

FOR SALE OR LEASE

345
HIGHWAY 72

THREE RIVERS • TX 78071



HWY 72

FEATURES

| | | | |
|-------------------------------------|-----------|----------------------|--|
| Building SF | 22,175 SF | Clear Heights | 14' - 24' |
| Warehouse SF | 17,500 SF | Loading | Grade Level |
| Residential/Potential Office | 3,575 SF | Cranes | (1) 5-ton & (1) 3-ton |
| Site | ±10.0 AC | Utilities | Water, electricity, & septic available |
| Occupancy | Vacant | | |

ASKING PRICE: \$1,785,000

CBRE

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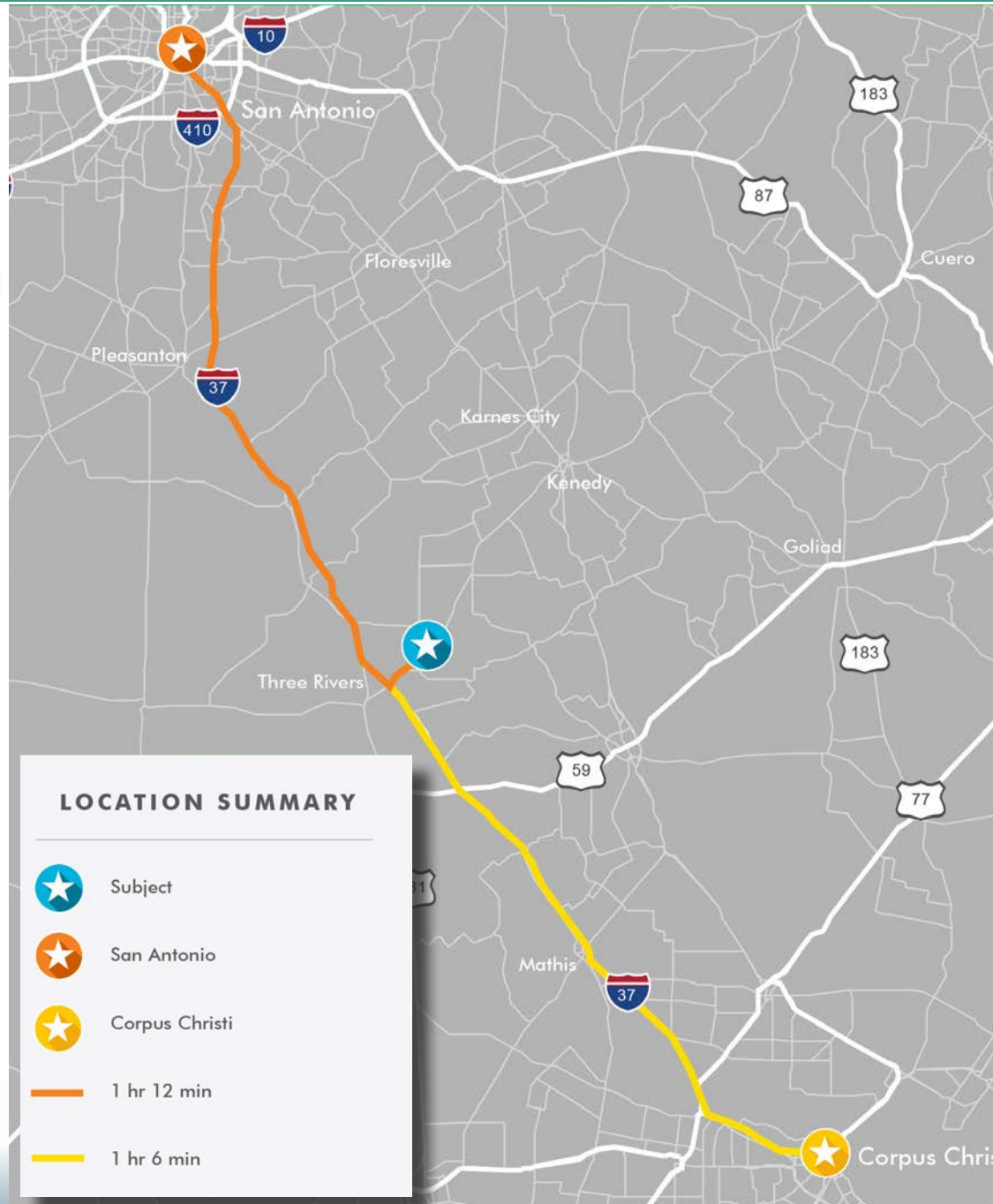
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HIGHLIGHTS

- Central location in the heart of the Eagle Ford Shale
- Situated 6 miles northeast of IH-37
- Readily accessible from IH-37, US-59 and US-181
- 70 miles from San Antonio and Corpus Christi
- Good visibility with roadway frontage
- Site is suitable for expansion



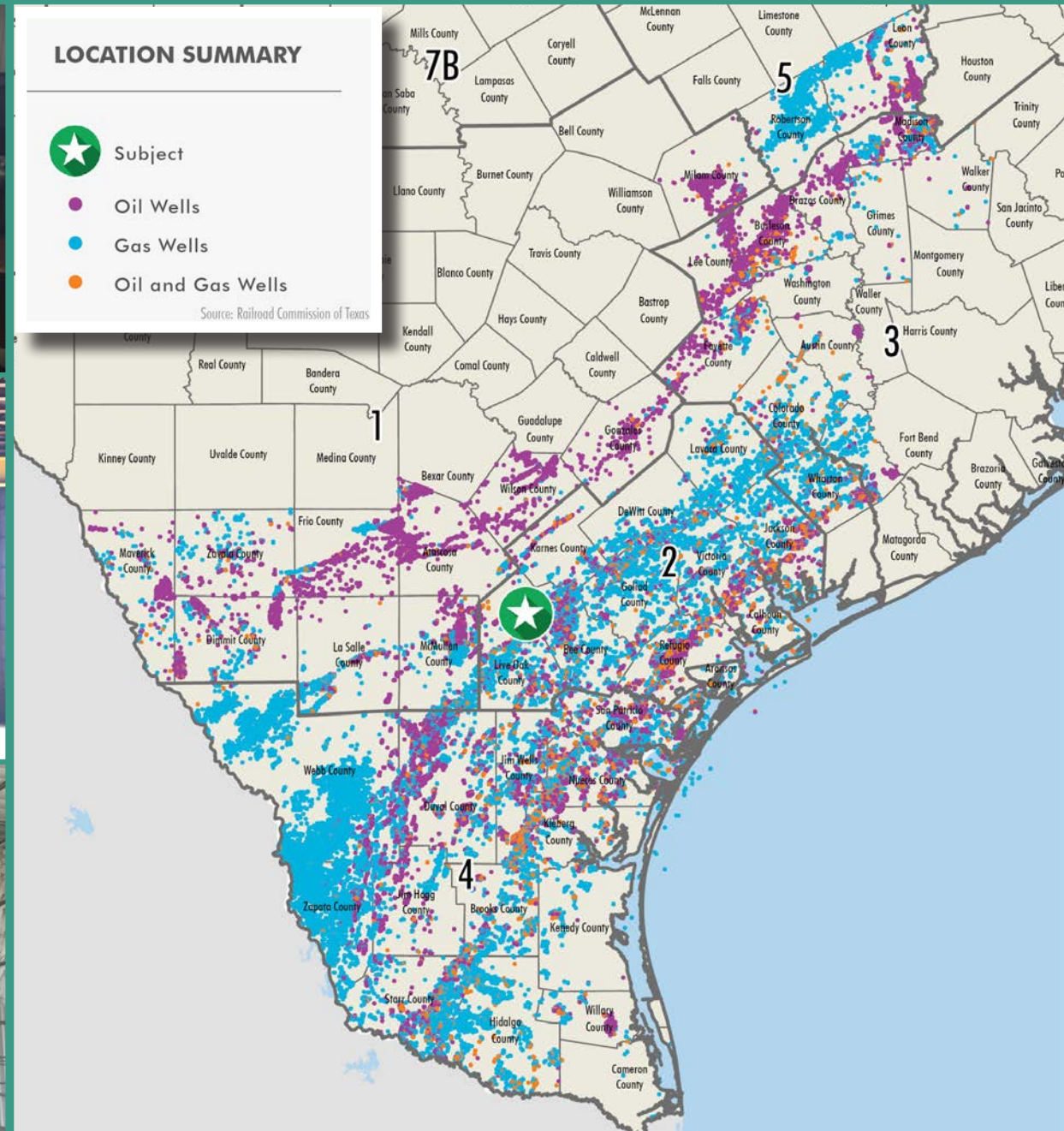
EAGLE FORD SHALE DEVELOPMENT



LOCATION SUMMARY

-  Subject
-  Oil Wells
-  Gas Wells
-  Oil and Gas Wells

Source: Railroad Commission of Texas



EXTERIOR PHOTOS



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