



**TOWN & COUNTRY
REAL ESTATE INC.**

For Sale

**29990
HWY 59**

EL CAMPO, TX 77437

TOWN & COUNTRY REAL ESTATE INC. | 202 FAHRENTHOLD STREET | EL CAMPO, TX 77437

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PROPERTY SUMMARY

**TOWN & COUNTRY
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29990 HWY 59



PROPERTY HIGHLIGHTS

**FOUR (4) FLAT STORAGE BLDGS -
+/-30,000 SQ FT EACH**

CONTROL BLDG +/- 280 SQ FT

**SCALE OFFICE +/- 2500 SQ FT TOTAL
(+/- 768 SQ FT OFFICE & +/- 1732 SQ FT
WAREHOUSE)**

HYDRAULIC TRUCK DUMP

COVERED RECEIVING PIT

LAND +/- 43.45 ACRES

**APPROX. 1250' FRONTAGE ALONG US HWY
59 RIGHT OF WAY (FRONTAGE ROAD)**

OFFERING SUMMARY

SALE PRICE: \$7,500,000

PROPERTY DESCRIPTION

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PROPERTY DESCRIPTION

PROPERTY FEATURES:

- Cottonseed Storage Facility with Four (4) Flat Storage Bldgs, +/-30,000 sq ft each
- Each Storage Building has a capacity of 15,000 tons for a total of 60,000 tons
- Control Bldg +/- 280 sq ft
- Scale Office +/- 2,500 sq ft total (+/- 768 sq ft office & +/- 1,732 sq ft warehouse)
- Hydraulic truck dump
- Covered receiving pit
- Receiving elevator leg
- Overhead conveyor system
- Interior overhead conveyors in each storage building
- Aeration system in each storage building with associated blowers
- Truck scale
- Grain probe
- Associated electrical connections

LAND FEATURES

- Land +/- 43.45 Acres or +/- 1,892,682 sq ft land
- Rectangular Shape
- Approx. 1250' frontage along US HWY 59 Right of Way (Frontage Rd)
- Concrete-surfaced 30' wide access easement that extends approximately 2100' from the west side of CR 357 to the north right of way of US HWY 59

SITE FEATURES

- Approx 100,000 sq ft of concrete surfaced truck drives and entrance drives
- Approx 2,515 linear ft chain-linked fence
- Two (2) 30' sliding chain-link entrance gates
- Fire hydrant on site supplied by adjacent water well

ADDITIONAL PHOTOS

**TOWN & COUNTRY
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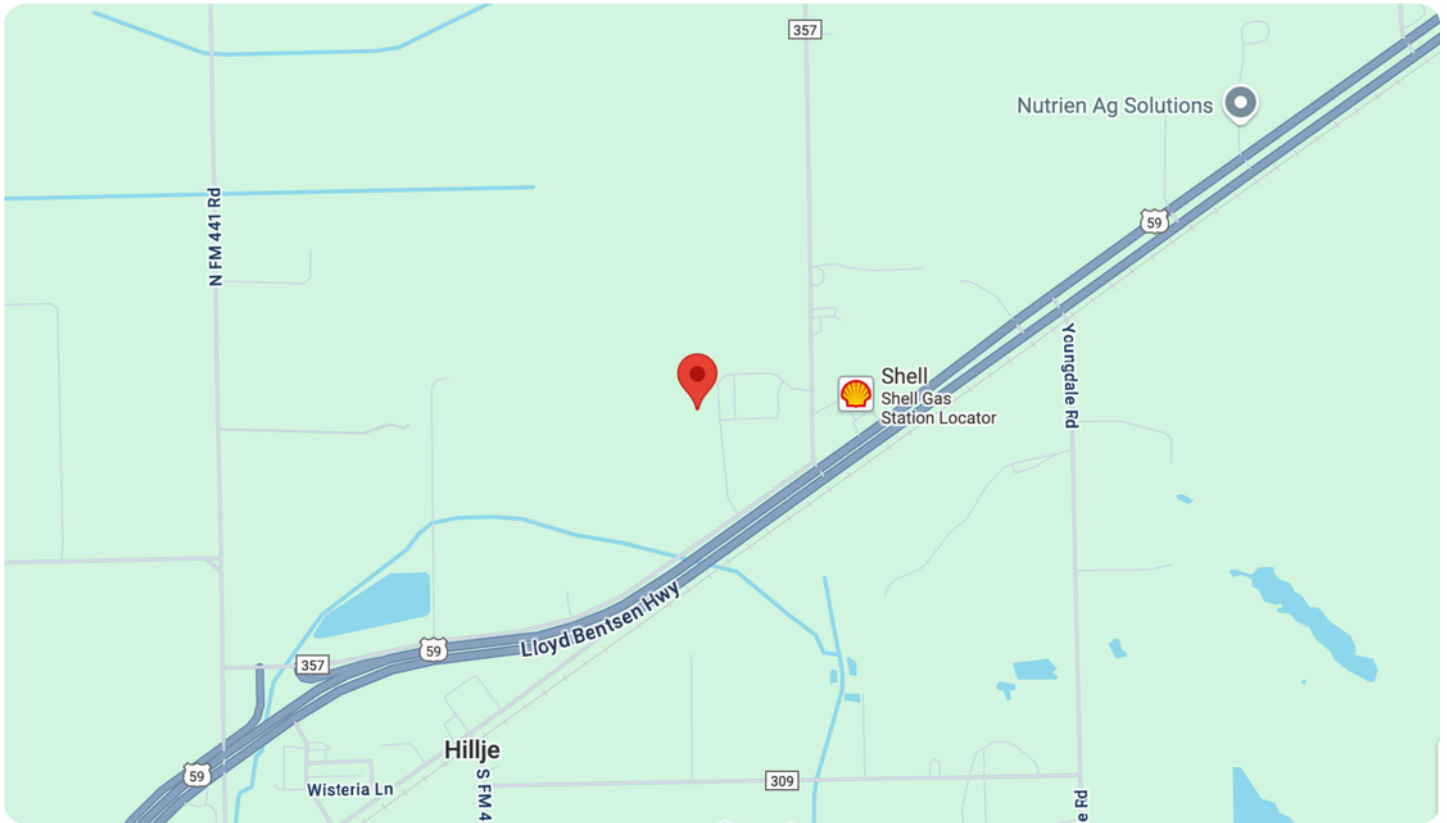
29990 HWY 59



LOCATION MAP/AERIAL VIEW

**TOWN & COUNTRY
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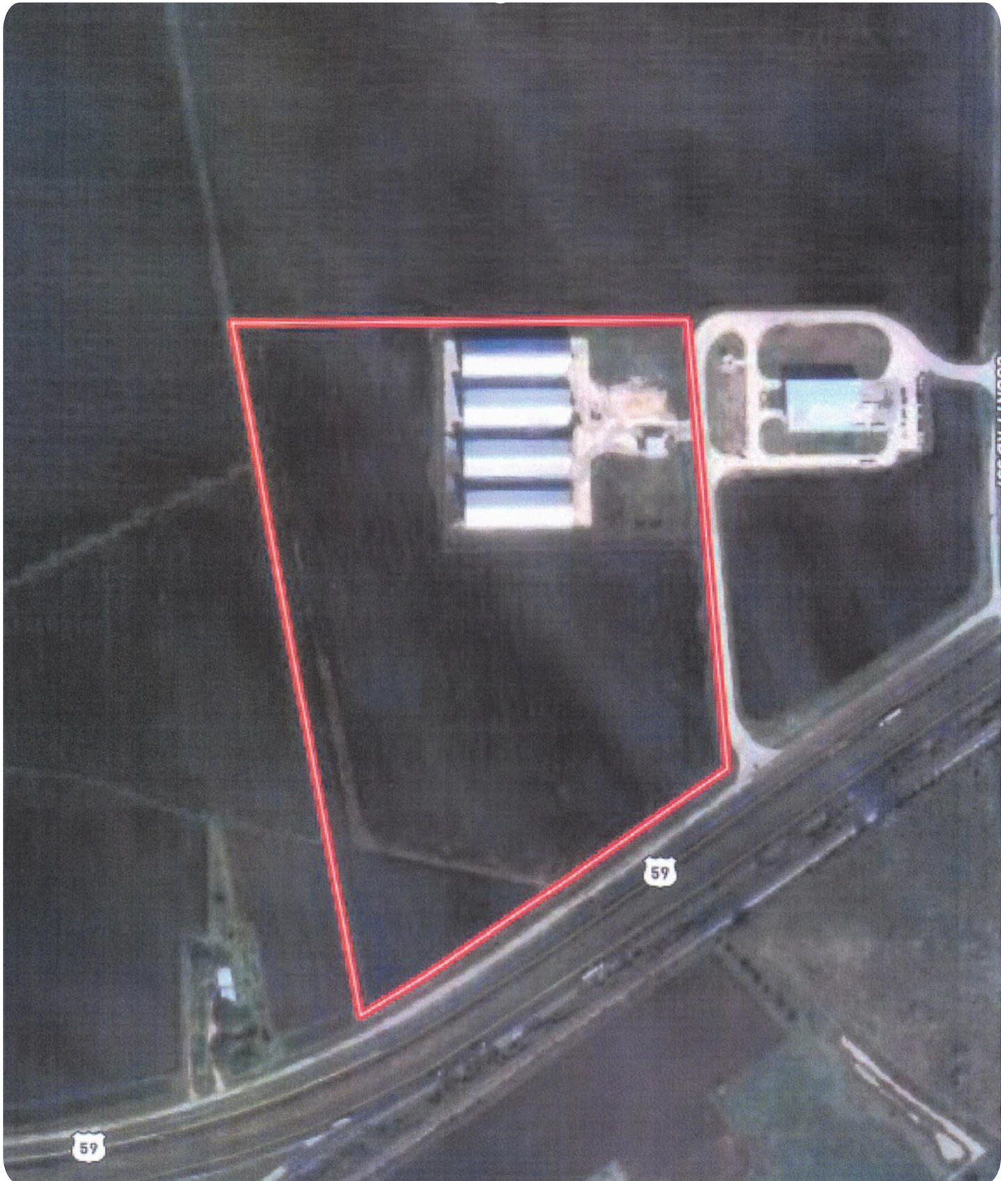
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BROKER & AGENT

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