



600 FM 2725
69 Acres

Private R# 4782

Private R# 4782

2725

152A

2725

2725

1488

148

600 FM 2725
Ingleside, Tx 78361
San Patricio County

Site Profile

Total Acres	69 Acres
Developable Acres	N/A
Zoning	N/A
Broker Price Option	N/A
Owner	N/A
San Patricio County ID	N/A
Physical Address	Latitude: 27.838308 Longitude: -97.192797

Community Information

MSA Population	445,676
Fire Station	12.9 miles
Police Station	2.6 miles
Hospitals	21.8 miles
Building Codes	County/City of Ingleside
Living Cost Index	N/A
Sales Tax	8.25%
2021 Prop. Tax Rate	N/A

Transportation

Street Access	FM 2725
Street Classification	FM
Airport Access	27 miles
Rail Access	No
Interstate Near By	I-35

Site Physical Description

Flood Zone Acres	None
Topographic Info	N/A
Surface Soil Type	Clayey Sand, Silty Sand, & Sandy Lean Clay

Utilities

Water	Yes
Wastewater	Yes
Gas	N/A
Electric	AEP
Fiber Optics	N/A
Buried Cable	N/A
Overhead Cable	N/A
Landfill	N/A

Environmental

ESA Phase 1	N/A
ESA Phase 2	N/A
Wetland Delineation	N/A
Endangered Species	N/A
Archeological Findings	N/A
MS 4 Compliance	N/A

69.63 AC - 600 FM 2725

SALE PRICE:

\$13,950,000

69.63 AC AT 600 FM 2725
INGLESIDE, TX 78361



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

Cravey
Real Estate Services, Inc.

361-289-5168

Corpus Christi, TX

EXECUTIVE SUMMARY



Sale Price

\$13,950,000

OFFERING SUMMARY

Property Type:	Industrial Water Front
Lot Size:	69.63 Acres
Price / Acre:	\$200,345
Zoning:	OCL
Market:	Corpus Christi
Submarket:	Portland/Ingleside

PROPERTY OVERVIEW

This expansive 69.63 acre industrial water front offering in Ingleside, Texas is located southeast of FM 2725 and 6th Street, along the eastern boundary line of Ingleside city limits. Situated along the Intercoastal Waterway with deep water frontage, the site has approximately 192 feet of frontage along the east side of FM 2725. All public utilities are available to the subject tract. The property features 10 various separate structures including office, warehouse and shop space. This prime location offers seamless access to major transportation routes, making it an ideal hub for logistics, manufacturing or industrial development. Surrounded by a thriving industrial community and just a short drive from the Port of Corpus, the property's vast size provides ample space for large-scale projects with the flexibility to customize according to business needs.

PROPERTY HIGHLIGHTS

- Improvements include built-up caliche based over sand with concrete and asphalt paving.
- Approximately 12 acres of the southeastern section of the property is a dredged channel ranging from 150' to 250' wide and approximately 2,600 feet long, with a depth of about 17 feet.
- There is about 8-10 acres in the north central section of the property that has been excavated (dredged) to a depth of 10-15 feet for possible future expansion.
- There are 10 building structures ranging in size from 16,200 SF to 1,600 SF.

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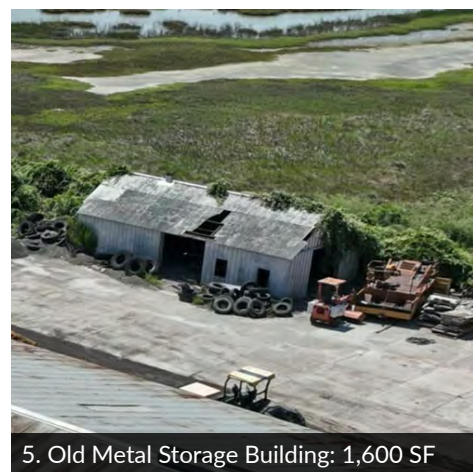
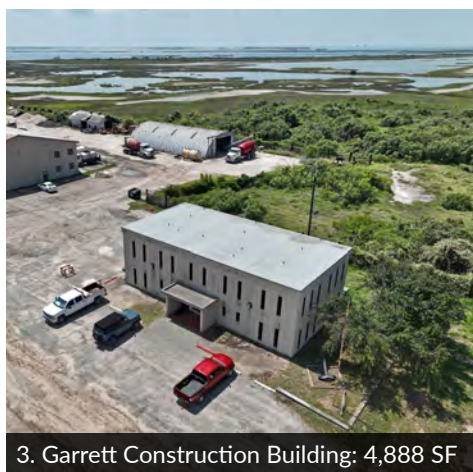
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PREMISES (10 BUILDINGS)



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PREMISES (10 BUILDINGS)



Building No 6: 16,200 SF



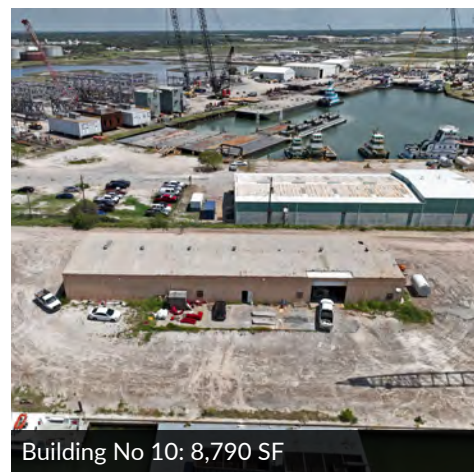
Building No 7: 2,200 SF



Building No 8: 7,236 SF



Building No 9: 2,400 SF



Building No 10: 8,790 SF



Building Structures No. 8 - No. 10

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FOR SALE

69.63 AC AT 600 FM 2725 | INGLESIDE, TX 78362

AERIAL IMAGES



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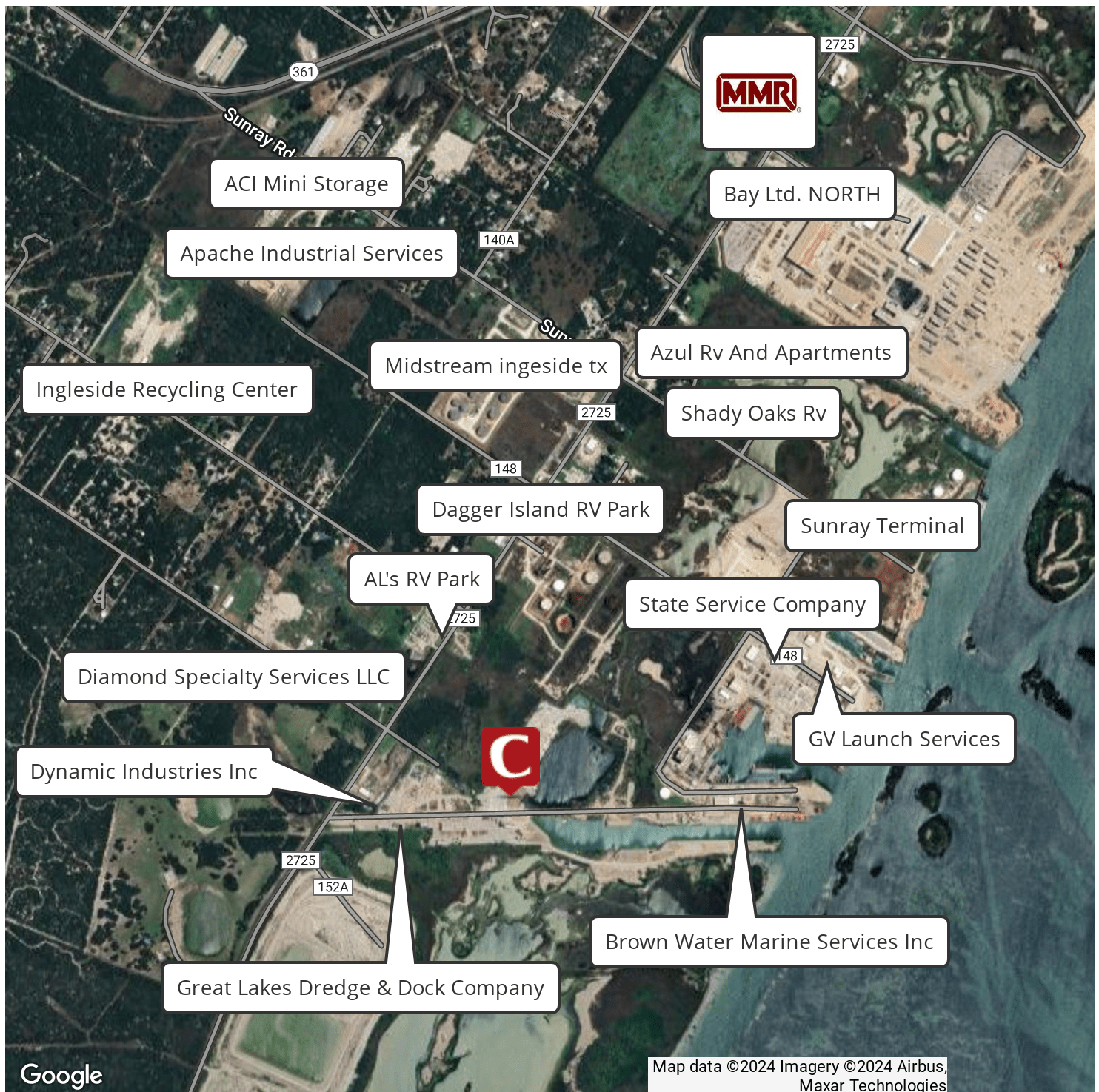
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AERIAL MAP



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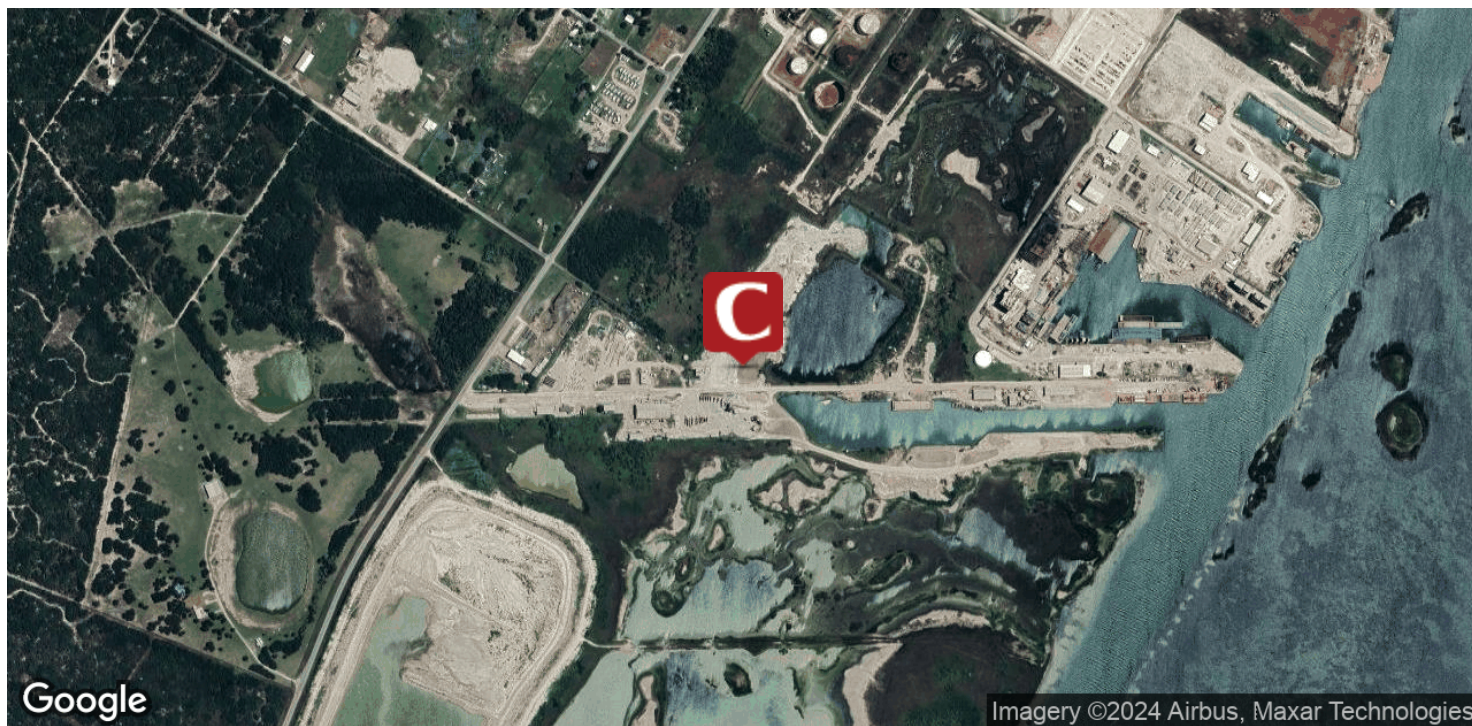
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LOCATION MAP



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COUNTY OVERVIEW

SAN PATRICIO COUNTY



70,678

San Patricio County



490,744

Population - 35 Mile Ring



72,206

Projected Population (2028)



25,695

Number of Households



37.9

Median Age



\$86,708

Average Household Income

\$37+ BILLION

IN CAPITAL INVESTMENT OVER THE LAST 10 YEARS



\$23 Billion in Investments



\$7 Billion in Investments



\$2.1 Billion in Investments



\$1.5 Billion in Investments



\$1 Billion in Investments

ArcelorMittal
\$1 Billion in Investments

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COUNTY OVERVIEW

SAN PATRICIO COUNTY

Invest in Texas: Prime Opportunities for Land Buyers in Coastal South Texas

San Patricio County offers compelling investment opportunities for land and industrial investment buyers, blending economic growth with natural beauty. Located in the coastal region of South Texas, the county boasts a robust industrial sector, highlighted by the presence of major players in the energy and petrochemical industries, which ensures a strong job market and economic stability. The strategic location near Corpus Christi and the Gulf of Mexico provides excellent transportation links and access to international markets, enhancing the appeal for businesses and investors alike. Additionally, San Patricio County's picturesque landscapes, featuring rivers, bays, and rolling farmlands, provide a serene environment for residential development or recreational use. With a combination of economic dynamism and scenic charm, investing in land in San Patricio County promises both financial returns and quality of life.

San Patricio County's Top Employers

Kiewit Offshore Services	2500	Cheniere	350
Bay Ltd.	1500	Ingleside ISD	339
Flint Hills Resources	1000	Aransas Pass ISD	265
Gregory Portland ISD	729	Walmart	250
Gulf Coast Growth Ventures	670	J M Davidson Inc.	180
Steel Dynamics	600	Lowe's	180
San Patricio County	541	Subsea 7	180
Oxy	375	HEB	160
Chemours	350	ArcelorMittal	150



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PETROCHEMICAL INVESTMENTS 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Matthew Cravey</u>	<u>0203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.289.5168</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Matthew Cravey, SIOR, CCIM</u>	<u>203443</u>	<u>matt@craveyrealstate.com</u>	<u>361.221.1915</u>
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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