



FOR SALE | INDUSTRIAL SPACE

48,510 SF MANUFACTURING FACILITY

300 W. Riddleville Street, Karnes City, TX 75118

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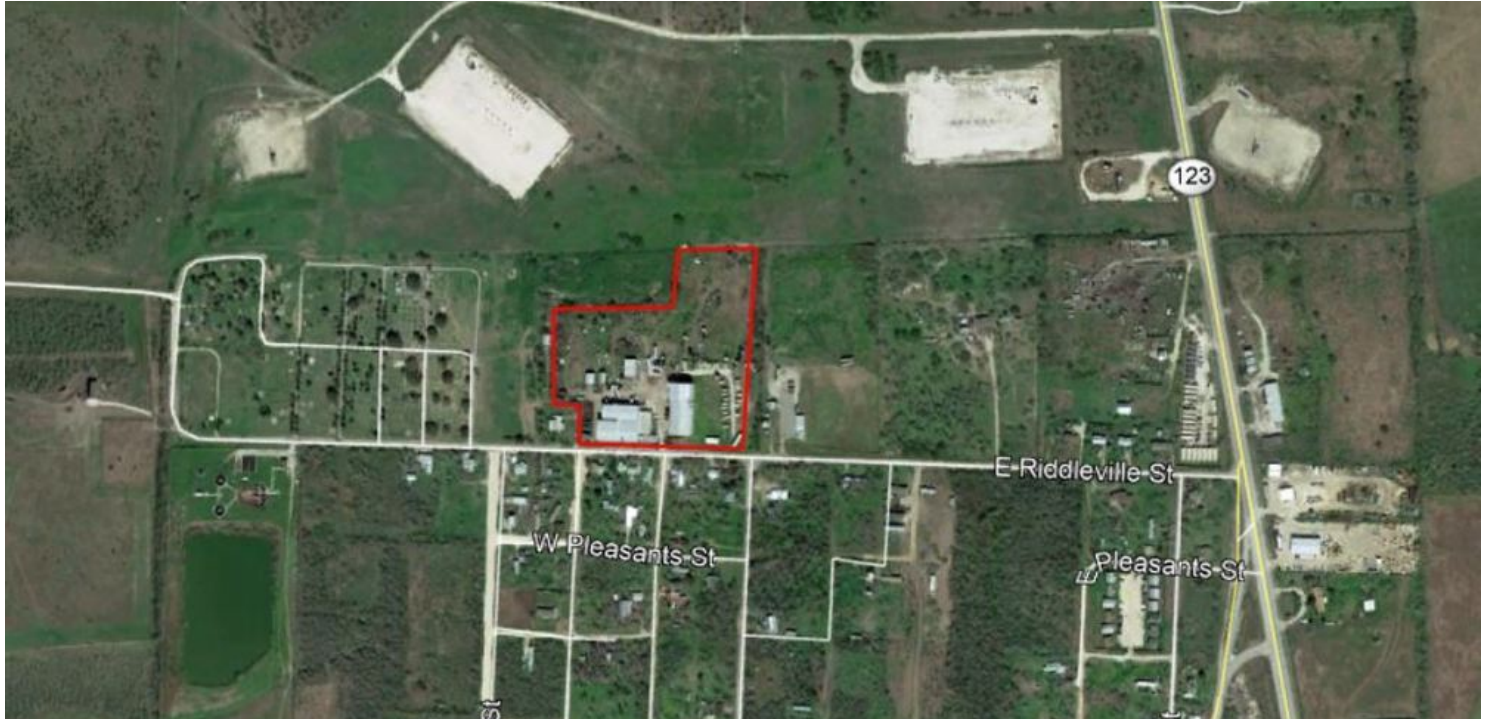
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	10.66 Acres
Year Built:	1975
Building Size:	48,510
Renovated:	2014
Zoning:	County, but right on the edge of the city limits
Price / SF:	\$16.39

PROPERTY OVERVIEW

The site contains 11 buildings totaling approximately 48,510 SF and sits on 10.66 acres, there is approximately 1 Acre of stabilized land primarily around the improvements. There is ample space to expand the yard. The property has several bridge cranes in place consisting of (2) 5-ton cranes on a rail system, (2) 10-ton trolley cranes, and (1) 2-ton hoist crane. There are 12 overhead doors ranging in size from 12'x12' up to 24'x20'. There is a 12,720 SF fabrication area, 1,200 SF welding shop, and a 16,000 SF assembly building just to name a few of the 11 total buildings on site. The site is serviced with 3 phase, heavy power, city water, and a septic system.

LOCATION OVERVIEW

Karnes City is centrally located in the Eagle Ford Shale and one of the most sought after locations for companies looking to service the oilfield. The property sits on the north side of Karnes City on Riddleville St. just west of Highway 123. Karnes City is just 43 Miles Southeast of San Antonio off SH 181. The property is outside city limits, but is right on the edge and could be annexed.

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- 48,510 SF Manufacturing facility
- Eleven buildings in total
- Multiple cranes; (2) 5-ton on rail, (1) 2-ton hoist, (2) 10-ton trolleys
- Heavy power consisting of 3 phase 220-480v
- Steel frame buildings on concrete slab
- Renovated 2014
- Easy access to major roads in the area
- 10.66 Acre parcel
- Welding shop
- Large Storage building
- Large assembly building
- Multiple clear heights up to 32'



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ADDITIONAL PHOTOS



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LOCATION MAPS



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Information About Brokerage Services

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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John W. B. McDaniel	405514	john@nrgrealtygroup.com	2143254851
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date