

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593



**COLDWELL BANKER
COMMERCIAL**

IMPACT
PROPERTIES



Property Overview

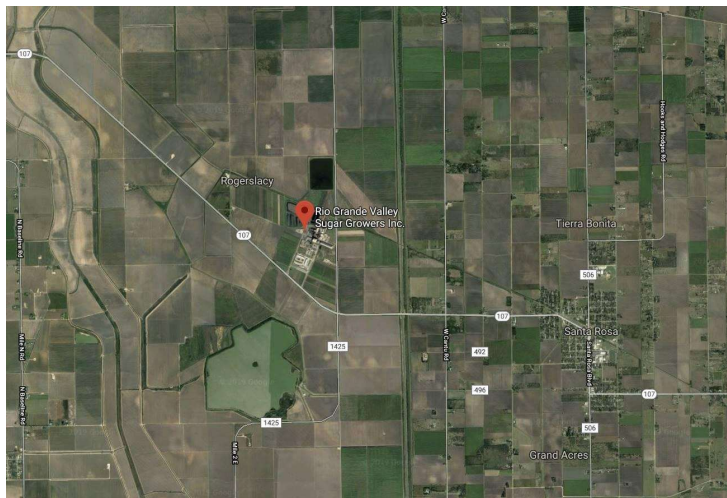
Total SF: 261,541

Office SF: 16,955

Land: 608.26 Acres

Frontage/Access:
8,620 feet +/- Highway 107
7,825 feet +/- Farm to
Market Road 1425

List Price: \$9,000,000



Don Haire
956.367.3313
donhairecre@gmail.com

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593

PROPERTY HIGHLIGHTS

- 608 Total Acres
- 16,995 SF Air-Conditioned Office Space
- 244,000 SF Warehouse Storage & Processing Buildings suitable for fabrication, manufacturing and storage
- Two 2-million Gallon Storage Tanks
- One 1-million Gallon Storage Tank
- Water Filtration System capable of producing 400 GPM RO quality water from irrigation water
- Three 500,000-gallon water storage tanks
- Multiple stabilized truck & equipment yards
- Truck refueling station with 80,000-gallon diesel storage capacity
- 16 MW GE Turbine Generator
- Truck Scale
- Rail Access for efficient transport of shipments
- Close proximity to major highways, SpaceX, Next Decade LNG & Mexico
- 9 Overhead cranes with the capacity of 2 tons to 30 tons
- Area benefits from large skilled & unskilled workforce

Don Haire

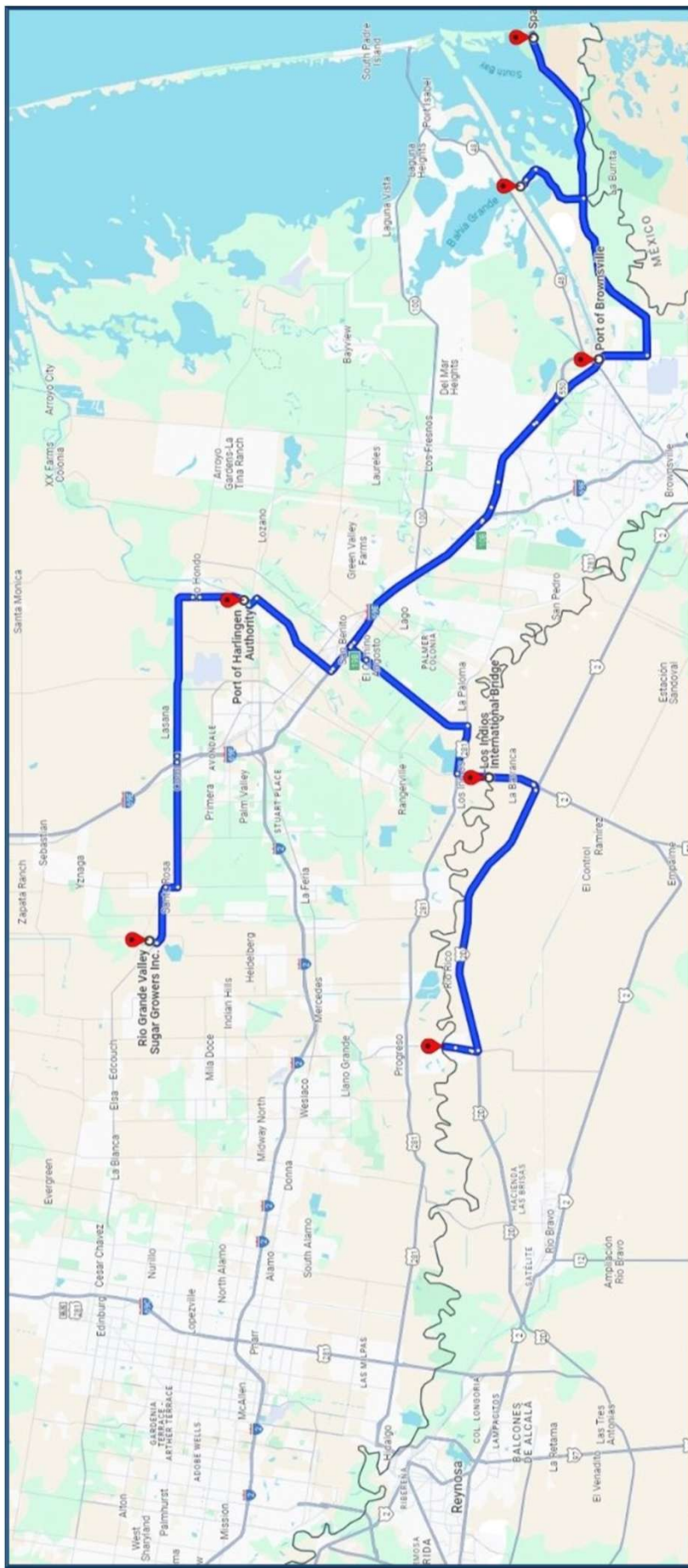
956.367.3313

donhairecre@gmail.com



**COLDWELL BANKER
COMMERCIAL**

IMPACT
PROPERTIES



Distance to Locations

Port of Harlingen	21.2 Miles	Free Trade International Bridge	23.7 Miles
Port of Brownsville	39.8 Miles	Progreso International Bridge	20.2 Miles
Next Decade LNG	55.2 Miles		
SpaceX	60.2 Miles		

Don Haire

956.367.3313

donhairecre@gmail.com



**COLDWELL BANKER
COMMERCIAL**

IMPACT
PROPERTIES

BUILDING SUMMARY					
Building	Size	Height (FT)	Perimeter	Description	
Welding Shed	4,800	18	320	Open-sided, steel frame, metal roof, concrete floor	
Mill Warehouse	13,500	20	560	Metal exterior, steel frame, metal roof, concrete floor	
Welding & Machine Shop	21,600	24	600	Metal exterior, steel frame, metal roof, concrete floor	
Truck Shop/Ag Storage	22,400	24	780	Metal exterior, steel frame, metal roof, concrete floor	
Agriculture Shop/Storage	20,000	24	900	Metal and open-sided exterior, steel frame, metal roof, concrete floor	
Sugar Warehouse	90,000	15' eave 65' peak	1,500	Metal exterior, steel frame, metal roof, concrete floor	
Sugar Processing Building	30,400	30-90	750	Metal exterior, steel frame, metal roof, concrete floor	
Paint Shop	3,000	20	320	Metal exterior, steel frame, metal roof, concrete floor	
Power & Boiler Buildings	12,590	30	500	Metal exterior, steel frame, metal roof. Concrete floor	
Safety & Engineering Office	4,800	12	350	Metal exterior, steel frame, metal roof, slab/vinyl/tile floor	
Bagasse Storage Building	21,016	30	720	Metal exterior, steel frame, metal roof, concrete floor	
Chemical Storage Building	5,280	16	350	Metal exterior, steel frame, metal roof, concrete floor	
Main Office	12,155	12	500	Metal and brick exterior, steel frame, metal roof, tile floor	
TOTAL	261,541		SF		

Don Haire

956.367.3313

donhairecre@gmail.com



**COLDWELL BANKER
COMMERCIAL**

**IMPACT
PROPERTIES**

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593



Don Haire

956.367.3313

donhairecre@gmail.com



**COLDWELL BANKER
COMMERCIAL**

IMPACT
PROPERTIES

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593



Don Haire

956.367.3313

donhairecre@gmail.com



**COLDWELL BANKER
COMMERCIAL**

**IMPACT
PROPERTIES**

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593



Don Haire

956.367.3313

donhairecre@gmail.com

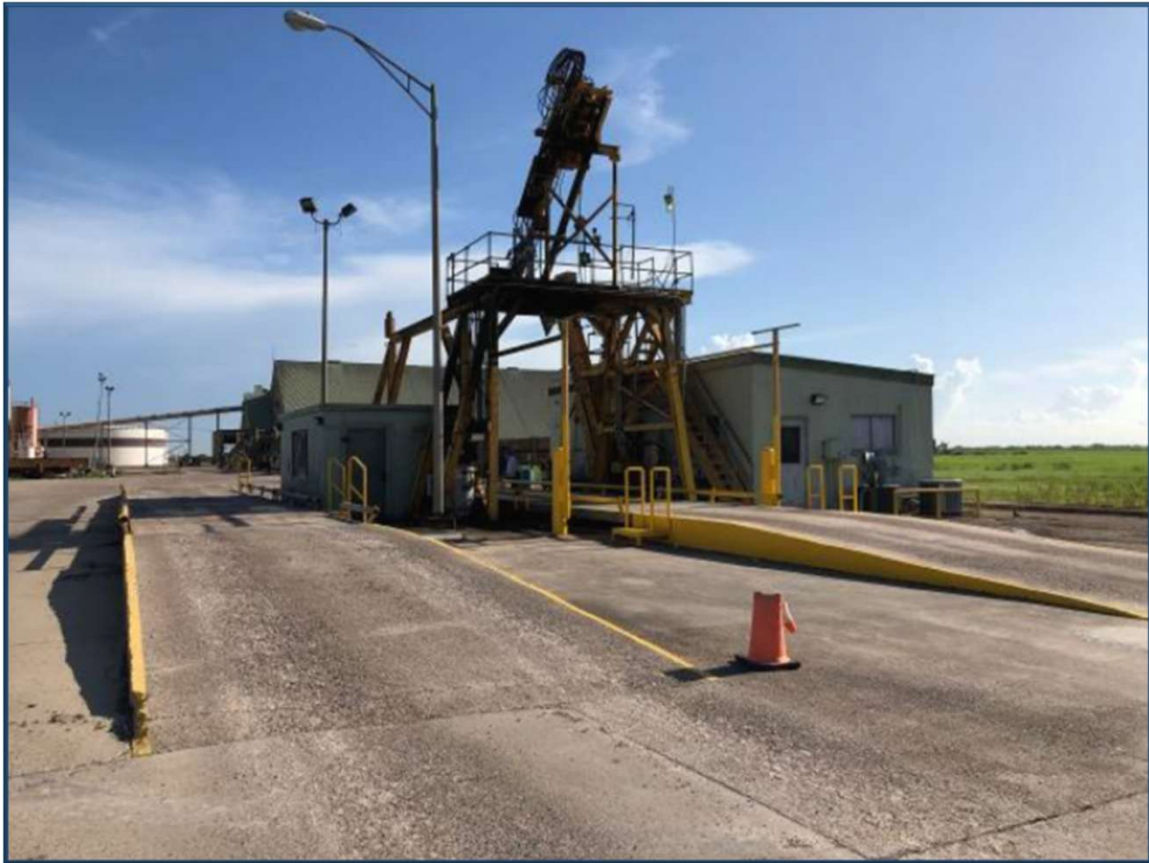


**COLDWELL BANKER
COMMERCIAL**

**IMPACT
PROPERTIES**

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593



Don Haire

956.367.3313

donhairecre@gmail.com



**COLDWELL BANKER
COMMERCIAL**

IMPACT
PROPERTIES

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593



Don Haire

956.367.3313

donhairecre@gmail.com



**COLDWELL BANKER
COMMERCIAL**

**IMPACT
PROPERTIES**

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593



Don Haire

956.367.3313

donhairecre@gmail.com

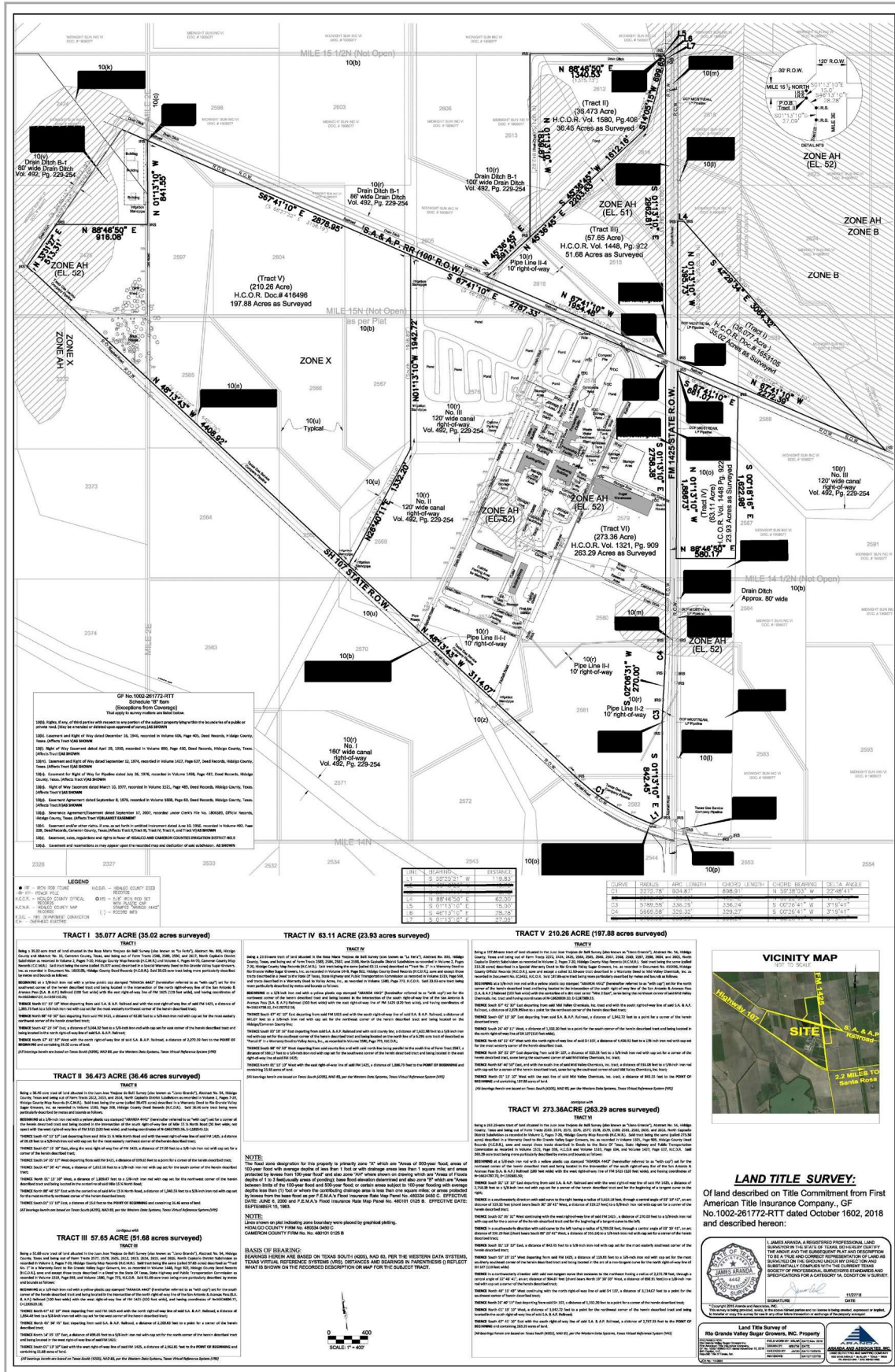


**COLDWELL BANKER
COMMERCIAL**

**IMPACT
PROPERTIES**

FOR SALE

2.5 Miles W HWY 107
Santa Rosa, Texas 78593



Don Haire
956.367.3313
donhairecre@gmail.com



COLDWELL BANKER
COMMERCIAL

IMPACT
PROPERTIES

