

# OFFERING: FOR SALE

WAREHOUSE | 8,300 SF

INVESTMENT SALE / 10.6% CAP RATE / FORTUNE-100 TENANT



6049 TX-44  
Alice, TX 78332

**NEW SOUTHERN COMMERCIAL REAL ESTATE**

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# EXECUTIVE SUMMARY

6049 TX-44, Alice, TX 78332

## HIGHLIGHTS

- **Asking \$650,000 - 10.6% CAP**
- **(3) Year NNN Lease – Expires May 2029**
- Located on TX-44 (Between US-281 and I-69)
- 8,300 SF Warehouse / 5-Unit Lodge
- Built in 2010-2015 by JL Construction
- 3.05-Acres Stabilized
- Level Topography with Ample Drainage

## DETAIL

- Water/Sewer - Located Along TX-44
- Flood Zone - 0%
- Access - 250' LF on TX-44
- Location - Jim Wells County
- Tax Rate - \$2.052746
- ISD - Jim Wells



## **For Further Information:**

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# LOCAL MARKET

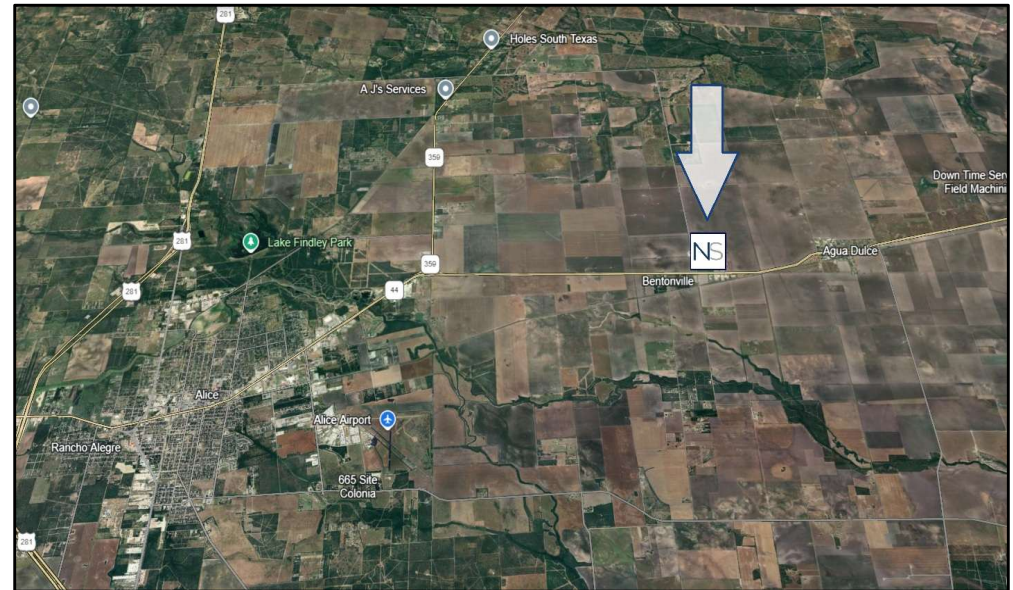
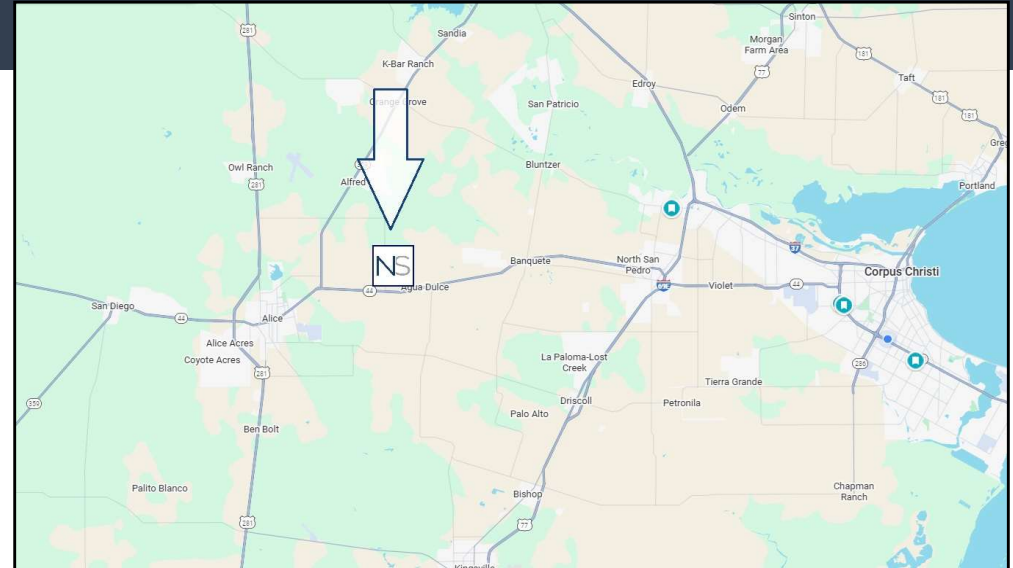
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## LOCATION

- Access to US-281 and I-69
- North side of TX-44, east of FM 2044; located 10-miles east of US-281 and 18-miles west of I-69 and Robstown
- 9,300 (2024) average annual daily traffic count along TX-44
- Ideal for oilfield tools and equipment; drilling/pipeline; energy services; trucking; equipment rental; distribution; tractor trailer, vacuum trucking; crane service, etc.

## EMPLOYERS

- 14-miles north of new \$1.0 billion Tesla Lithium Refinery
- 33-miles west of Port or Corpus Christi (nations largest U.S. port by total revenue tonnage)
- 34-miles northwest of new OXY carbon capture plant (phase 1 starting 2026)
- 36-miles southwest of \$2.0 billion Steel Dynamics Mill (1.2 million SF)



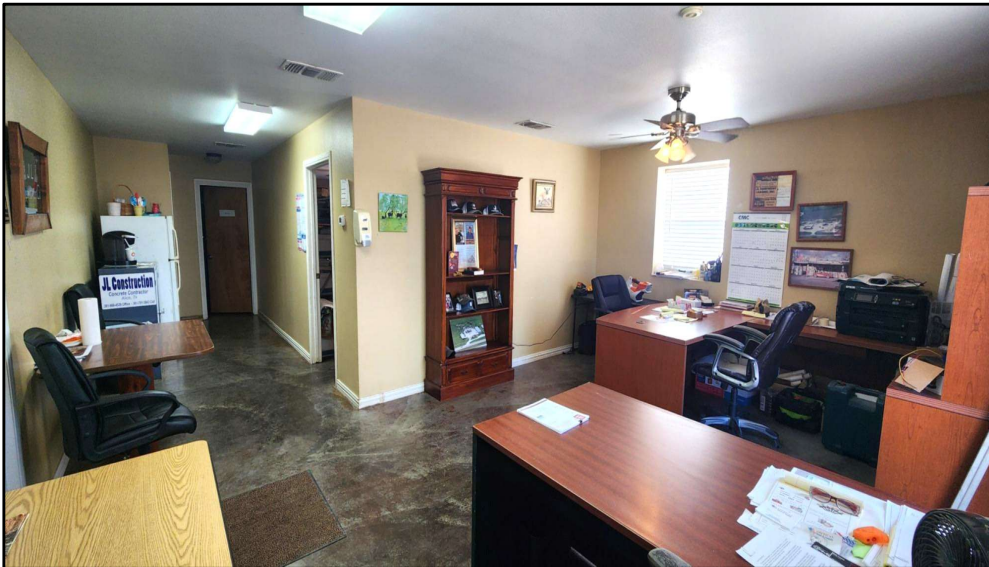
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# PROPERTY IMAGES

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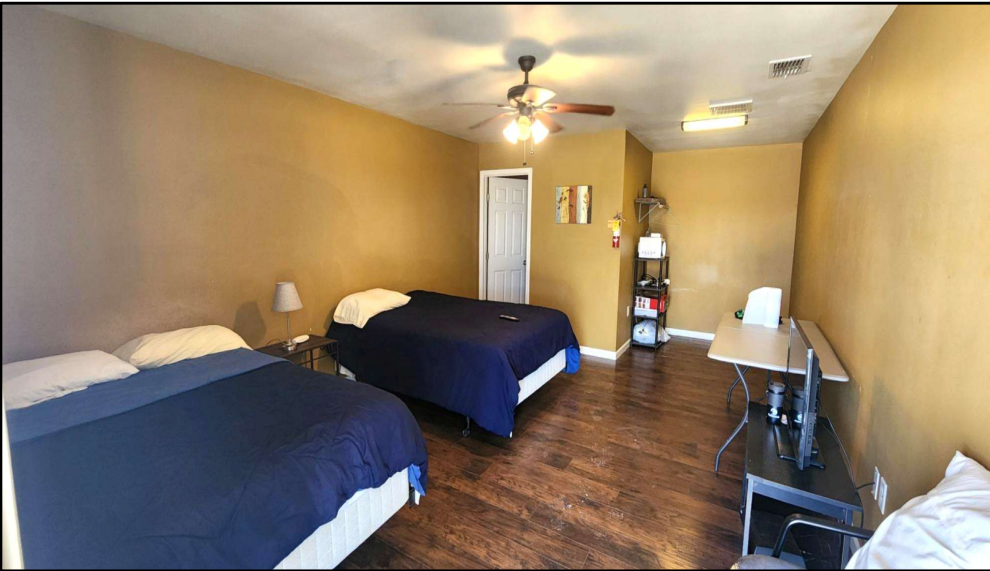


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