covered Parking:	9,879 s.f. -19 bays – 30 foot depth – 14 foot ceiling height
Truck Wash Bldg:	+/- 3,000 s.f.
Paved Area:	+/- 2 acres
Fencing:	6 foot chain link and wood privacy perimeter fencing
Utilities:	Public water, electricity, and septic systems for waste water
Zoning:	Kingsville ETJ
Comments:	Good location near the city of Kingsville with easy access off of U.S. Highway 77. Great location for a trucking company, oil field services, auto services, rv storage etc. Replacement cost of improvements is +/- \$1,500,000.

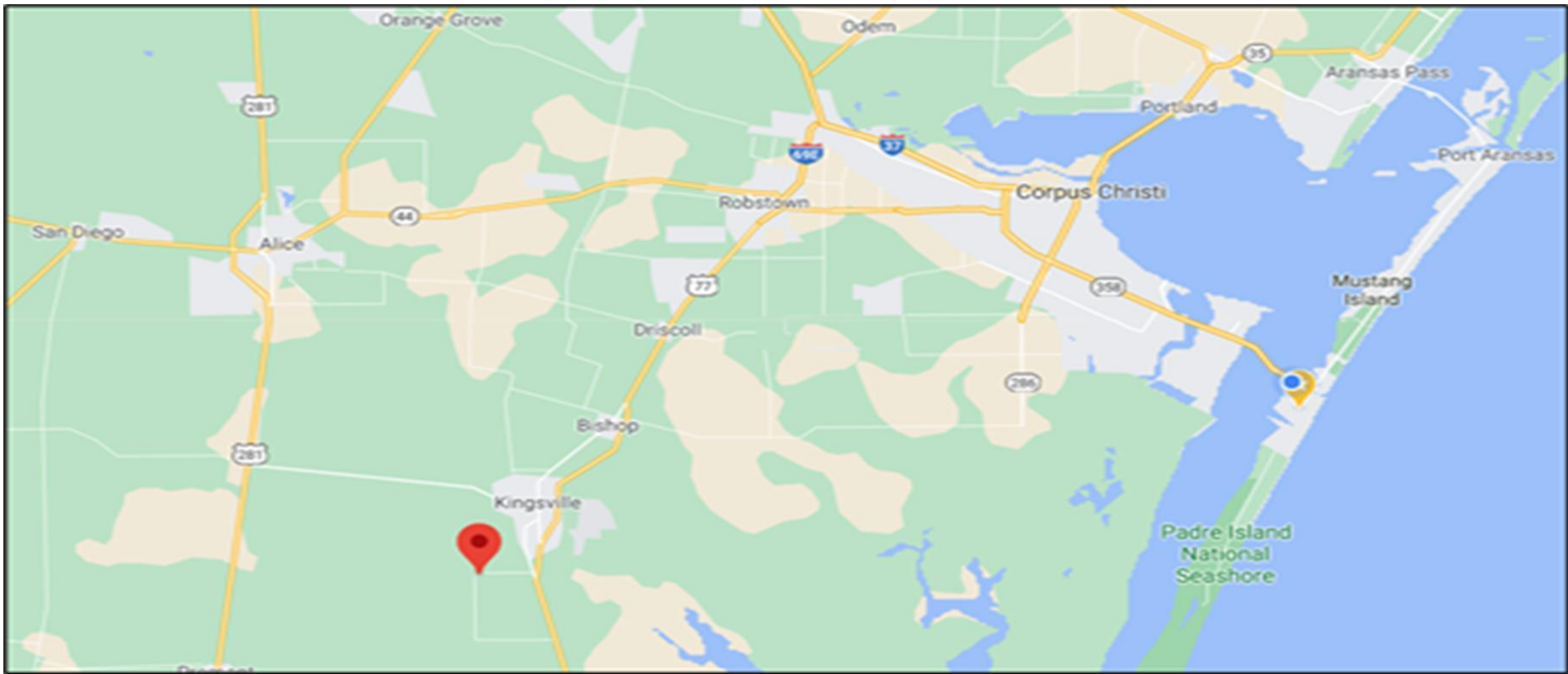


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Location Maps



Aerial Photo





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KINGSVILLE, TEXAS - CITY DATA

Kingsville: Kingsville is a city in the southern region of the U.S. state of Texas and the county seat of Kleberg County. Located on the U.S. Route 77 corridor between Corpus Christi and Harlingen, Kingsville is the principal city of the Kingsville Micropolitan Statistical Area, which is part of the larger Corpus Christi-Kingsville Combined Statistical Area. In 2019 the U.S. Census Bureau estimated the population of Kingsville at 25,315.

Named in honor of Richard King, the city was founded to provide infrastructure for the adjacent King Ranch, as well as serve as the headquarters of the newly founded St. Louis, Brownsville and Mexico Railway. In 1904, the first tracks were laid and the first buildings constructed for the planned city. In 1911, the city was incorporated. It is home to Texas A&M University-Kingsville, a member of the Texas A&M University System, and Naval Air Station Kingsville, one of the U.S. Navy's three locations for jet aviation training.

Economy: The main economic driving forces in the city and the surrounding region are agriculture, oil and natural gas production, chemical refining, tourism, and the military. NAS Kingsville has had a large economic impact on the city since it opened in 1942. Today, an estimated one in seven residents of the Kingsville area are in some way associated with the base. The base employs just over 1,600 residents.

Education: The main campus of Texas A&M University-Kingsville (+\- 6,900 students) is located in the northwest portion of the city. Additionally, the Irma Lerma Rangel College of Pharmacy (part of the Texas A&M Health Science Center) is located on the campus of TAMUK. Coastal Bend College has a campus in Kingsville offering several certificate and associate degree programs.

Public primary and secondary schools are operated by the Kingsville Independent School District (KISD) and the Santa Gertrudis Independent School District (SGISD). Due to the structure and zoning of Texas Independent School districts, many students residing in Kingsville also attend schools in both the Riviera Independent School District and Ricardo Independent School District, south of the city, as well as the Bishop Consolidated Independent School District to the north.

