



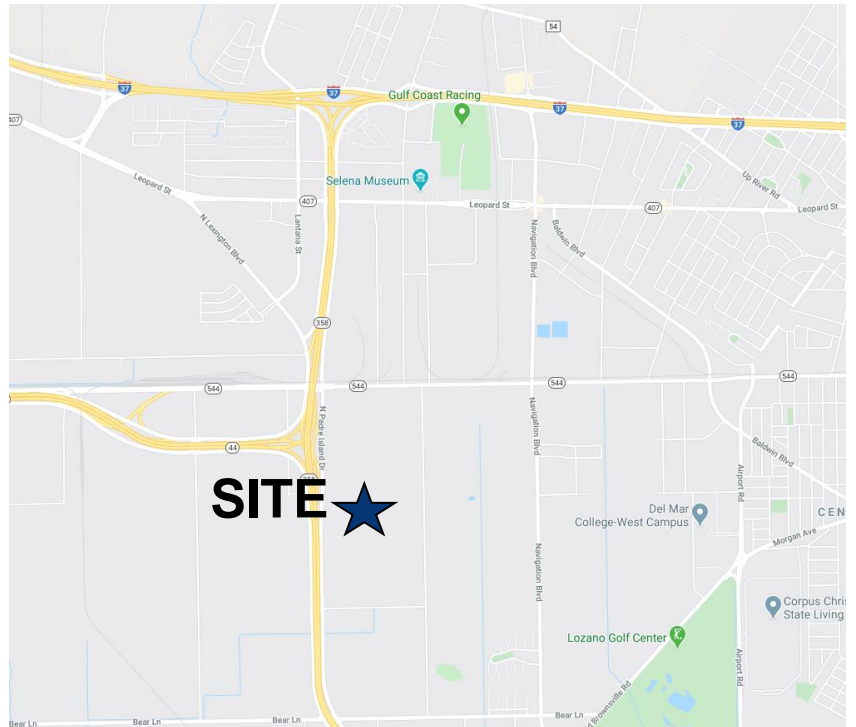
**INVESTMENT
PROPERTIES**

**KINGPIN
INDUSTRIAL PARK**

PROPERTY SUMMARY

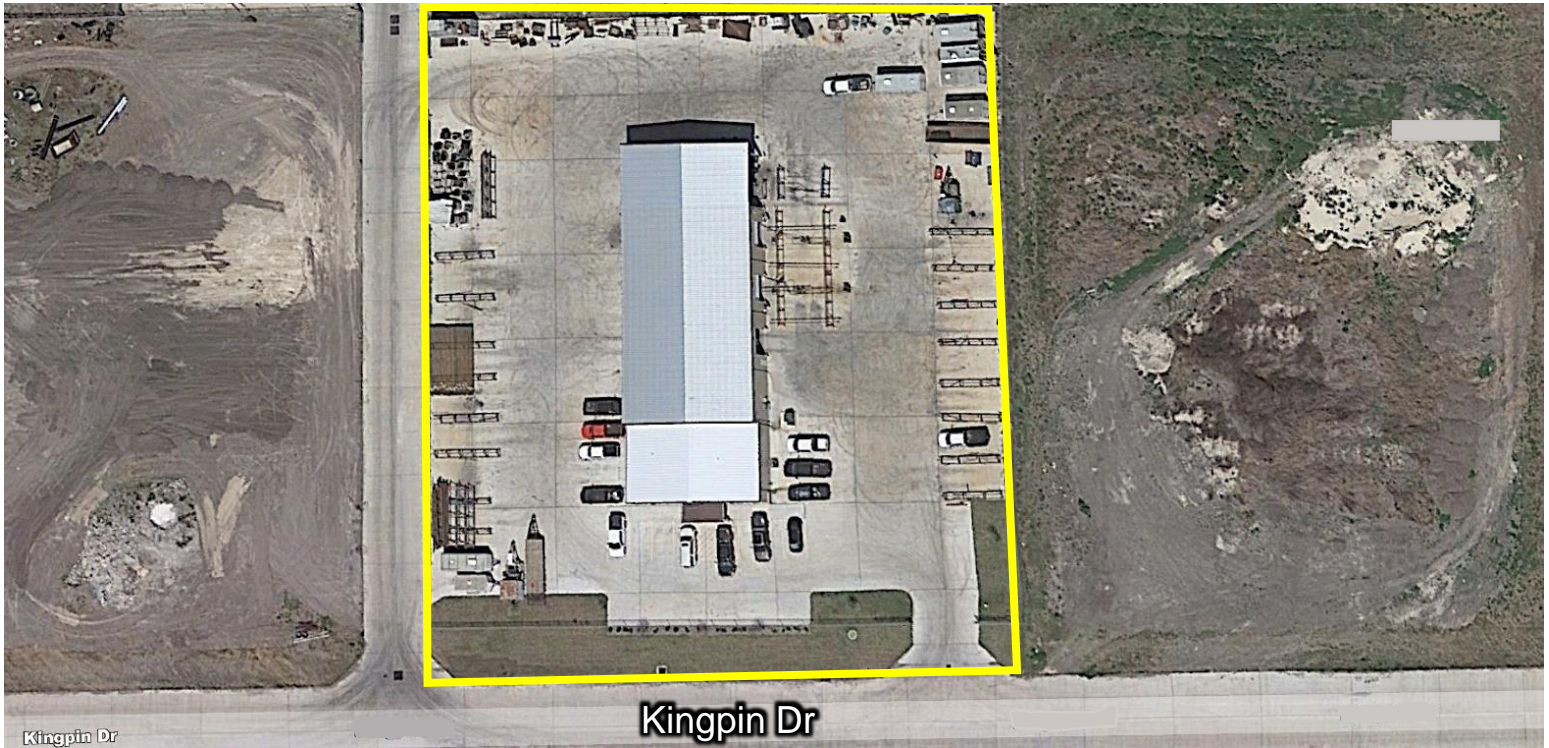
- Approx. 9,660 SF Total (Built in 2020)
 - Approx. 2,160 SF Office
 - Approx. 6,000 SF Warehouse
 - Approx. 1,500 SF Wash Bay
- 400 AMP 3 Phase Power
- 6 - 12' x 14' Electric OH Doors
- Approx. 1.89 Acre Fenced and Concrete Paved Yard
- Quality Tenant
- 3.5% Annual Increases
- Zoned IL - Light Industrial
- Two-Way Access Points
 - Private Drive, Access to Read Yard
 - Direct Access to NPID and Flato Rd.

\$2,600,000, Asking Price
Current NOI \$161,964



THE GAINES ORGANIZATION, INC.
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
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LEASE INFORMATION



- **Tenant** – Dynamic Inspection and Machining, L.L.C
- **Rate** – Current Base Rent is \$13,497.00 per month through February 29, 2024, with 3.5% annual increases through the end of the term.
- **Commencement Date** – Tenant has leased property since March 1, 2021.
- **Term Remaining** – Primary Term expires February 28, 2026.
- **Lease Structure** – Lease is structured on a NNN basis where Landlord is responsible for the structural systems including the roof and exterior walls except plate glass windows and doors. Tenant is responsible for taxes, insurance, utilities and all other maintenance and routine repairs including the HVAC system.



INTERIOR PICTURES ARE REPRESENTATIVE OF KINGPIN INDUSTRIAL BUT MAY VARY SLIGHTLY.





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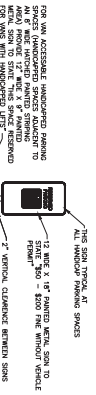
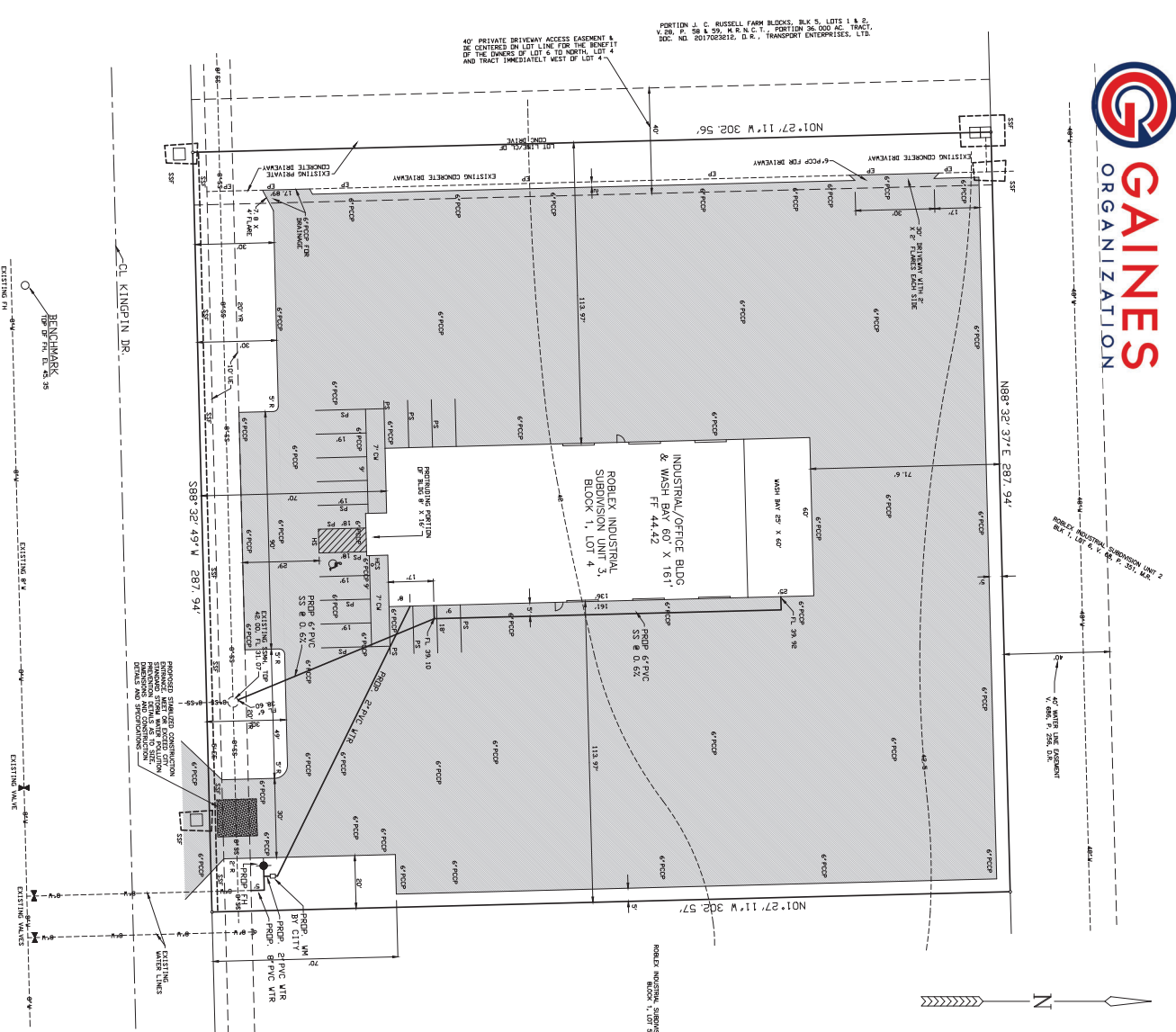
**5560 KINGPIN DR.
CORPUS CHRISTI, TX**



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The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to removal from the market without notice .



- TYPICAL ACCESSIBLE PARKING SPACE**
1. 13' WIDE X 4' RAMPED AREA SLOPE TO 30' X 60' PARKING SPACE.
 2. 2\"/>

NOTES:

1. MCS = HANDICAPPED PARKING SIGN.
2. DRIVE SHALL COMPLY WITH THE 2011 INTERNATIONAL BUILDING CODE, AS AMENDED AND PREVIOUS EDITIONS.

COR O15700 TEMPORARY CONTROLS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF HOUSTON'S ORDINANCES AND STANDARDS. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SERVICES AT ALL TIMES.

SEDIMENTATION SCREENING FENCE

THE CONTRACTOR SHALL INSTALL AND MAINTAIN SEDIMENTATION SCREENING FENCES AT ALL CONSTRUCTION SITES TO PREVENT SOIL EROSION AND SEDIMENTATION OF ADJACENT WATERS.

BEST MANAGEMENT PRACTICES (BMP) PREVENTION PLAN:

1. CONSTRUCTION ENTRANCE - CONSTRUCT A BARRICADE PER 8.09 CONSTRUCTION SITE ENTRY AND EXIT PROCEDURES. ALL VEHICLES SHALL BE STOPPED AT THE BARRICADE AND THE DRIVER SHALL BE ADVISED OF THE BARRICADE AND THE REASON FOR THE BARRICADE.
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4. SOIL WASTE DISPOSAL - ALL TRASH AND DEBRIS WILL BE HELD TO AN AREA TO BE REMOVED FROM THE SITE AT THE END OF THE WORK DAY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AT THE END OF THE WORK DAY.
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NOTES:

1. THE SUBJECT LOT AND STORM SEWER, SANITARY SEWER AND WATER MAINS ARE SHOWN ON THE CITY OF HOUSTON'S RECORD PLANS FOR CONSTRUCTION OF BROWNS POND.
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BASS & WELSH ENGINEERING

10 SURVEY REG. NO. 109227-00, TX ENGINEERING REG. NO. 109227-00, CIVIL ENGINEERING REG. NO. 109227-00, CIVIL ENGINEERING REG. NO. 109227-00

CIVIL ENGINEERING CONSTRUCTION PLANS

ROBLEX INDUSTRIAL SUBDIVISION UNIT 3, BLOCK 1, LOT 4

UTILITY AND DIMENSION PLAN, STORM WATER POLLUTION PREVENTION PLAN

DATE: 06/16/19

SCALE: AS SHOWN

SHEET NO. 44



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

The Gaines Organization, Inc.	9003379	N/A	(361)442-2825
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Gaines	525644	josh@gainesorg.com	(361)442-2825
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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.trac.texas.gov
IABS 1-0 Date