

4127 COUNTY ROAD 34 ROBSTOWN, TX 78380

CRANE-SERVED MULTI-BUILDING INDUSTRIAL
30-ACRE COMPLEX WITH EXCELLENT HIGHWAY
ACCESS & SIGNIFICANT EXPANSION CAPABILITY

SALE PRICE:

\$3,150,000



MATTHEW CRAVEY,
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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

\$3,150,000 AS-IS

OFFERING SUMMARY

Property Type:	Industrial Facility
Lot Size:	30 Acres (1,306,800 SF)
Total Building Area:	53,780 SF Total
Bldg. #1:	14,400 SF (built 2001)
Bldg. #2:	31,180 SF (built 1985)
Bldg. #3:	5,000 SF (built 1983)
Bldg. #4:	3,200 SF (built 2011)
Clear Height:	18 ft. (weighted average)
Office Space:	10.3% or 5,524 SF
HVAC:	15.8%, or 8,516 SF
Overhead Doors:	11 Total Grade Level

PROPERTY OVERVIEW

SHOWN BY APPOINTMENT ONLY. Situated on 30 acres in Robstown, this substantial industrial property offers a rare combination of warehouse improvements, crane-served manufacturing space and expansive outdoor storage capacity. The facility encompasses 4 buildings totaling 53,780 SF and features \pm 5,524 SF of office space, 18-foot average clear heights and 11 grade-level overhead doors.

The site benefits from \pm 1,325 feet of frontage along County Road 34 and offers excellent regional connectivity via I-69E, Hwy 44 and other major transportation corridors. Improvements include concrete paving, stabilized yard areas, chain-link fencing, canopies, site lighting and ample parking & storage areas. Located outside the flood plain and \pm 16 miles west of downtown Corpus Christi, the property presents an exceptional opportunity for industrial users seeking a well-positioned facility with substantial land area for expansion, equipment storage or operational flexibility.

PROPERTY HIGHLIGHTS

- Building #1 is equipped with (1) 15-ton bridge crane with a 75-ft span & (1) 15-ton bridge crane with a 25-ft span; both cranes feature a 100-ft craneway
- Unincorporated Nueces County location with no zoning restrictions
- The facility operates on a septic system; all other public utilities are available to the site
- Convenient access to IH-69E, SH 44, BUS Hwy77 and other regional transportation routes
- Extensive paved & stabilized yard areas for equipment, materials & fleet storage. Improvements include chain-link fencing, site lighting, canopies & existing signage in place

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SITE PLAN & PROPERTY COMPONENTS



BUILDING SPECIFICATIONS

- **Building #1** (14,400 SF | Built 2001): 4,000 SF office space and 10,400 SF warehouse with four (4) grade-level overhead doors, two (2) restrooms, 7,050 SF of canopy coverage and two (2) 15-ton bridge cranes, plus an additional 2-ton crane.
- **Building #2** (31,180 SF | Built 1985): 1,316 SF office space and 29,864 SF warehouse with four (4) grade-level overhead doors, one (1) restroom and 2,600 SF canopy.
- **Building #3** (5,000 SF | Built 1983): Warehouse building with two (2) grade-level overhead doors.
- **Building #4** (3,200 SF | Built 2011): 208 SF office space and 2,992 SF warehouse with one (1) grade-level overhead door, one (1) restroom, 2,600 SF canopy and a 1-ton crane.
- *The following personal property, equipment, systems & related items are excluded from the sale of the Property: One (1) QSI-335 Air Compressor; Two (2) PSC Cleaning Systems Pressure Washers; One (1) KOT Pipe Cleaning System; All Cement Sleepers located on the Property; Two (2) BOP Test Bay Confinements; Two (2) BOP Test Systems; Two (2) Complete Pipe Rack Systems located in Pipe Bays*

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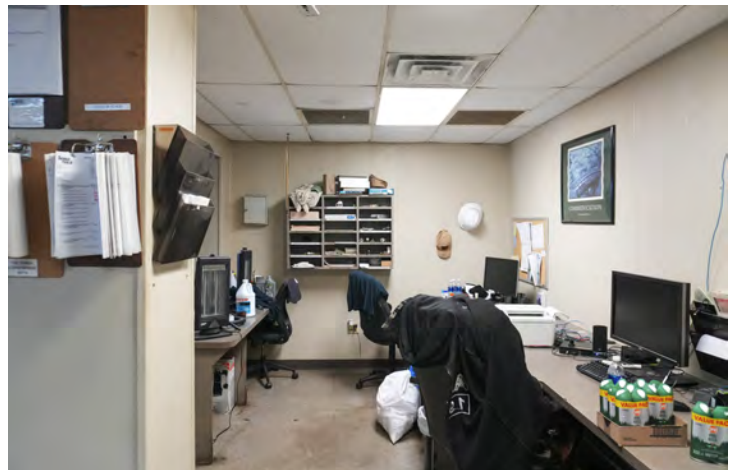
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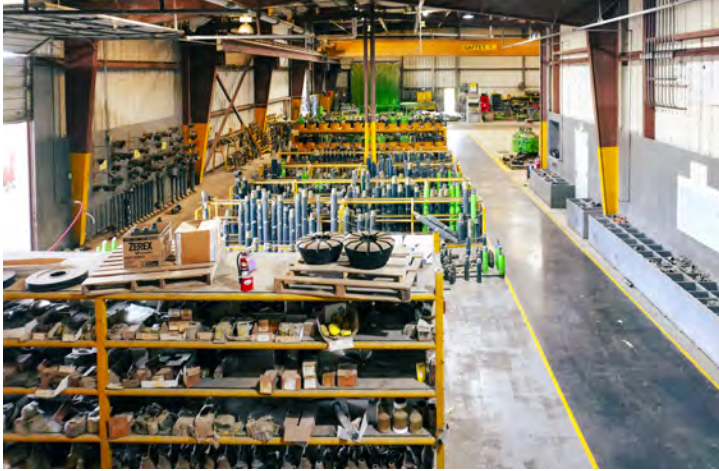
BLDG. #1: 14,400 SF (BUILT 2001) - INCLUDES 4,000 SF OFFICE SPACE



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BLDG. #1: 14,400 SF (BUILT 2001) - 4 GRADE LEVEL OVERHEAD DOORS



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BLDG. #2: 31,180 SF (BUILT 1985) - 4 GRADE LEVEL OVERHEAD DOORS



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BLDG. #3: 5,000 SF (BUILT 1983) - 2 GRADE LEVEL OVERHEAD DOORS



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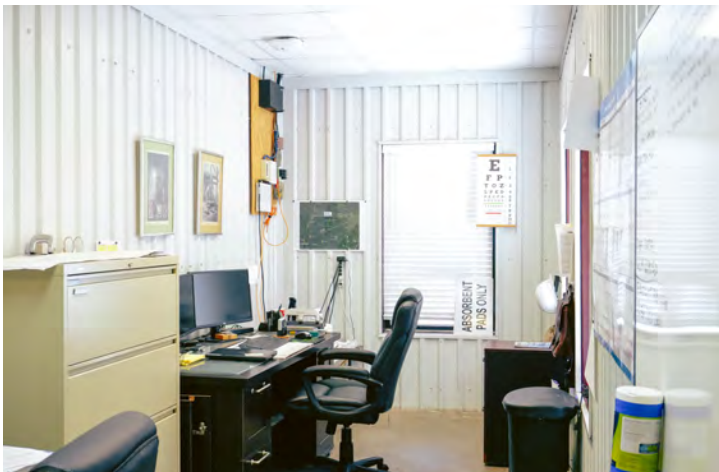
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BLDG. #4: 3,200 SF (BUILT 2011) - 1 GRADE LEVEL OVERHEAD DOOR



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YARD SPACE & EQUIPMENT



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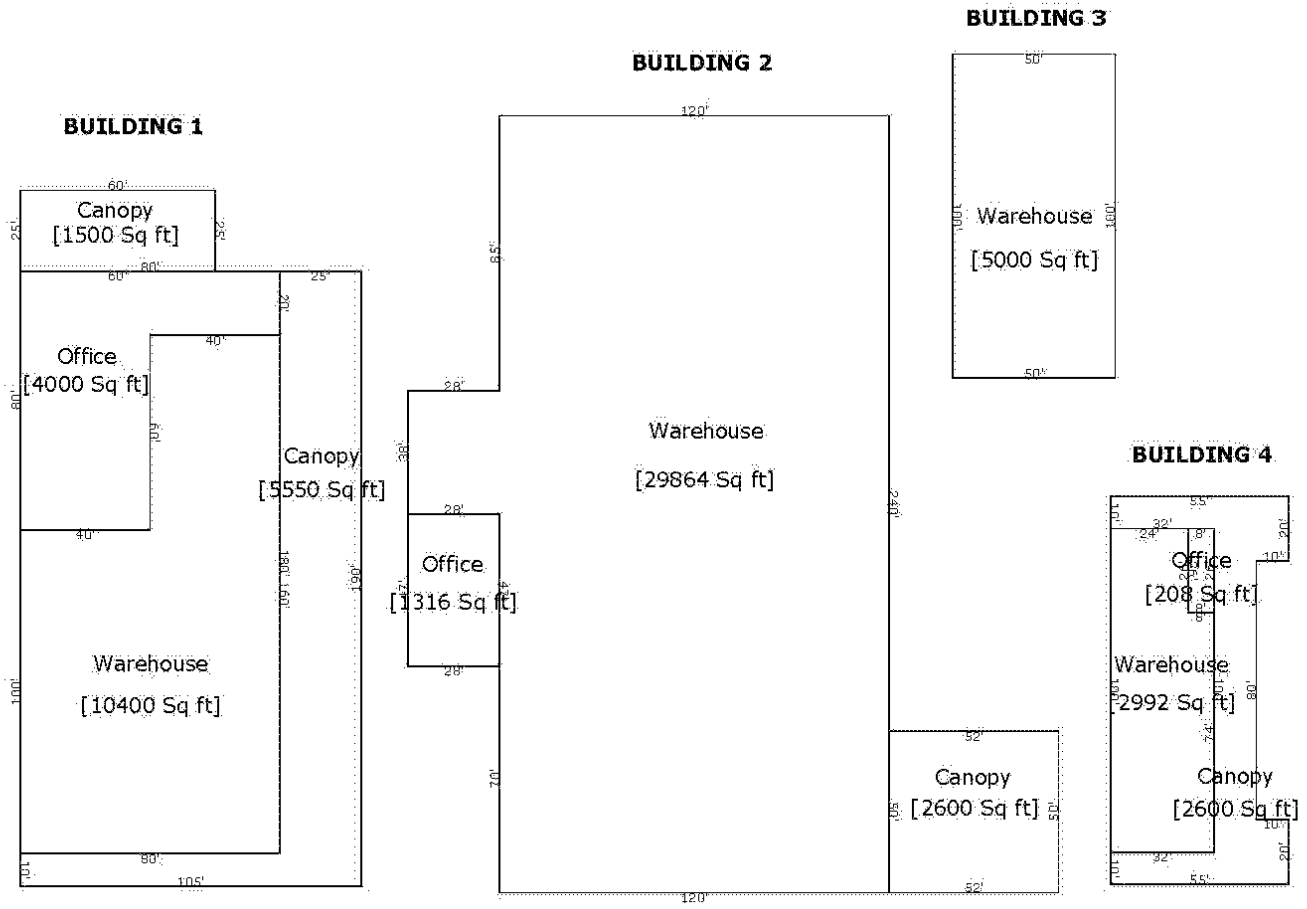
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BUILDING SIZES (NOT A SITE PLAN)



TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	
Warehouse	2992 Sq ft
Office	208 Sq ft
Warehouse	5000 Sq ft
Office	1316 Sq ft
Office	4000 Sq ft
Warehouse	10400 Sq ft
Warehouse	29864 Sq ft
Total Living Area (Rounded):	53780 Sq ft
Non-living Area	
Canopy	2600 Sq ft
Canopy	2600 Sq ft
Canopy	5550 Sq ft

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RETAILER MAP



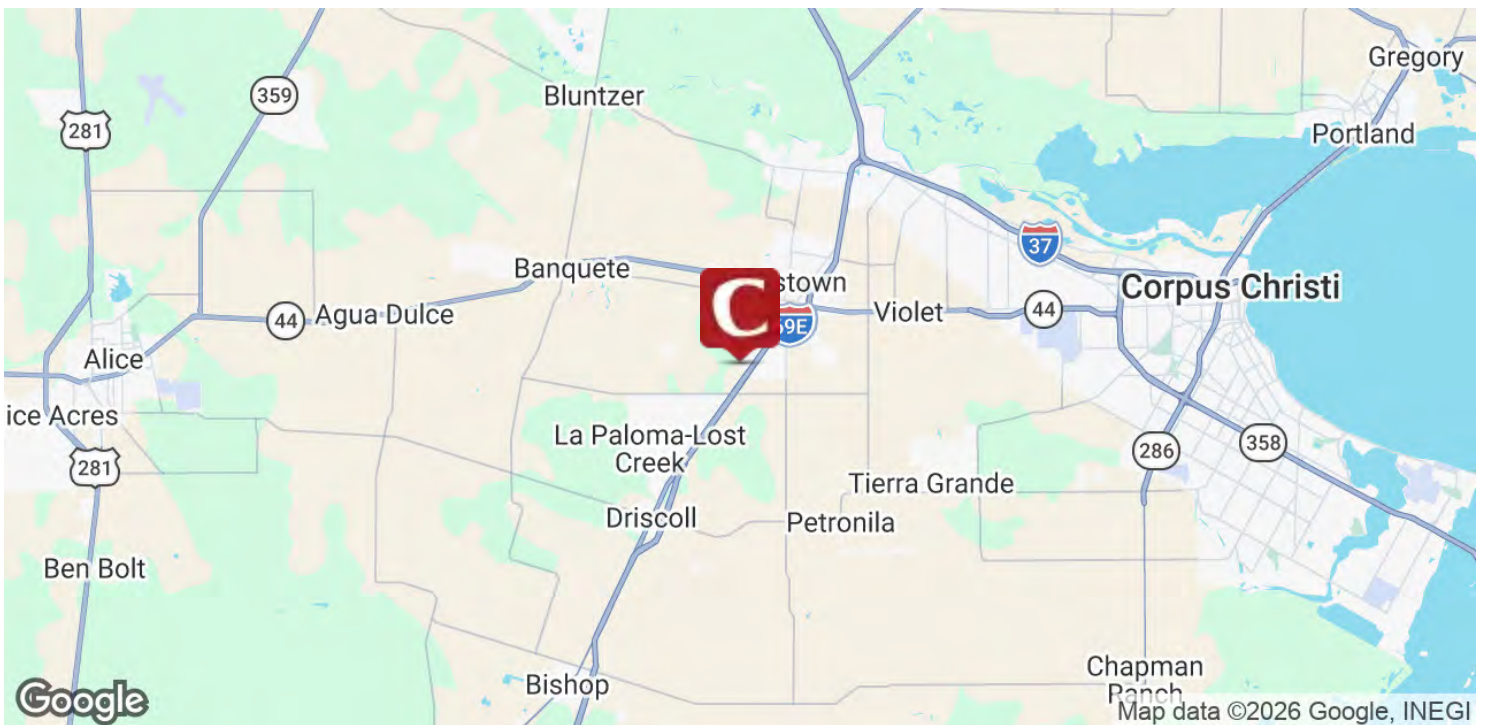
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LOCATION MAP



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date