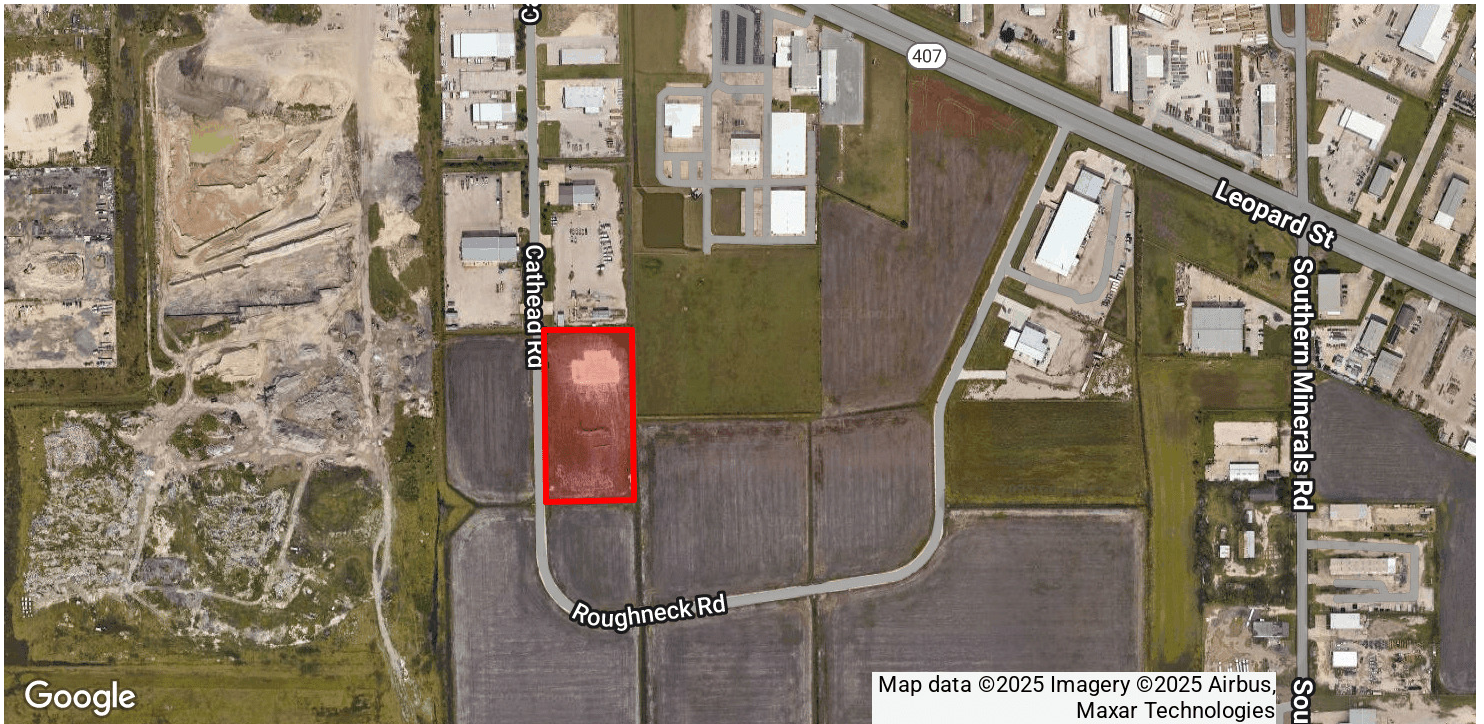


EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Call Scott Fauver for Monthly Base & NNN Rent Pricings
Building Size:	10,902 SF
Available SF:	10,902 SF
Total Lot Size:	4.25 Acres
Yard Size:	3.25 Acres
Year Built:	2024
Zoning:	Light Industrial

PROPERTY OVERVIEW

New Construction -- Office, Warehouse, Wash Rack, Fenced and Gated Stabilized Yard.

Lease Price : Call Scott Fauver for Monthly Base & NNN Rent Pricings

Office Space : 2,202 SF
Warehouse: 7,200 SF
Wash-Rack : 1,500 SF

Stabilized, Gated, & Fenced Yard Space: 3.25 AC's
Warehouse is Crane-Ready structured for installing a 10-Ton Overhead Bridge Crane.

Property has septic system, power, city water & gas, and fiber optic.

LOCATION OVERVIEW

Wildcat Industrial Park has 2 access roads off Leopard Street (Cathead Rd & Spindletop Rd). The Park is located near the intersection of Southern Minerals Road & Leopard Street. Quick access to IH-37, IH-69/ US-77, SH-44, SH-35, SH-286 & SH-358.

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PROPERTY DESCRIPTION



PROTOTYPED PHOTO



PROTOTYPED PHOTO



PROTOTYPED PHOTO

PROPERTY DESCRIPTION

Main Warehouse
(Facing South) 60'-11" x 76'-6"
+
Shop/Storage
(Facing North) 76'-9" x 30'-1"

Total Warehouse/Shop/Storage = 7,200

+
Office = 2,202 SF.
(Facing West) 41' 11" x 60' 11"

Total Interior Building Area = 9,402 SF

+
Wash Rack Area = 1,500 SF
(Facing East) 25' x 60'

Total Lease Area = 10,902 SF

MAIN WAREHOUSE

Ceiling Clear/Peak = 21'-6" / 24'
3- Exterior OHD's (Facing South)
2 - Interior OHD's Accessing Shop/Storage
+

SHOP/STORAGE

Ceiling Clear/Peak = 19' / 20'
2 - Exterior OHD's (Facing North)
2 - Interior OHD's Accessing Main Whse

7 - Total OHD's Dimensions = 12' W x 16' H
2- Drive-Thru Bays = 91' Long x 12' W x 16' H

ELECTRICAL SPECS

AEP Meter 320A 3 Phase 4 Wire
2 - Indoor Electrical Panels (42 Circuits ea)
3 Phase, 3 Wire, 200 amp Main Brkr 60HZ
(SEE ELECTRICAL SPECS)

YARD SPACE

3.25 AC's of Stabilized, Fenced, and
Gated Yard Space

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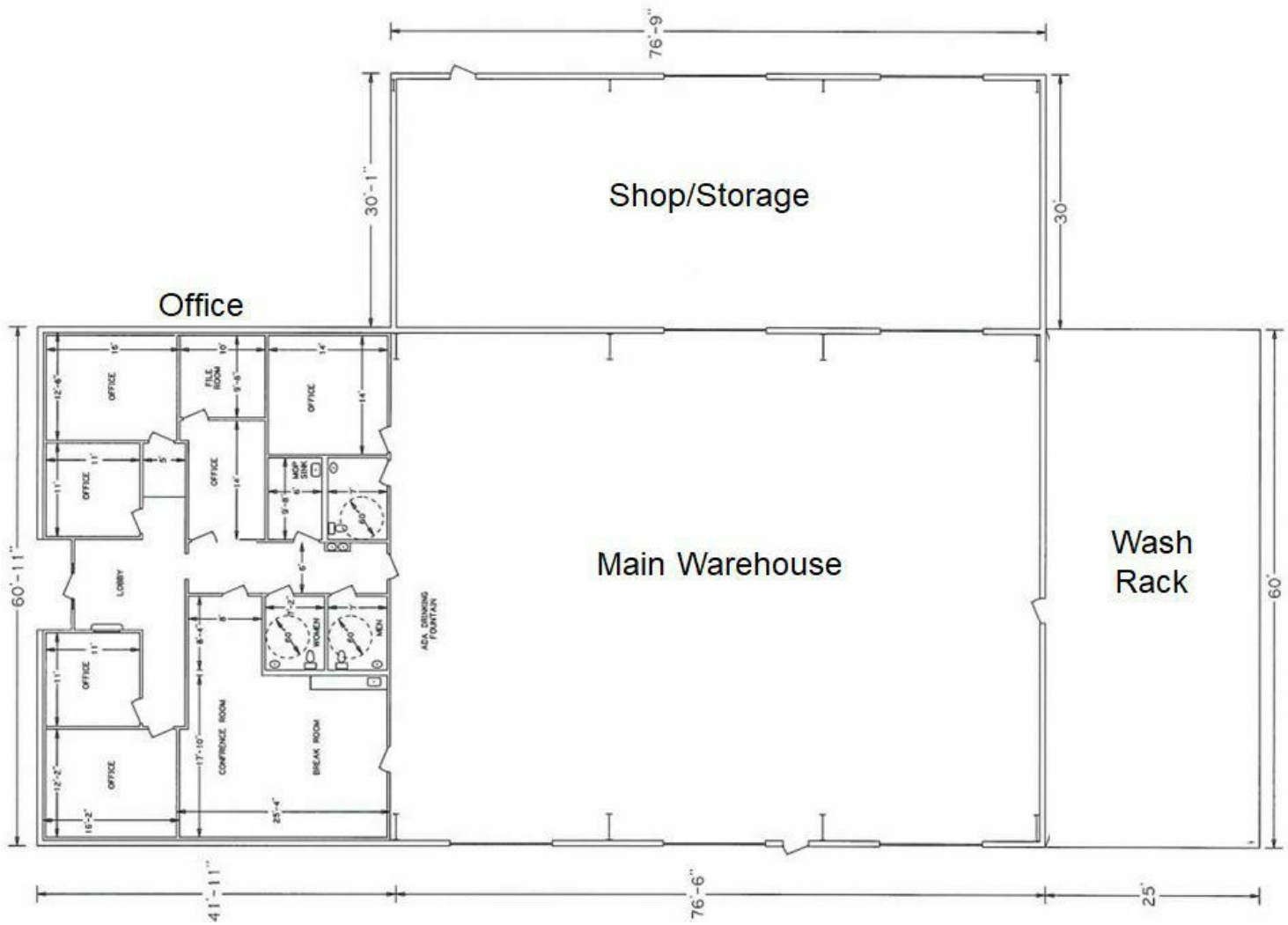
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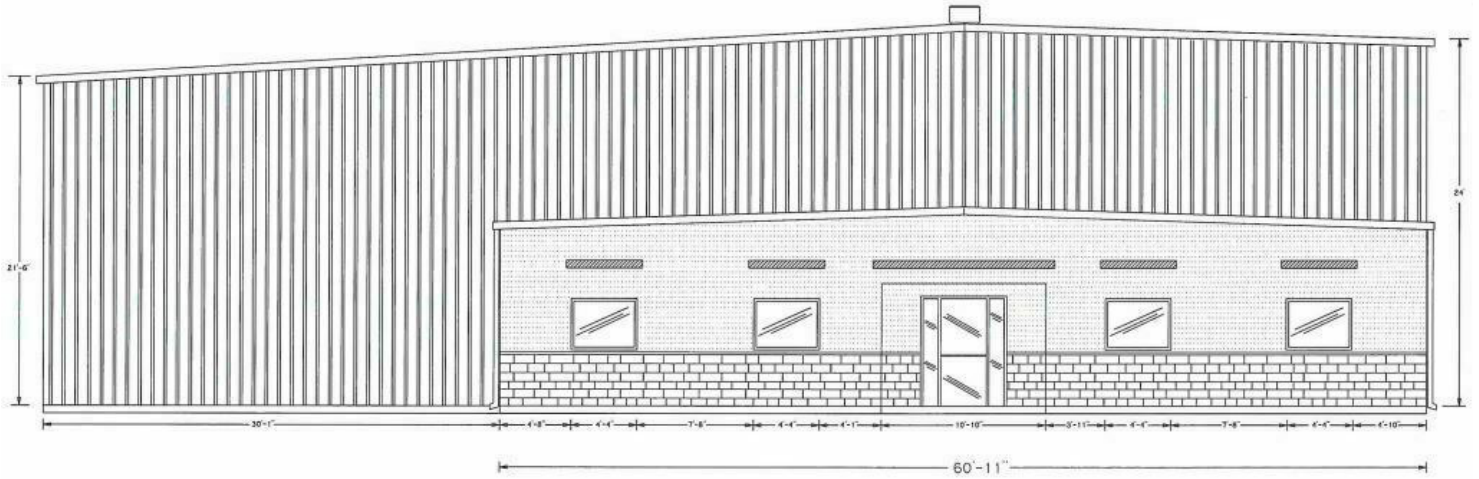
FLOOR PLAN



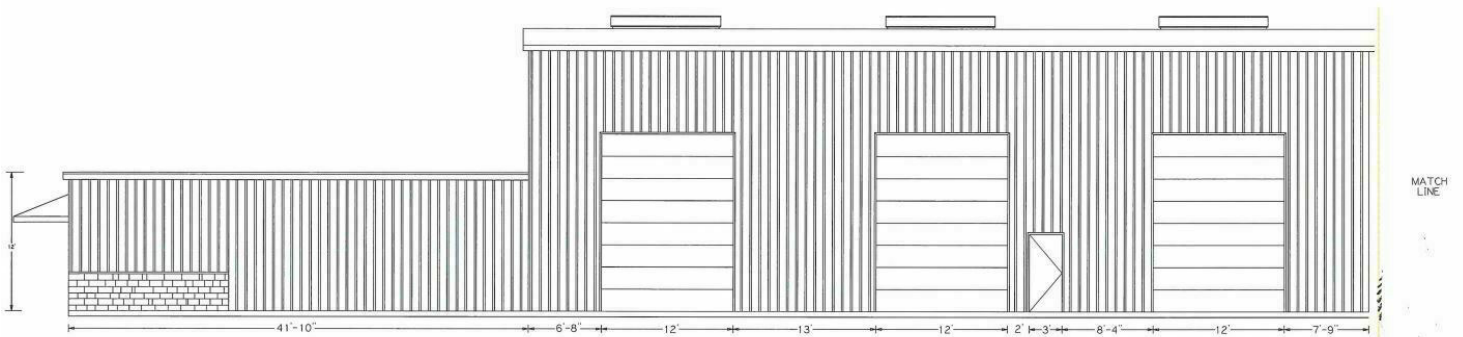
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WEST & SOUTH ELEVATION



WEST SIDE

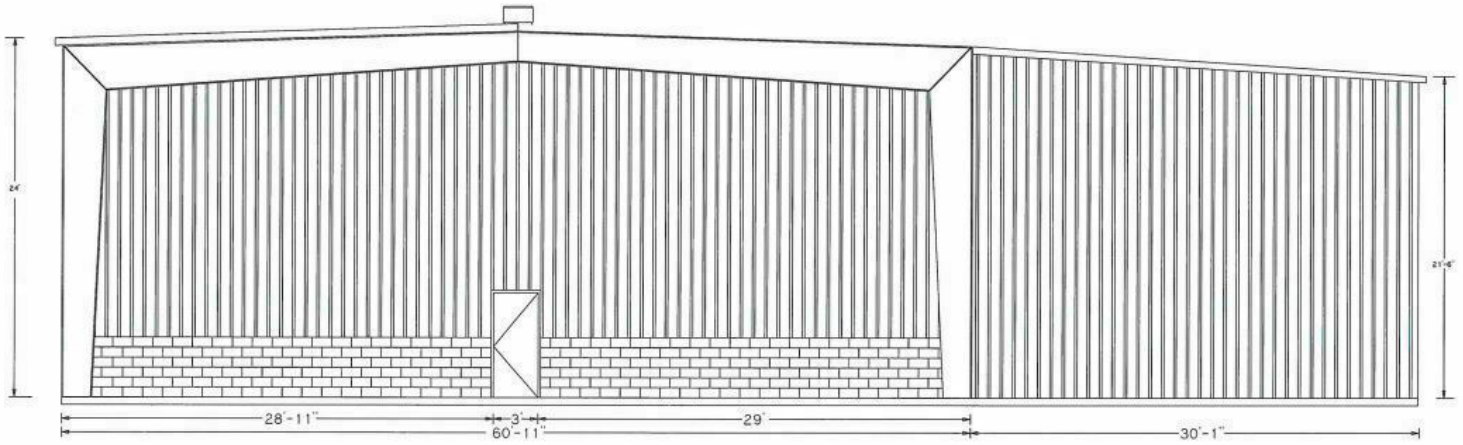


SOUTH SIDE

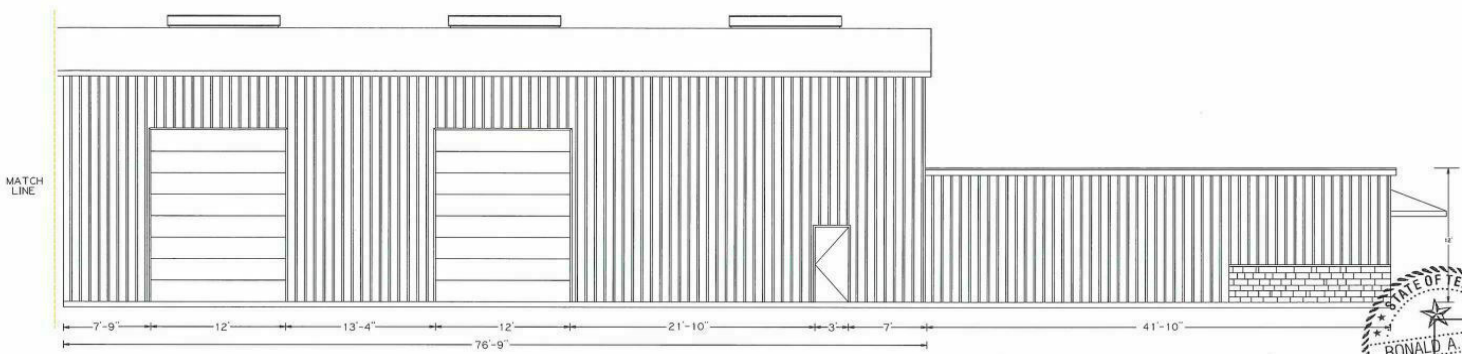
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EAST & NORTH ELEVATION



EAST SIDE



NORTH SIDE



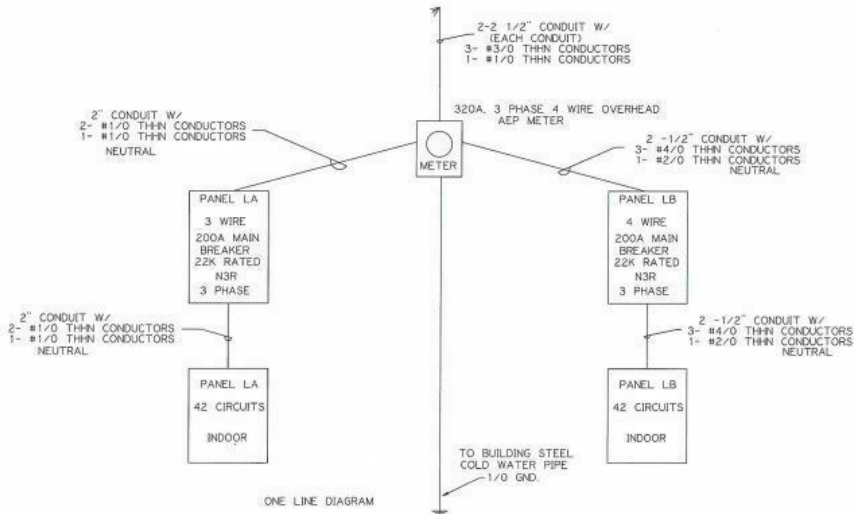
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ELECTRICAL SPECS

PANEL LA							
LOCATION SHOP MOUNTING - SURFACE							
120V/208V 200A MAIN BREAKER, 22K RATED, 42 CIRCUIT PHASE 3 WIRE 60HZ							
DESCRIPTION	CB	LOAD	A	B	LOAD	CB	DESCRIPTION
1 AHJU-1	60A/2P	9000	A		8400	50A/2P	ACCU-1
3 AHJU-1				B			ACCU-1
5 AHJU-2	60A/2P	9000	A		8400	50A/2P	ACCU-2
7 AHJU-2				B			ACCU-2
9 AIR COMPRESSOR			A		2000	30A/2P	STEAM CLEANER
11 AIR COMPRESSOR	60A/3P	3774		B			STEAM CLEANER
13 AIR COMPRESSOR			A		600	20A/1P	SHOP LIGHTS
15 WELDER RECEPTACLE				B	600	20A/1P	SHOP LIGHTS
17 WELDER RECEPTACLE	50A/2P	9000	A		600	20A/1P	SHOP DOUBLE BAY LIGHTS
19 OPEN BAY LIGHTS	20A/1P	400		B	1200	20A/1P	SHOP RECEPTACLES
21 OPEN BAY LIGHTS	20A/1P	400	A		1200	20A/1P	SHOP RECEPTACLES
23 WATER HEATER				B	1200	20A/1P	SHOP RECEPTACLES
25 WATER HEATER	30A/2P	2250	A		1200	20A/1P	SHOP RECEPTACLES
27 EXTERIOR LIGHTS	20A/1P			B	900	20A/1P	SHOP DOUBLE BAY
29 EXTERIOR LIGHTS	20A/1P		A		900	20A/1P	OPEN BAY, GFCI
31 BLANK				B	900	20A/1P	SHOP RR, GFCI RECEPT.
33 BLANK			A		600	20A/1P	SHOP RR LIGHTS
35 BLANK				B			BLANK
37 BLANK			A				BLANK
39 BLANK				B			BLANK
41 BLANK			A				BLANK

PANEL LB							
LOCATION SHOP MOUNTING - SURFACE							
120V/208V 200A MAIN BREAKER, 22K RATED, 42 CIRCUIT PHASE 3 WIRE 60HZ							
DESCRIPTION	CB	LOAD	A	B	LOAD	CB	DESCRIPTION
1 OFFICE 1 LIGHTS	20A/1P	256	A		1200	20A/1P	BREAKROOM GFCI
3 OFFICE 2 LIGHTS	20A/1P	256		B	1200	20A/1P	BREAKROOM GFCI
5 OFFICE 6 RECEPTACLES	20A/1P	720	A		720	20A/1P	OFFICE 5 RECEPTACLES
7 OFFICE 1 RECEPTACLES	20A/1P	720		B	1200	20A/1P	BREAKRM. RECEPTACLES
9 OFFICE 2 RECEPTACLES	20A/1P	720	A			20A/1P	
11 LOBBY/HALL RECEPTACLES	20A/1P	900		B	360	20A/1P	WOMEN RR, GFCI RECEPT.
13 ELEC./MECH. RECEPTACLES	20A/1P	1200	A		360	20A/1P	MEN RR, GFCI RECEPT.
15 CONF. RM. RECEPTACLES	20A/1P	1200		B	256	20A/1P	FILE RM. LIGHTS
17 OFFICE 3 RECEPTACLES	20A/1P	720	A		256	20A/1P	MECH. RM. LIGHTS
19 OFFICE 4 RECEPTACLES	20A/1P	720		B			
21 BREAK RM. RECEPTACLES	20A/1P	1200	A		120	20A/1P	MEN RR LIGHTS
23 DRINKING FOUNTAIN	20A/1P	1200		B	120	20A/1P	WOMEN RR LIGHTS
25 OFFICE 3 LIGHTS	20A/1P	256	A		1024	20A/1P	BREAK RM. LIGHTS
27 OFFICE 4 LIGHTS	20A/1P	256		B	1024	20A/1P	CONFERENCE RM. LIGHTS
29 OFFICE 5 LIGHTS	20A/1P	256	A		640	20A/1P	LOBBY LIGHTS
31 OFFICE 6 LIGHTS	20A/1P	256		B	354	20A/1P	HALL LIGHTS
33			A				BLANK
35 BLANK				B			BLANK
37 BLANK			A				BLANK
39 BLANK				B			BLANK
41 BLANK			A				BLANK



LOAD CALCULATIONS

PANELS 'LA' 'LB' - TOTAL LOAD 120/208V PHASE 3, 4W			
DESCRIPTION	CONNECTED LOAD	DEMAND FACTOR	NEC DEMAND
LIGHTING	7,536 VA	125%	9,420 VA
RECEPTACLES	13,740 VA	NEC 220.44	11,870 VA
KITCHEN EQUIPMENT		NEC 220.44	
HVAC HEATING	18,000 VA	NEC 220.44	18,000 VA
HVAC COOLING	16,800 VA	100%	
LARGEST MOTOR	0	125%	0 VA
MOTOR LOAD	0	100%	0 VA
Misc. Single Phase Loads	8,100 VA	100%	8,100 VA
TOTAL VA			47,390 VA
DEMAND AMP'S @ 208V 3PH =		132	Amps

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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.

2-10-2025



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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	(361)289-5168
Designated Broker of Firm	License No.	Email	Phone
Matthew Cravey	0203443	matt@craveyrealestate.com	(361)289-5168
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Fauver	583874	scott@craveyrealestate.com	361.442.6723
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1