

GREAT LOCATION FOR SALE BEEVILLE TX

+/- 17,427 SQUARE FOOT BUILDING

200 N St Mary , Beeville, TX 78102



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
LOT SIZE:	+/- 1.098 Acres
BUILDING SIZE:	+/- 17,427 SF
ZONING:	Commercial
PRICE / SF:	\$68.86

PROPERTY OVERVIEW

Large +/- 17,427 square foot building on approximately 1.098 acres located on a main thoroughfare in Beeville Texas. Fantastic commercial location with ample parking in the back and additional parking at the front and E Bowie Street side of the building. Part of the building is currently leased out to the Early Learning Academy. Great opportunity!

LOCATION OVERVIEW

This +/- 1.098 acre property is located at 200 N St Mary's Street in Beeville TX, with additional frontage on E Bowie Street, N Jefferson Street and E Hefferman Street. There is a four way light controlled intersection at N Saint Mary's Street and E Bowie Street. This property is walking distance to the US Postal service, Bee County Courthouse, Beeville ISD, numerous retail operations and Beeville historic downtown area (which is part of the Main Street Program) Great location!

KW COMMERCIAL

TOM VERDUCCI
Commercial Real Estate Specialist
O: 210.445.7223
C: 361.774.1685
Tom@soldbyTomV.com
TX #537279

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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FRONTAGE ON FOUR STREETS

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BEEVILLE TX COMMERCIAL PROPERTY FOR SALE

WALKING DISTANCE TO HISTORIC DOWNTOWN BEEVILLE

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SCALE 1" = 30'

BUYER: STONEWATER PROPERTIES, USA, INC.

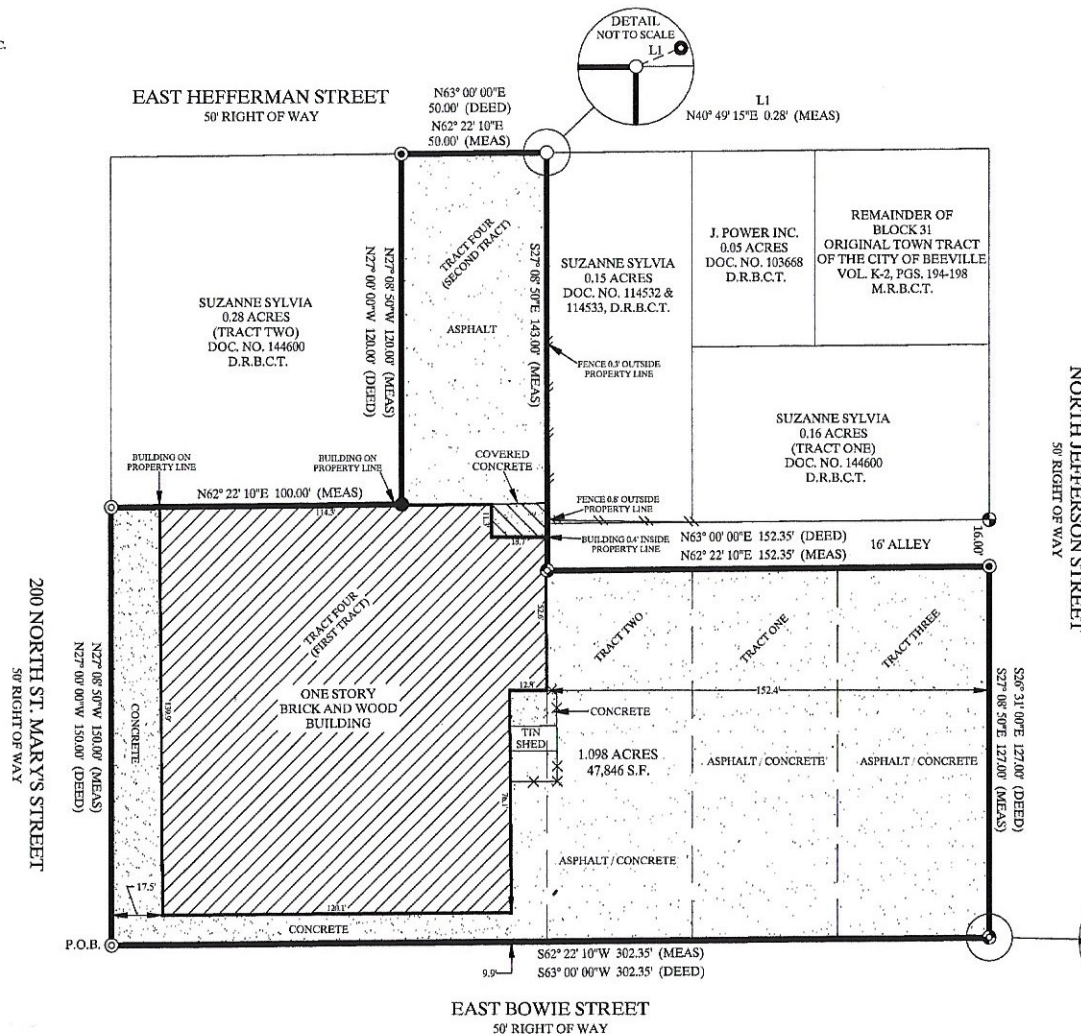
GF NO. 01021-12179 (06-12-17)

SURVEY OF
A 1.098 ACRE TRACT BEING TRACT ONE, TRACT TWO, TRACT THREE, AND TRACT FOUR, AS DESCRIBED IN
A DEED RECORDED IN VOLUME 849, PAGE 204, DEED RECORDS BEE COUNTY, TEXAS. SAID 1.098 ACRE
TRACT ALSO BEING OUT OF BLOCK NO. 31, ORIGINAL TOWN TRACT OF THE CITY OF BEEVILLE, AS SHOWN
ON A MAP RECORDED IN VOLUME K-2, PAGES 194 -198, MAP RECORDS BEE COUNTY, TEXAS. SAID 1.098
ACRE TRACT ALSO BEING OUT OF THE A. BIRKE SURVEY, ABSTRACT A-5, BEE COUNTY, TEXAS.



Brister Surveying

4555 South Padre Island Drive Suite 51
Corpus Christi, Texas 78411
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bristersurveying@corpus.1webc.com
Firm Registration No. 10072800



EAST BOWIE STREET
50' RIGHT OF WAY

- = METAL FENCE
- x = WIRE FENCE
- = PROPERTY CORNER NO ACCESS (BUILDING)
- ⊙ = FOUND 5/8" IRON ROD
- ⊙ = SET PK NAIL
- ⊙ = SET COTTON SPINDLE
- ⊙ = PROPERTY CORNER
- ⊙ = SET DRILL HOLE
- ⊙ = SET 5/8" IRON ROD
- ⊙ = FOUND DRILLHOLE

NOTES:
1.) TOTAL SURVEYED AREA IS 1.098 ACRES.
2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
3.) SET 5/8" IRON ROD - IRON ROD SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.
4.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.



THIS SURVEY DOES NOT INCLUDE THE RESEARCH, INVESTIGATION, OR LOCATIONS OF ALL SERVITUDES, EASEMENTS, RIGHT OF WAYS, OR UTILITIES ON THIS PROPERTY.

I, RONALD E. BRISTER DO HEREBY CERTIFY THAT THIS SURVEY OF THE PROPERTY LEGALLY DESCRIBED HEREIN WAS MADE ON THE GROUND THIS DAY JUNE 23, 2017, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Ronald E. Brister
RONALD E. BRISTER R.P.L.S. NO. 5407

DATE: JUNE 23, 2017

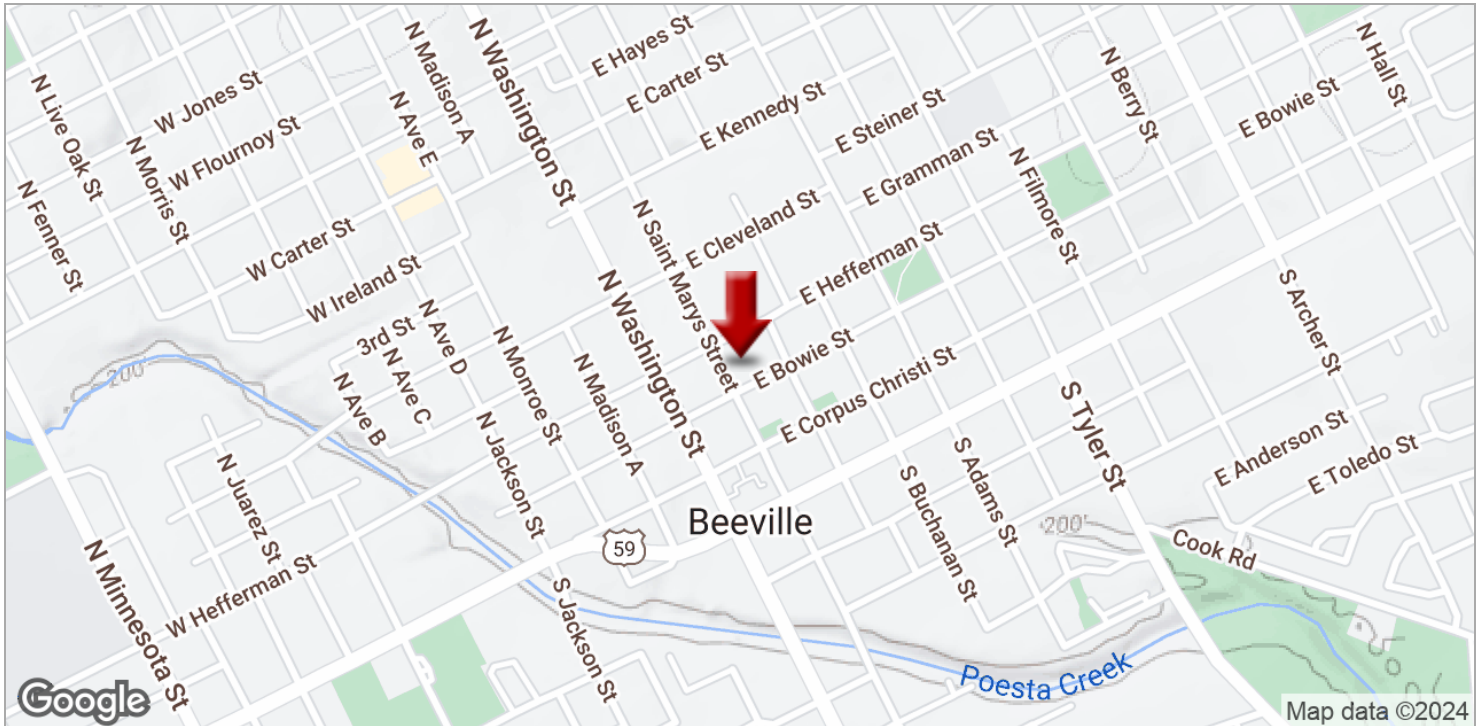
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED WITHIN ZONE 17N, AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY COMMUNITY PANEL 48025C 0290 C DATED MAY 20, 2010 AND IS NOT LOCATED IN A DESIGNATED 100 YEAR FLOOD ZONE.

JOB NO. 171020

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PROFESSIONAL BACKGROUND

Tom Verducci is a longtime member of the Texas Association of Realtors (TR) Commercial Real Estate Committee. The purpose of the TR Commercial Committee is to positively impact the industry through education and advocacy of legislation, favorable to the protection of the private property ownership rights of Texans. Tom is a Senior Managing Director for KW Commercial with more than 17 years of experience in commercial real estate sales. He also served as a member of the KW CRE Commercial Leadership Council (CLC). As a member of the KW CLC, Tom plays a critical role in the execution of KW Commercial initiatives as well as serving as a liaison between his region of +/-135 commercial real estate agents and KW Commercial corporate based in Austin TX. Tom joined the firm in June, 2009. Prior to KW Commercial, he was the Vice President at a prominent commercial real estate firm in Corpus Christi, TX joining that firm in June 2005. Tom has been involved in commercial real estate asset sales for major corporate, institutional and entrepreneurial owners throughout his career.

MEMBERSHIPS

- Certified International Property Specialist (CIPS)
- Texas Realtor Leadership Program (TRLP)
- KW CRE Commercial Leadership Council
- Chairman TAR Commercial Committee
- Seller Representative Specialist (SRS)
- KW BOLD Graduate Program
- NAR E-PRO

Tom Verducci - KW Commercial

US HWY

United States, TX 78132

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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.

KW Commercial Coastal Bend	564443	KWCB716@gmail.com	(361)225-7900
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Owen	398330	craigowen@mykwsa.com	(210)493-3030
Designated Broker of Firm	License No.	Email	Phone
Anna L. Garcia	563956	lorigarcia534@gmail.com	(956)534-1598
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Verducci	537279	TomV@KWCommercial.com	(361)774-1685
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date