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

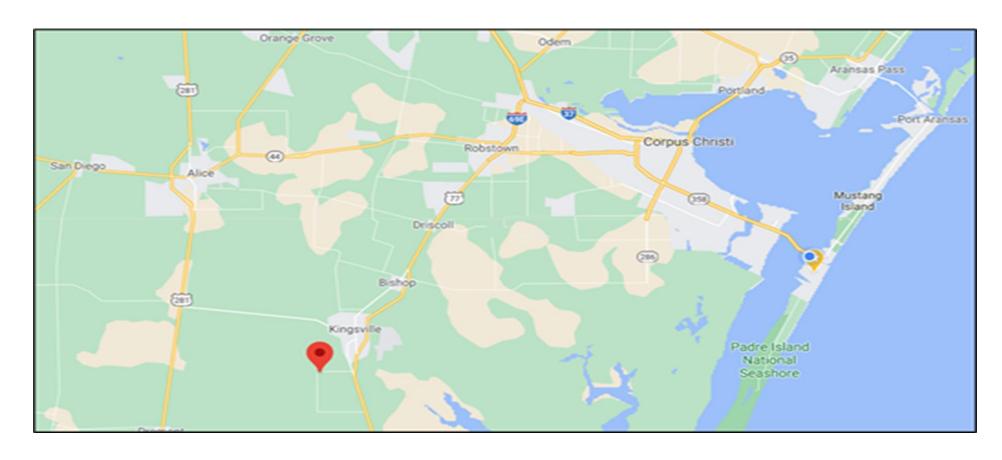
access off of U.S. Highway 77. Great location for a trucking company, oil field services, auto services, rv

storage etc. Replacement cost of improvements

is +\- \$1,500,000.

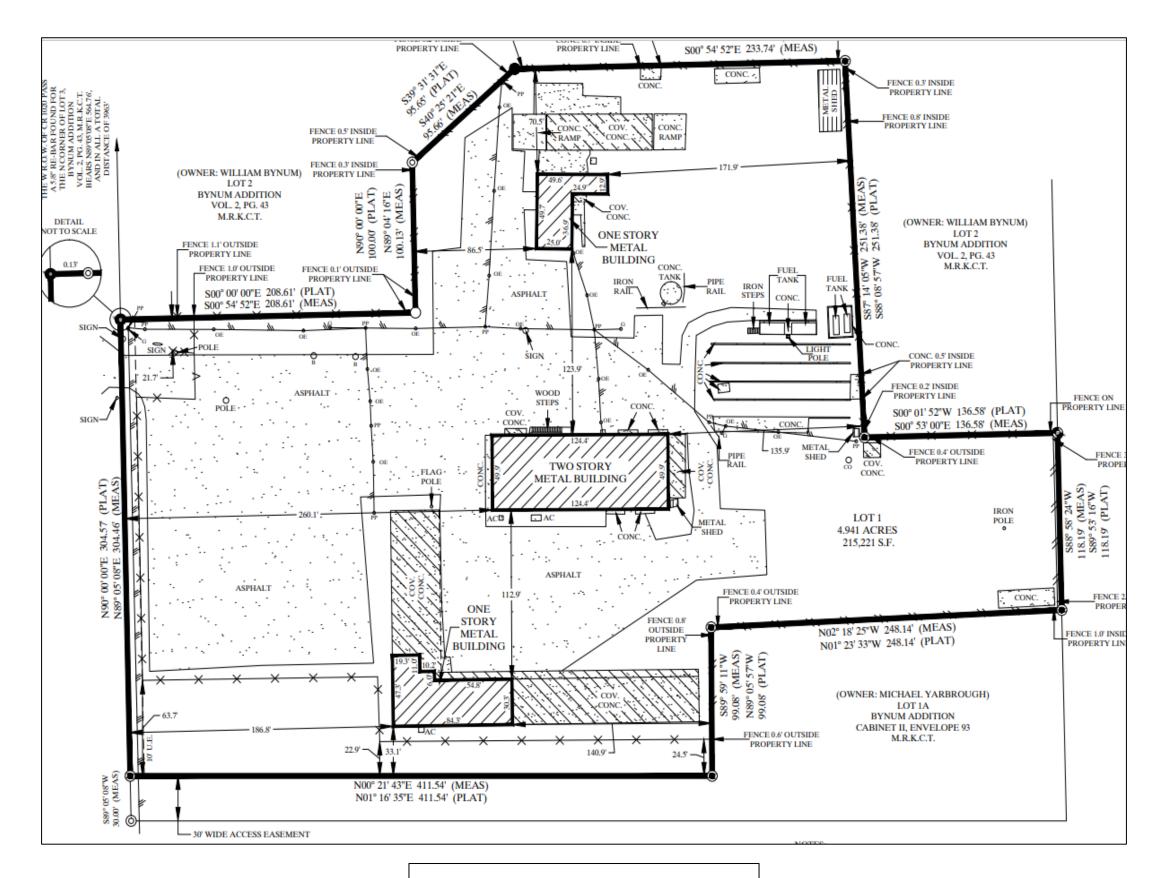


We obtained the information in this package from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





Location Maps



Survey and Site Plan



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.



Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials Date			