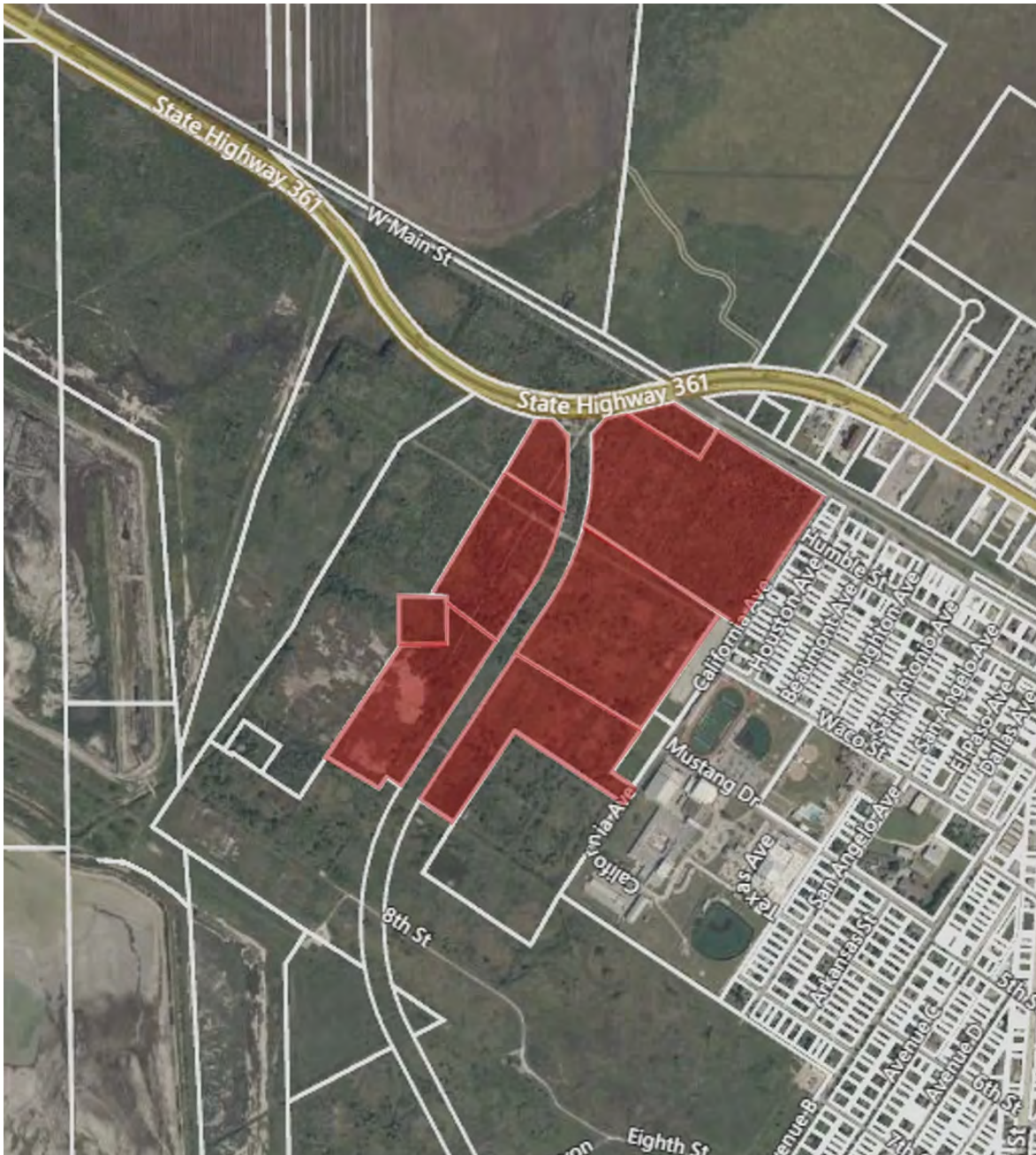


**107.15 ACRES - FM 361 (W MAIN)
INGLESIDE, TX 78362**

**±107.15 AC INDUSTRIAL DEVELOPMENT SITE
OBJECTIONABLE USES | UNION PACIFIC RAIL**

SALE PRICE:
**CALL FOR
PRICING**



DAVID HEITZMAN

361.541.4417

dheitzman@craveyrealstate.com

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



OFFERING SUMMARY

Sale Price:	Call for Pricing, NDA Data Room & Offering Memorandum
Property Type:	Land - Industrial Redevelopment Site
Lot Size:	107.15 Acres
No. of Parcels:	Four (4) Commonly Controlled
Zoning:	Majority of the Property has Industrial Zoning with Objectionable Use
Market:	Corpus Christi
Submarket:	Portland/Ingleside
County:	San Patricio

PROPERTY OVERVIEW

Offering ±107.15 acres of strategically located industrial land in Ingleside, Texas, featuring **Industrial zoning with the inclusion of Objectionable Uses** across the vast majority of the property. The offering consists of four commonly controlled parcels being sold together and provides an exceptional opportunity for large-scale industrial development, energy-related uses, manufacturing, logistics, storage and other intensive industrial applications. A smaller portion of the property along FM 361 carries commercial zoning, while a limited area is zoned Light Industrial.

The property offers approximately 2,400 linear feet of combined frontage along W. Main Street/FM 361 and is immediately adjacent to Union Pacific Railroad, providing an advantageous location for industrial users requiring transportation and logistics connectivity. The property is located within Ingleside's established industrial market and benefits from proximity to major Port of Corpus Christi-area industrial operations.

Call David (312.823.9626) for pricing, NDA Data Room & Offering Memorandum.

PROPERTY HIGHLIGHTS

- Four commonly controlled parcels offered together featuring Industrial zoning with inclusion of Objectionable Uses across the vast majority of the property
- Union Pacific Railroad immediately adjacent
- Existing industrial character & history - former industrial site with historical association with the Humble Oil refinery
- Located in Ingleside's established industrial corridor with proximity to the Port of Corpus Christi's Ingleside-area industrial facilities

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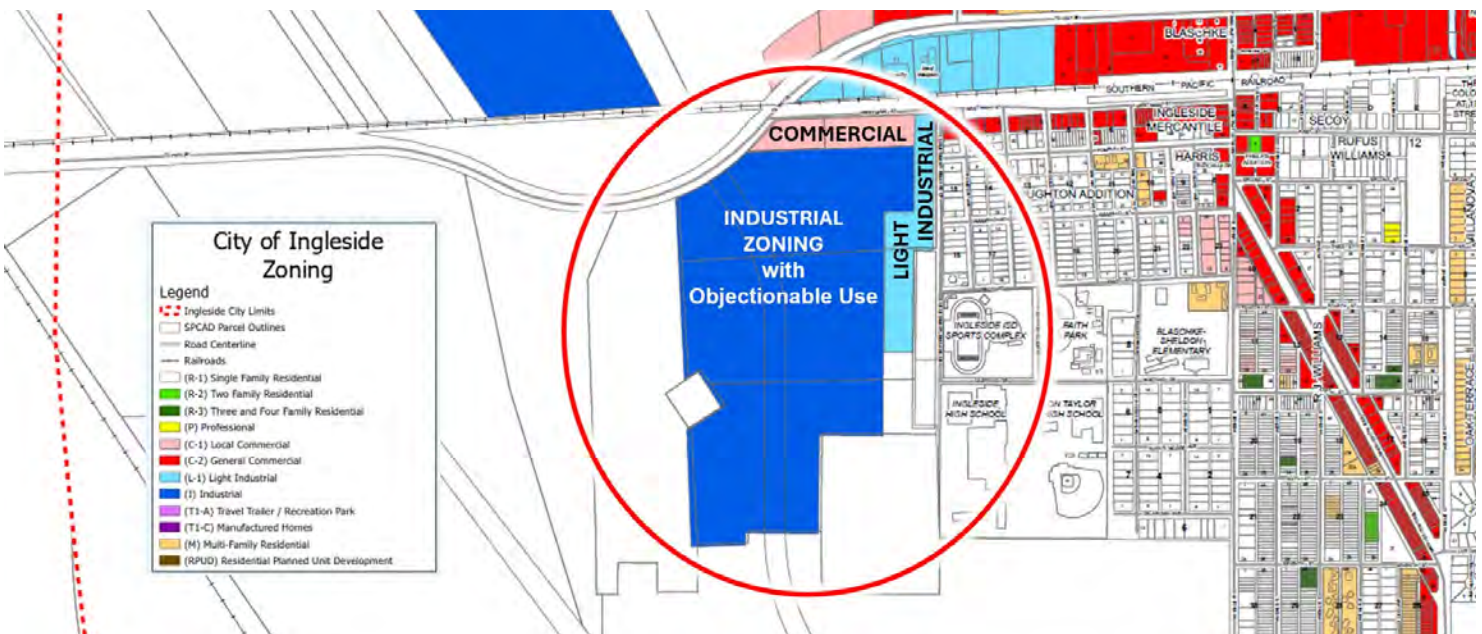
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PARCELS & ZONING



The offering consists of four commonly controlled parcels being sold together, providing an exceptional opportunity for large-scale industrial development, energy-related uses, manufacturing, logistics, storage and other intensive industrial applications.



Zoning Map: Featuring Industrial zoning with the inclusion of Objectionable Uses across the vast majority of the property, a smaller portion of the property along FM 361 carries Commercial zoning, while a limited area is zoned Light Industrial.

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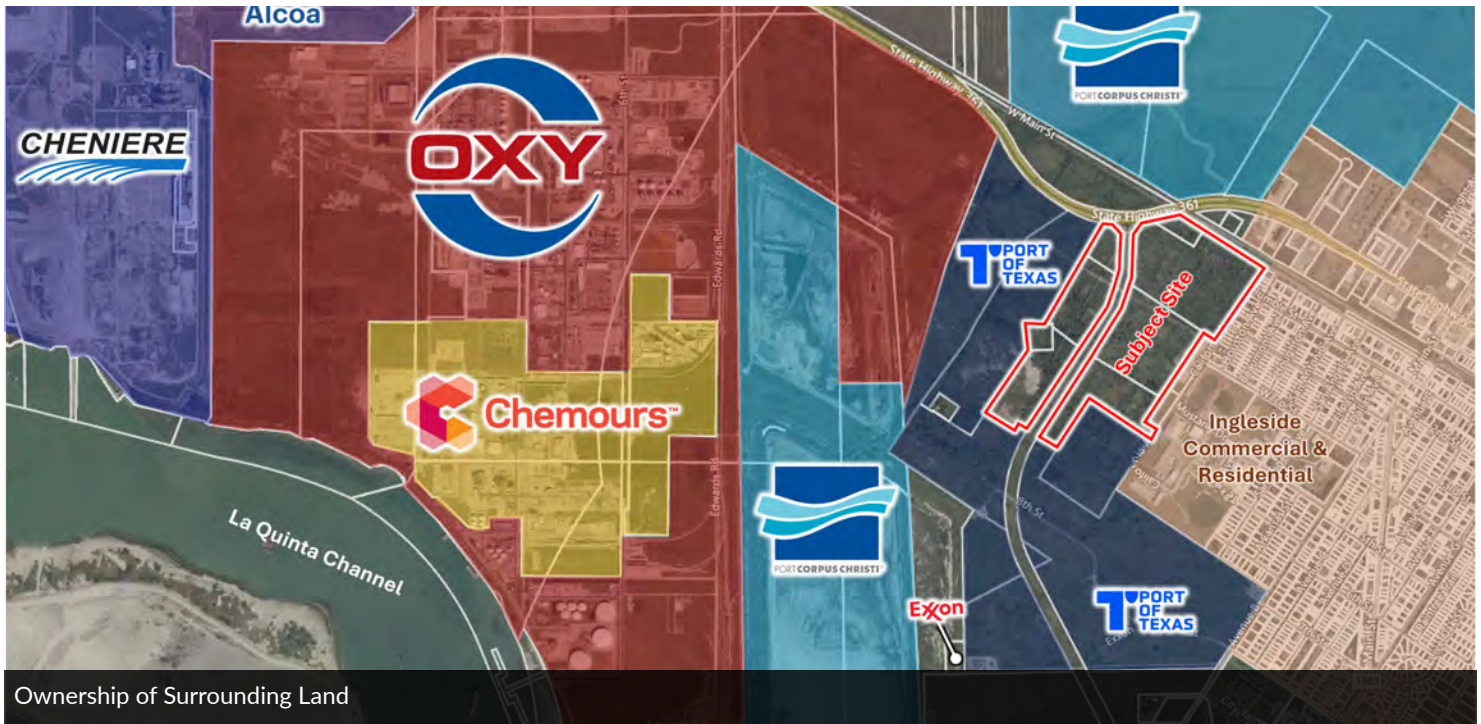
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SURROUNDING PETROCHEMICAL INVESTMENTS



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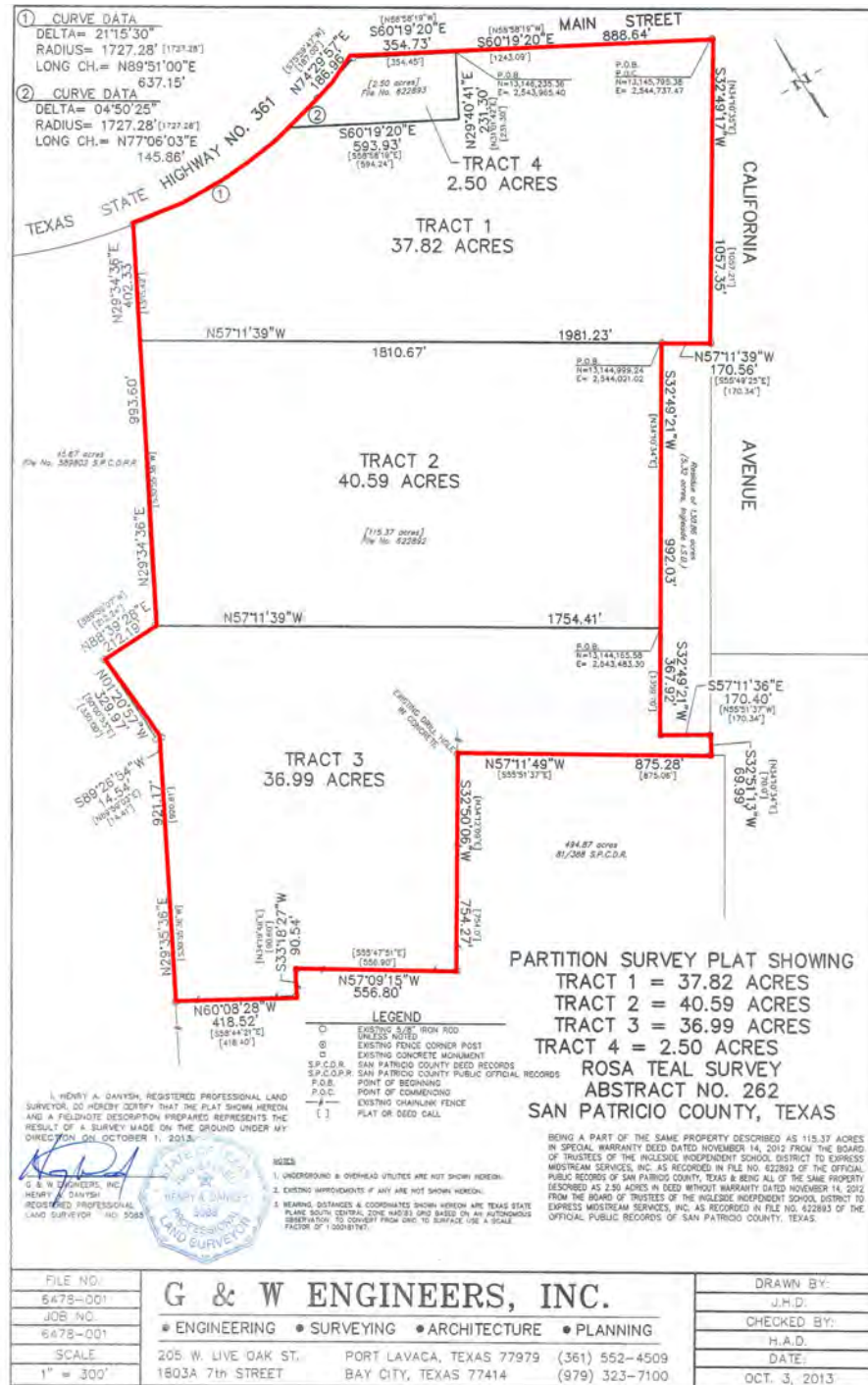
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HISTORICAL SURVEY



This historical survey was completed in 2013 prior to the sale of +/-10 acres to TxDOT for the planned SH 200 thoroughfare.

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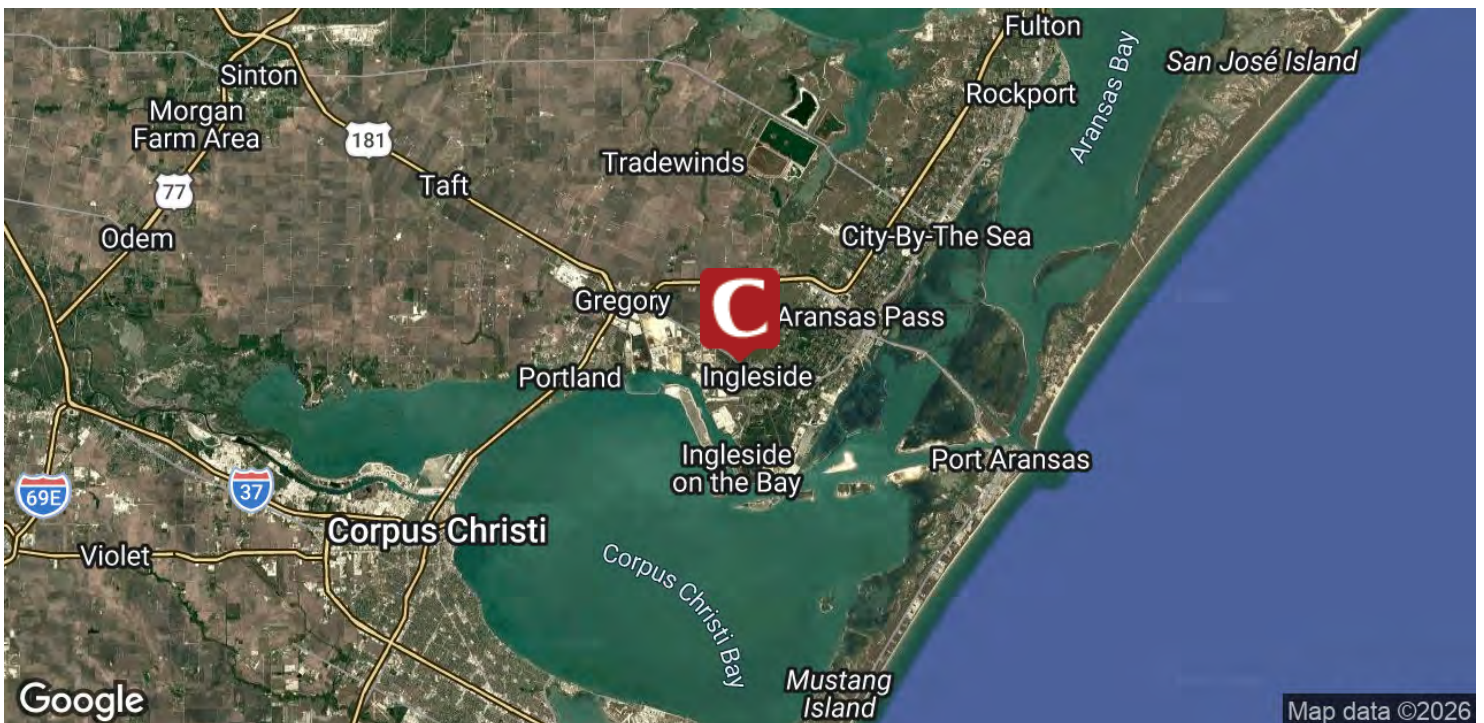
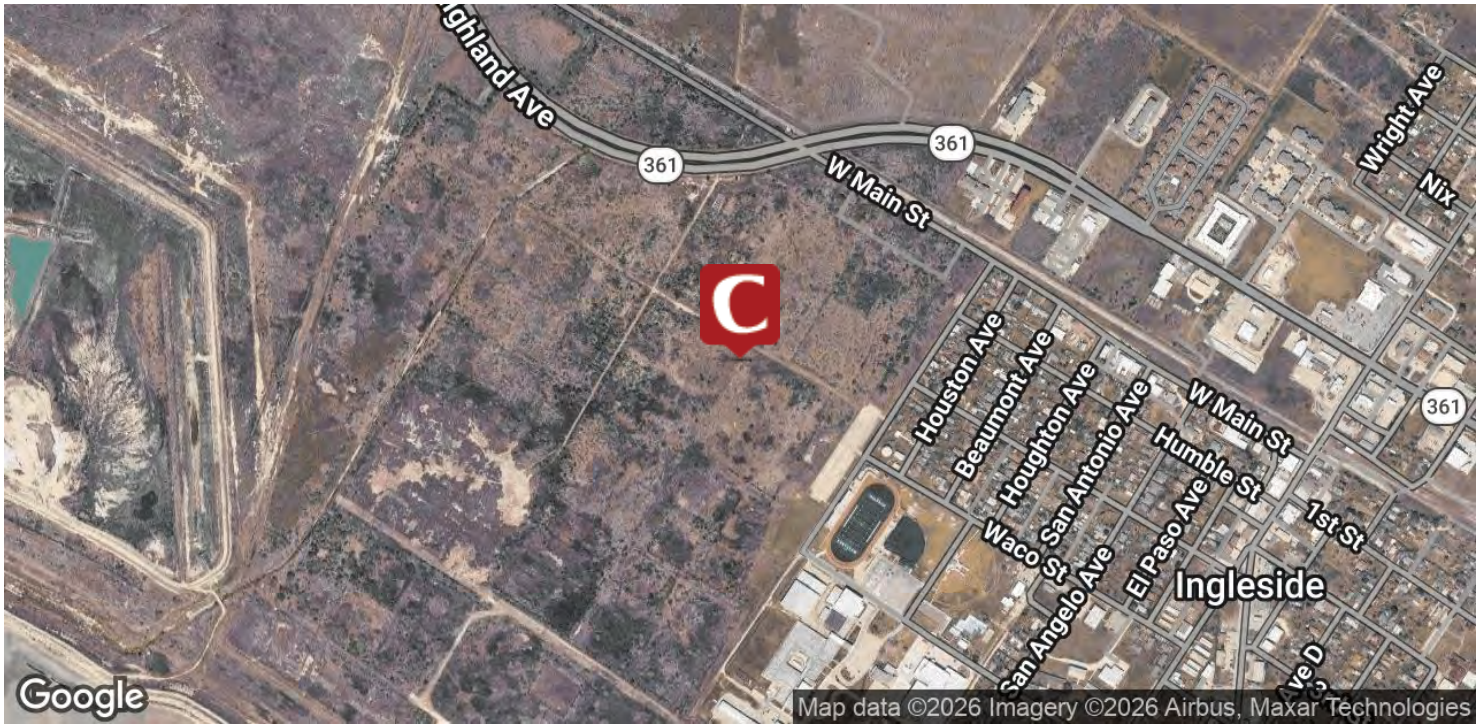
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LOCATION MAP



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Cravey Real Estate Services, Inc.	TX #0409080	matt@craveyrealestate.com	361.289.5168
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	361.289.5168
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
David Heitzman	TX #806588	dheitzman@craveyrealestate.com	361.541.4417
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date