

STATE OF TEXAS

1770 WEST CORPUS CHRISTI STREET
BEEVILLE | TEXAS 78104

**Single Tenant Government
Office Building**



FILE PHOTO

CIA commercial
investment
advisors

OFFERING MEMORANDUM

JESSICA GIBSON | Owner

jess@ciadvisor.com

602.770.7145

ADVISORY TEAM

JESSICA GIBSON

Owner

jess@ciadvisor.com
(602) 770-7145

BROKER OF RECORD

Paul Blackburn

Blackburn Properties
LIC # 376821



**COMMERCIAL INVESTMENT ADVISORS
CIA BROKERAGE COMPANY**

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Texas is an income tax-free state.



**SUBJECT
PROPERTY**

- EZ Max Loans
- Bonilla & Bonilla Law Office
- Adorn Hair Studio

Fadeaway Barbershop

Price Supply

El Rincon de Jalisco Taqueria

Ultimate Granite

A&S Recycling

Salinas Auto Repair

Mendez Garage

Gringo's BBQ

Country Air Services

Cross Road Sales

U-HAUL

Rogue Waste Recovery

Advanced Auto Care

Tire Lane



Camacho Recycling



Mr. W Fireworks



Smith Transfer & Storage

Hatch Water Well Service

Highlights

PRICE

\$3,045,000

CAP RATE

7.50%

NOI

\$228,368

TENANT

State of Texas (AAA Credit Rating)

LOCATION

On W Corpus Christi Street,
East of FM 351 in Beeville, Texas

GROSS LEASABLE AREA

±10,515 SF (100% occupied)

RENTAL ESCALATIONS

50% of CPI annually

EXPENSE REIMBURSEMENT

Gross

OWNERSHIP

Fee Simple (Building & Land)

YEAR BUILT

2019

LOT SIZE

±8.56 acres

LEASE EXPIRATION

September 30, 2028

OPTIONS

Five 5-year options

✓ HIGHER EDUCATION



Less than 4 miles from the subject property

Coastal Bend College Beeville, founded in 1965 as Bee County College, is a public community college offering associate degrees, certificates, and workforce education programs. Accredited by SACSCOC, it prepares students for transfer to four-year universities, provides specialized technical training in fields like electronics, drafting, and business, and offers a wide range of avocational and continuing education courses. With a strong commitment to lifelong learning, the college also supports workforce development, community enrichment, and student engagement through academics and athletics, serving 5,091 students.

✓ CHRISTUS SPOHN HOSPITAL



Less than 2½ miles from subject property

Christus Spohn Hospital Beeville is a 49-bed full-service acute care hospital, providing comprehensive medical services including emergency care, general surgery, pediatrics, labor and delivery, rehabilitation, and critical care in its ICU. The hospital is equipped with advanced diagnostic imaging technologies such as MRI, CT scans, ultrasound, mammograms, fluoroscopy, and nuclear medicine to support accurate diagnosis and treatment. Offering both inpatient and outpatient care, the facility specializes in routine and high-risk deliveries, pediatric emergencies, stroke and cardiac care, and recovery-focused rehabilitation programs.

Financial Analysis

| | |
|-------------------|---|
| TENANT | State of Texas (AAA Credit Rating) |
| LIST PRICE | \$3,045,000 |
| CAP RATE | 7.50% |
| FINANCING | All Cash or Buyer to obtain new financing at Close of Escrow |

RENT ROLL

| TENANT | SQ FT | TERM | ANNUAL BASE RENT | ANNUAL BASE RENT PSF |
|--------------|---------------|----------------------|-------------------|----------------------|
| DFPS | 6,630 | 07/01/25 to 06/30/29 | \$211,432* | \$32.02 |
| HHSC | 3,033 | 07/01/25 to 06/30/29 | \$97,118* | \$32.02 |
| DSHS | 879 | 07/01/25 to 06/30/29 | \$28,146* | \$32.02 |
| Total | 10,515 | | \$336,696* | |

* Lease is subject to annual escalations based on 50% of the previous year CPI.

TERMINATION OPTION: This Lease is contingent upon the majority approval by a quorum of the Commission members of the Texas Facilities Commission. If the Commission does not approve the Lease, it may be terminated by the State of Texas without liability upon 30-day notice to the Lessor.

2026 ANNUALIZED OPERATING DATA

INCOME

| | |
|----------------------------------|------------------|
| 2025 Scheduled Gross Income | \$336,696 |
| Total Gross Annual Income | \$336,696 |

EXPENSES

| | |
|-----------------------|--------------------|
| Operating Expenses | (\$13,278) |
| Reserves (1.5%) | (\$5,050) |
| Total Expenses | (\$108,328) |

NET OPERATING INCOME **\$228,368**

2026 ANNUALIZED OPERATING EXPENSES

| | |
|---------------------------------|------------------|
| Property Taxes | \$34,892 |
| Insurance | \$7,922 |
| Property Management | \$9,349 |
| Utilities | \$11,725 |
| Pest Control | \$1,239 |
| Janitorial | \$31,215 |
| Lawn Care | \$4,560 |
| Repair & Maintenance | \$2,376 |
| Total Operating Expenses | \$103,278 |

Tenant Profile



Texas Department of
Family and Protective Services

The Texas Department of Family & Protective Services (DFPS) protects children and vulnerable adults from abuse, neglect and exploitation.

Adult Protective Services (AP) responsibilities include: Investigating reports of abuse, neglect & exploitation of adults who are elderly or have disabilities; conducting investigations & providing services when those adults live in the community; and educating the public about prevention of elder abuse

Child Protective Services (CPS) responsibilities include: Providing services to children and families in their own homes; placing children in foster care; providing services to help youth in foster care successfully transition into adulthood; and helping children get adopted.

Child Protective Investigations (CPI) responsibilities include: Investigating allegations of child abuse and neglect; working with law enforcement on joint investigations; taking custody of children who are unsafe; referring children to community resources that promote their safety & well being; and assisting in the fight against human trafficking.

Statewide Intake (SWI) Division responsibilities includes receiving reports for: Child abuse & neglect; abuse, neglect, self-neglect, & exploitation of the elderly or adults with disabilities living at home; abuse of children in child-care facilities or treatment centers; abuse of adults and children who live in state facilities or are being helped by programs for people with mental illness or intellectual disabilities.



TEXAS
Health and Human Services

The Texas Health and Human Services Commission (HHSC) manages programs that help families with food, health care, safety & disaster services including the Women, Infants & Children (WIC), Children's Medicaid, and Supplemental Nutritional Assistance Programs (SNAP - cash assistance for families).

Other benefits & services provided by HHSC includes long-term care for people who are older or have disabilities; behavior health services, help keep people who are older or who have disabilities in their homes or communities, and services for women & people with special health needs.

Oversight of regulatory functions include licensing & credentialing of long-term care facilities, such as nursing homes & assisted living; licensing child care providers; and managing the day-to-day operations of the state supported living centers & state hospitals.



The Texas Department of State Health Services (DSHS) oversees programs, including disease prevention, Emergency Medical Services (EMS), health care professional licensing, and birth & death certificates. DSHS offers 2 programs specifically for families of children with disabilities or special health care needs.

DSHS Level of Care:

Level 1: **"Medication Management"** - This provides families with a minimum level of support, which could include help getting prescriptions so that children can keep taking their medication.

Level 2: **"Targeted Services"** - This provides families with only one primary course of treatment, such as counseling services, skills training, or anger management training.

Level 3: **"Complex Services"** - This provides families with multiple treatments.

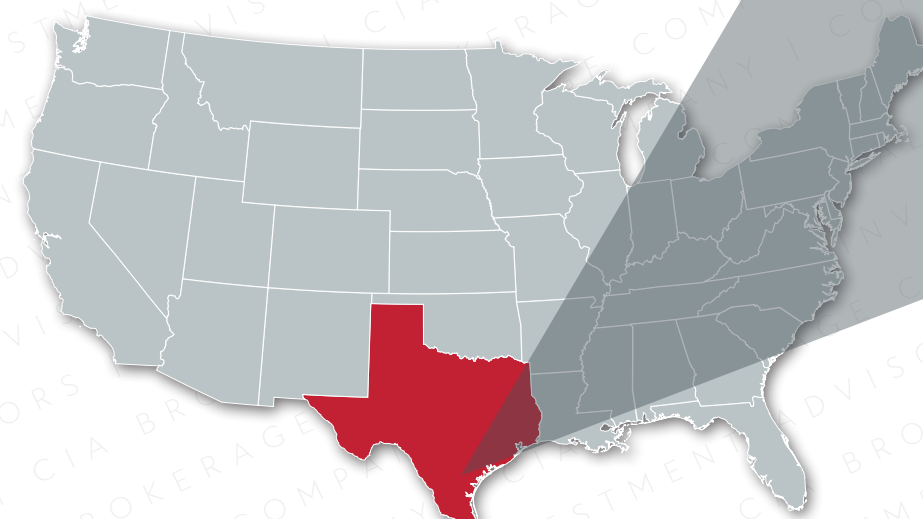
Level 4: **"Intensive Family Services"** - This provides families with wraparound services & intensive case management.

Texas Facilities Commission

TEXAS STATE LEASE SERVICES

TFC's State Leasing Services program procures and manages leased facilities to meet state agencies operational needs throughout the State of Texas. The program manages approximately 819 active leases for office, warehouse, and training purposes for 37 state agencies in 283 Texas cities and towns.

The program evaluates agencies facilities requirements; monitors real estate market rent and operating cost characteristics and procures, negotiates and manages lease contracts that represent the best value to the State. TFC's leasing portfolio is approximately 10.2 million square feet with a monetary value of approximately \$158 million.



TEXAS FACILITIES COMMISSION

The Texas Facilities Commission (TFC) builds, supports, and manages over 28 million square feet of state-owned and leased facilities that house over 62,000 state employees in over 100 state agencies, all working in the service of the citizens of Texas.

The Commission consists of seven members appointed by State Leadership. The Governor appoints three members. Two additional appointments by the Governor come from a list of nominees submitted by the Speaker of the House of Representatives. Two members are appointed by the Lieutenant Governor. Commissioners are community, civic, and business leaders from around the State.

[Click here to view previously conducted TFC meeting minutes and agendas](#)



The North Austin Complex serves as a central anchor in the TFC's campus, the headquarters of Texas Health & Human Services Commission

Beeville



TX FM 351 | 4,055 CPD

Veterans Memorial Golf Course

MORENO JUNIOR HIGH SCHOOL
640 STUDENTS

SUBJECT PROPERTY

LLOYD BENTSEN HWY | 7,302 CPD



BEE COUNTY COURTHOUSE

Walgreens



ALANIZ & PEREZ GARAGE
TIRE PROS



DOLLAR GENERAL



Taqueria Vallarta #6

Rice Plumbing

Coastal Bend Feed



FADDEN-MCKEOWN-CHAMBLISS ELEMENTARY
608 STUDENTS

HALLIBURTON

Price Supply

El Rincon de Jalisco Taqueria

Jalisco Mexico Taqueria

Angel Care Ambulance

Magic Auto Body Collision

Gringo's BBQ

Tire Lane

Advanced Auto Care

Salinas Auto Repair



Hatch Water Well Service

Smith Transfer & Storage

Blueberry Hills Waterworks



Bee County Exposition Center



Beeville Synopsis

Beeville, the county seat of Bee County, serves as the gateway to South Texas Brush Country.

Centrally located between San Antonio and Corpus Christi, it has become a regional hub for retail, entertainment, dining, and lodging. The local economy is supported by farming, ranching, oil production, and employment with the Texas Department of Criminal Justice.

Coastal Bend College, established in Beeville in 1967, now serves a vast district with multiple campuses and offers courses in 27 concentration areas transferable to four-year universities, serving over 5,000 students.

Christus Spohn Hospital Beeville is a 49-bed full-service acute care hospital, providing comprehensive medical services such as emergency care, general surgery and more.

Notable employers in 2024 include **Walmart, AEP Texas Central Company, H.E. Butt Grocery Co. MCN Beeville, LLC, Eagles Landing Equity Fund, LLC, Halliburton Energy Services, Beeville Investment Partners, Wastequip Mayfab, Meyer & Meyer Investments**, etc.

2025 Demographics

| | 1-MI | 3-MI | 5-MI |
|--------------------------|----------|----------|----------|
| Population | 3,122 | 14,335 | 20,261 |
| Households | 1,100 | 5,038 | 6,069 |
| Labor Population Age 16+ | 2,349 | 10,747 | 16,036 |
| Median Age | 31.2 | 30.3 | 33.2 |
| Average Household Income | \$61,546 | \$73,818 | \$77,838 |

City View



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By accepting this Marketing Brochure you agree to release Commercial Investment Advisors, Inc. | CIA Brokerage Company hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of any property.

FOR MORE INFORMATION:

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Owner

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602.770.7145 - cell

PAUL BLACKBURN

Designated Broker

Blackburn Properties

LIC # 376821

CIA commercial
investment
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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. **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.

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.

| | | | |
|--|----------------------|------------------------------------|---------------------|
| CIA Brokerage Company | 9004841 | jess@ciadvisor.com | 602 770 7145 |
| _____ Licensed Broker/Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| Paul K. Blackburn | 376821 | pkb@blackburnproperties.com | 210 828 7654 |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| Paul K. Blackburn | 376821 | pkb@blackburnproperties.com | 210 828 7654 |
| _____ Licensed Supervisor of Sales Agent/Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date