# NEW SOUTHERN
## COMMERCIAL REAL ESTATE

# For Sale or Lease

## A Facility That Matches the Growth of Your Business

- ✓ Modern office space that elevates your professional image
- ✓ Air-conditioned warehouse for equipment, materials, and staff comfort
- ✓ Highway-facing storage and access for operational efficiency
- ✓ Excellent frontage for brand exposure
- ✓ Easy customer and vendor access

**This is not just square footage — it's an operational upgrade.**

## Lease Rate
**$13/SQFT+(NNN)**

## Sale Price
**($150/sqft)**

**$950,000**

Information is deemed reliable but not guaranteed. All offerings are subject to prior sale, change, or withdrawal without notice.

FOR MORE INFORMATION:

**Wade Spenst**

BROKER / DEVELOPMENT PARTNER

Wade@NewSouthernCommercial.com

361.834.6333

www.NewSouthernCommercial.com

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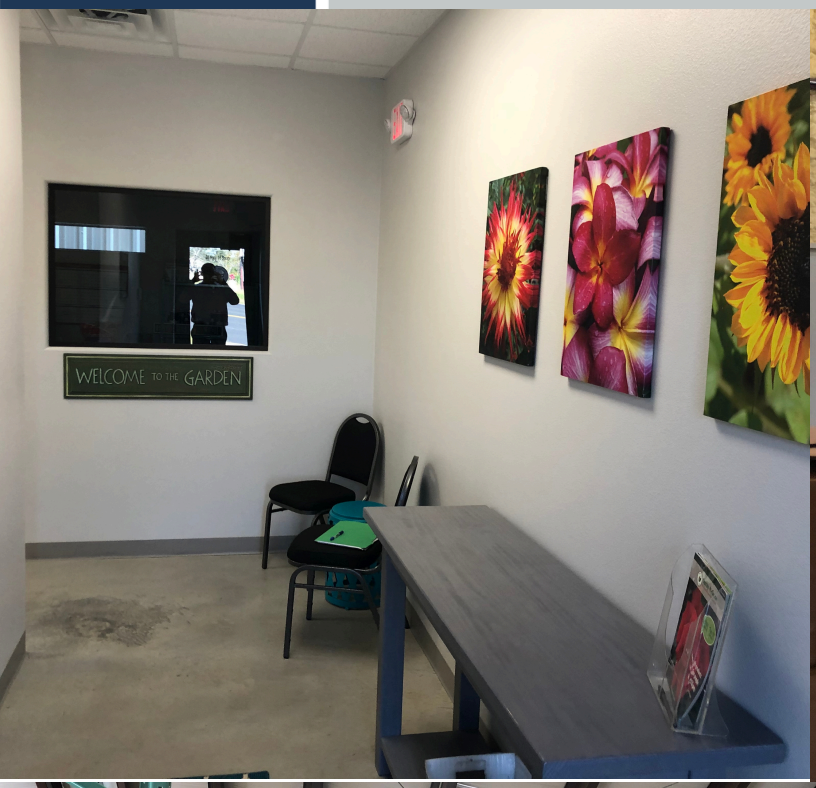

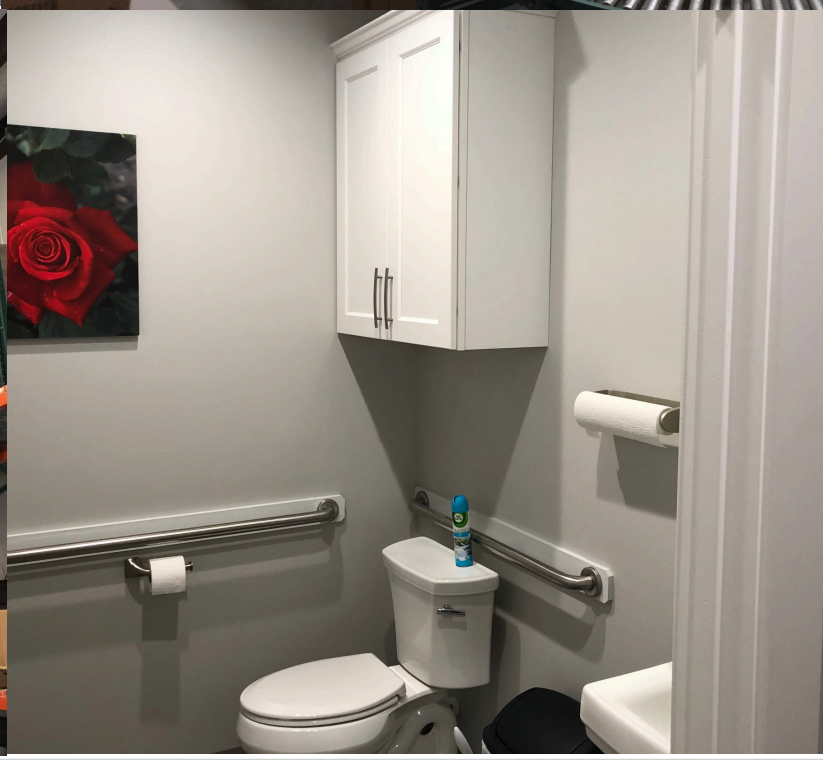

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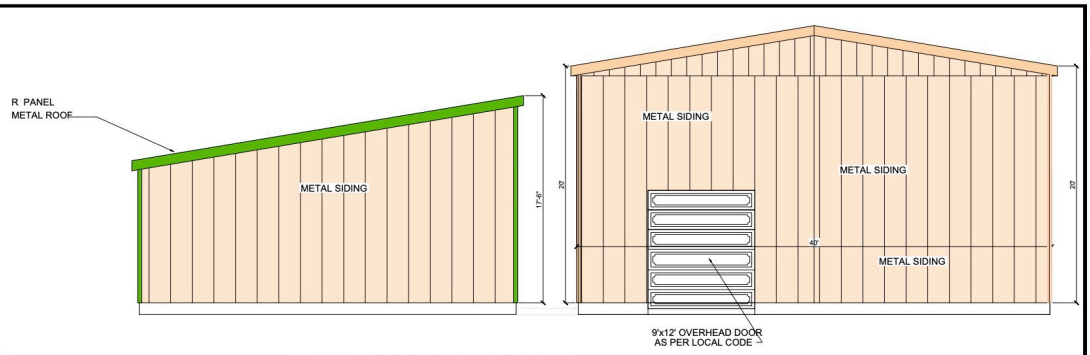
# Price: $1,900,000

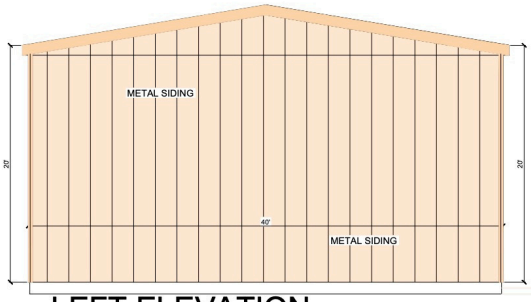
NOTES:

1. CONTRACTORS SHALL VERIFY THAT EXACT LOCATIONS AND SIZES OF UTILITIES. CONNECTIONS TO CITY UTILITIES SHALL PER CITY OF SAN PATRICIO BUILDING DEPARTMENT.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, ACT, COVENANTS, ETC. HAVING JURISDICTION.
3. CONTRACTOR/OWNER SHALL OBTAIN/PAY FOR ALL PERMITS, INSPECTION FEES, AND DEPOSITS REQUIRED THE INSTALLATION OF ALL WORK. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR NOTIFICATION OF INSPECTIONS AND APPROVAL FROM CITY INSPECTORS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE AND PERSONNEL DURING CONSRUCTION.



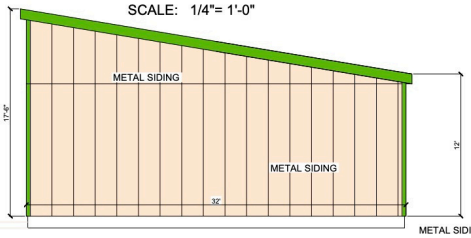

RIGHT ELEVATION

SCALE: 1/4"= 1'-0"




LEFT ELEVATION

SCALE: 1/4"= 1'-0"




NOTE:
GUTTERS AND DOWN SPOUTS TO BE INSTALL
ON BOTH BUILDING AS PER BUILDER

FRONT ELEVATION

SCALE: 1/4"= 1'-0"


SUPERIOR DESIGNS, LLC
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361-425-1409 JOHANNA ORTIZ
SUPERIORDESIGNERS@YAHOO.COM
WWW.SUPERIORDESIGNERSOFCORPUSCHRISTI.COM


OWNER
SRAY-N-GROW
20 STATE HWY 35 SOUTH
ROCKPORT, TEXAS


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NOTE:
1. ALL SUB CONTRACTORS TO VERIFY ALL DIMENSIONS DETAILS LOT BOUND AREAS AND ANY DISCREPENCIES REPORT TO BUILDER.
2. PROVIDE WHERE EVER NEEDED GROUND FAULT CIRCUIT INTERRUPTER (G.F.C.I) BREAKERS AND AT ALL BATHS WALL OUTLETS-110V WITHIN 4' OFF SINK.
3. VENT ALL EXHAUST FANS AT ALL BATHS AND KITCHENS ARE AS TO OUTSIDE FRESH AIR.
4. BUILDER TO LOCATE ALL T.V. CABLE & PHONE JACKS, CHIME BOX & SMOKE DETECTOR.

LEGAL

LOT -
BLK. --
SUB. --
ARANSAS CO. ROCKPORT, TEXAS

AREAS

BUILDING #1 ---------- 2,400 SQ.FT.
BUILDING #2 ---------- 4,600 SQ.FT.

DRAWING TITLES
FRONT ,LEFT. AND SIDE ELEVATIONS

| | |
|---|---|
| JOB NO.: | 1439 |
| DATE: | 10-25-2017 |
| DRAWN BY: | JOHANNA ORTIZ |
| CHECKED BY: | JOE A. ORTIZ |

SHEET NUMBER
A-1


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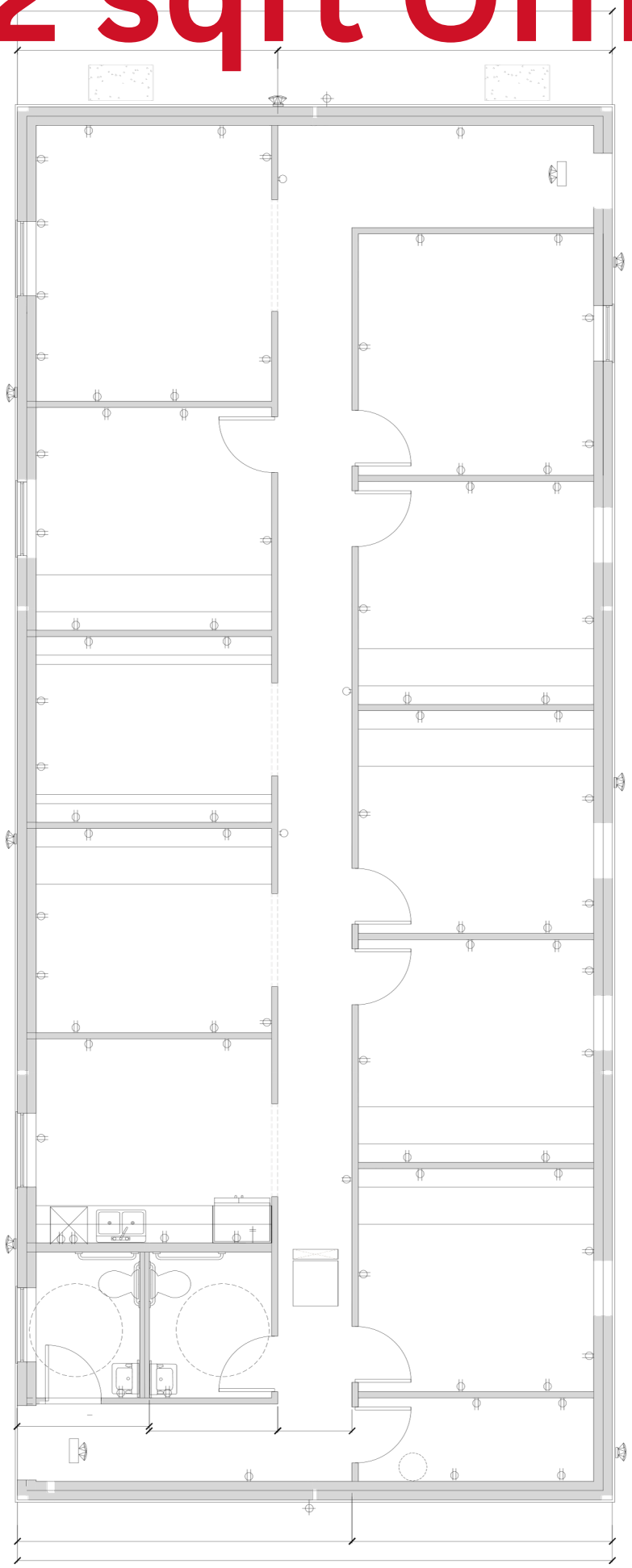
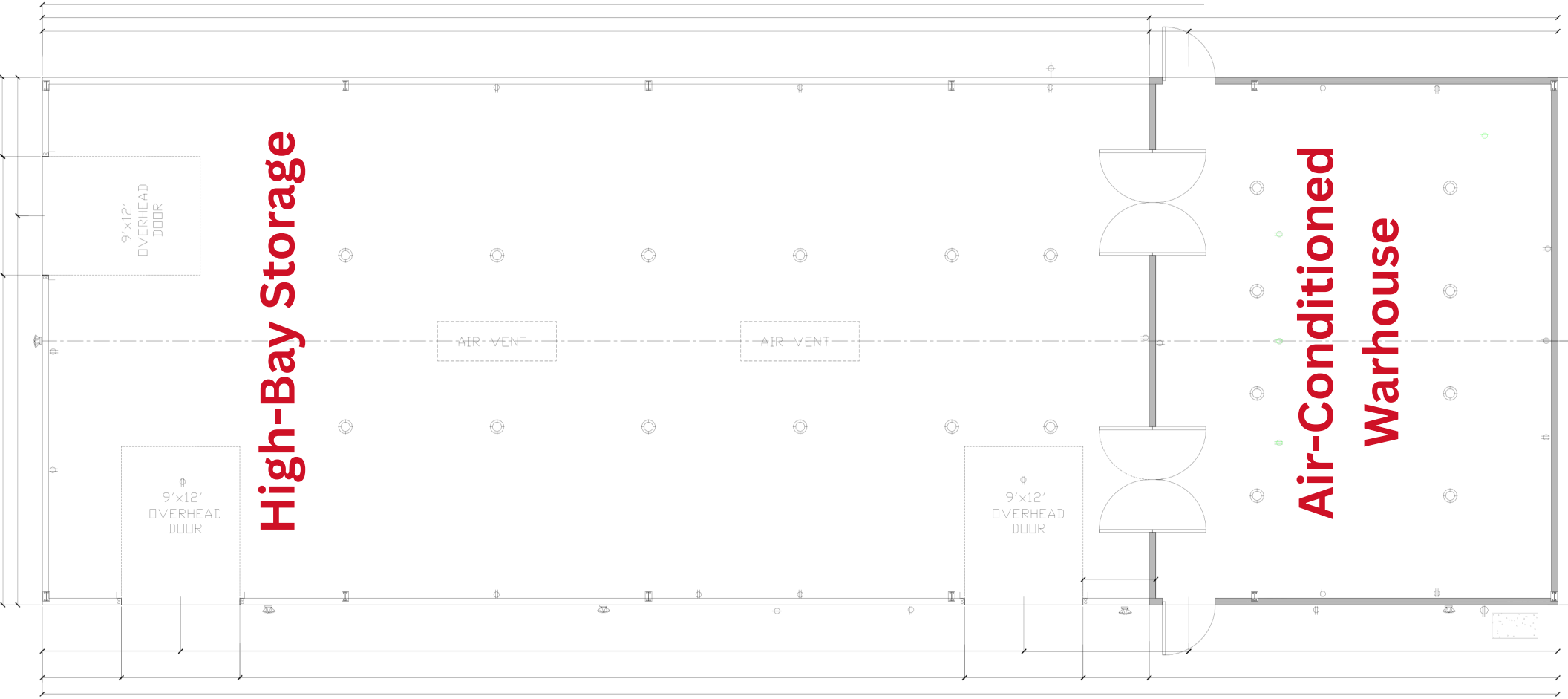
# 2,432 sqft Office



# 4,640 SQFT Warehouse



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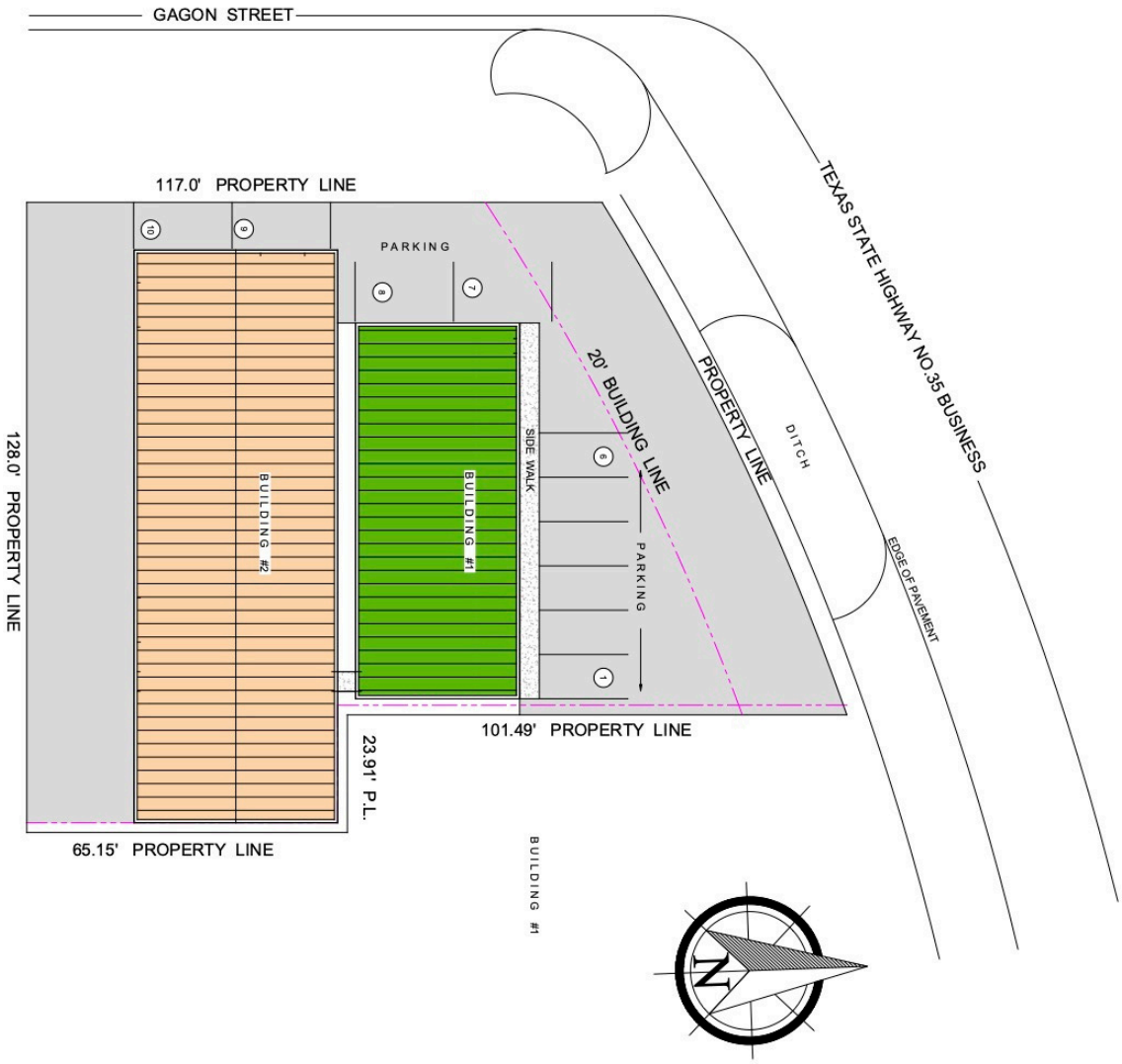


# SITE PLAN

SCALE: 1/16"= 1'-0"

NEW SOUTHERN
COMMERCIAL REAL ESTATE

EQUAL HOUSING OPPORTUNITY

# Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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.

**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.

| | | | |
|---|---|---|---|
| NEW SOUTHERN COMMERCIAL REAL ESTATE | 9008419 | wade@newsoutherncommercial.com | (361)834-6333 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Wade Spenst | 677021 | wade@newsoutherncommercial.com | (361)834-6333 |
| Designated Broker of Firm | License No. | Email | Phone |
| Wade Spenst | 677021 | wade@newsoutherncommercial.com | (361)834-6333 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Steven Saules | 789600 | steven@newsoutherncommercial.com | (361)905-5000 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____



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