

**KINGPIN
INDUSTRIAL PARK**



SCAN FOR PROPERTY
INFORMATION

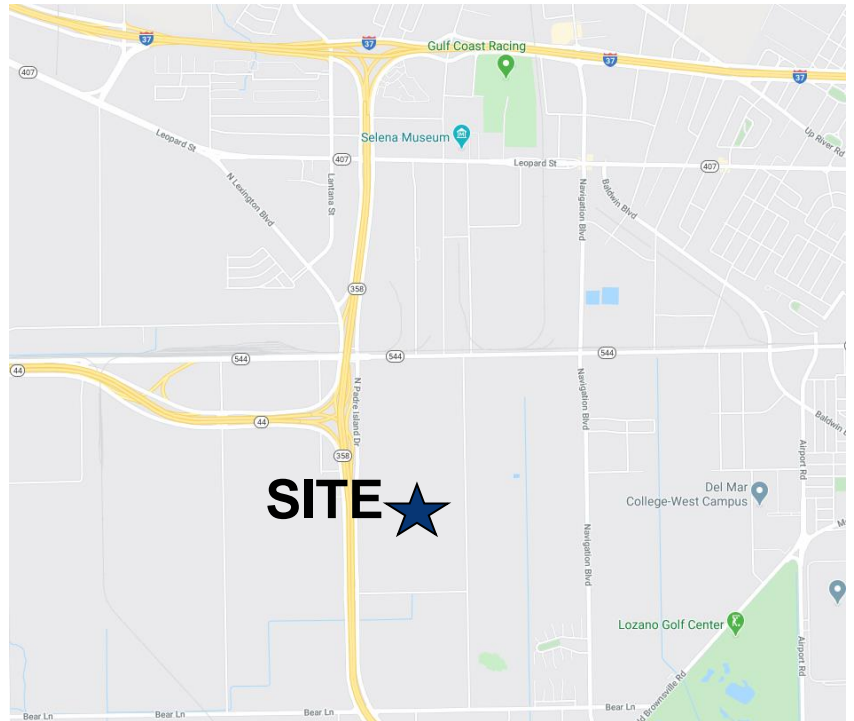


**INVESTMENT
PROPERTIES**

PROPERTY SUMMARY

- Approx. 9,660 SF Total
 - Approx. 2,160 SF Office
 - Approx. 7,500 SF Warehouse
- 400 AMP 3 Phase Power
- 4 - 14' x 16' Electric OH Doors
- 24' Eve Height
- Approx. 2.14 Acre Fenced, Concrete Paved Yard
- Solid National Tenant with Long Term Lease
- 3% Annual Increases
- Zoned IL - Light Industrial
- Direct Access to NPID and Flato Rd.

\$2,685,000, Asking Price
Current NOI \$148,320



THE GAINES ORGANIZATION, INC.
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
Josh@GainesOrg.com | www.GainesOrg.com





THE GAINES ORGANIZATION, INC.
555 N. Carancahua, Suite 830, Corpus Christi, TX 78401
361-442-2825 – Office 361-442-2961 – Fax
Josh@GainesOrg.com | www.GainesOrg.com



LEASE INFORMATION



- **Tenant** – RoadSafe Traffic Systems, Inc. - A member of the American Road & Transportation Builders Association and American Traffic Safety Services Association. “Headquartered in Chicago, Illinois, RoadSafe Traffic Systems, Inc., is the nation’s largest provider of traffic control and pavement marking services to roadway, construction, state transportation, railroad and utility customers in the U.S. RoadSafe also distributes high quality, innovative and durable traffic safety products and personal protective equipment for traffic work zones. The company operates from more than 50 locations with over 1,600 employees, enabling it to service all 48 continental states. The company has become a market leader and delivered consistent growth by providing exceptional services that solve mission-critical challenges, like maintaining worker safety while upgrading the nation’s critical infrastructure and facilitating pavement marking for the next generation of vehicles.” Taken from www.roadsafetraffic.com
- **Rate** – Current Base Rent is \$12,360 per month through March 2024 with 3% annual increases through the end of the term.
- **Commencement Date** – Tenant has leased property since March 7, 2022.
- **Term Remaining** – Primary Term expires on March 6, 2032.
- **Renewal Options** – Tenant has 2 Additional 5-Year Extension Renewal Terms.
- **Lease Structure** – Lease is structured on a NNN basis where Landlord is responsible for the foundation, structural systems including the roof, walls, paved driveways, parking areas and plumbing systems. Tenant is responsible for taxes, insurance, and all maintenance and routine repairs including HVAC, plumbing, electrical systems, grass and shrubbery. Tenant’s repair, maintenance and replacement obligations are subject to a maximum annual aggregate cap of \$12,500 (except ordinary maintenance and landscaping). Landlord is responsible for maintenance, repairs and replacements over the expense cap. Tenant is allowed a \$500/unit/year cap on maintenance and repairs to all HVAC units and is responsible to replace air filters (provided by Landlord) every other month.



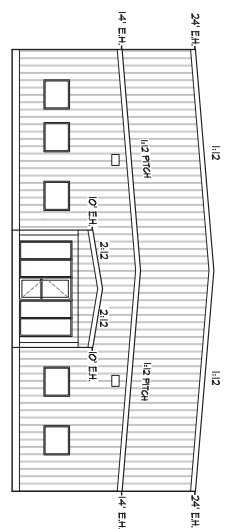
INTERIOR PICTURES ARE REPRESENTATIVE OF KINGPIN INDUSTRIAL BUT MAY VARY SLIGHTLY.



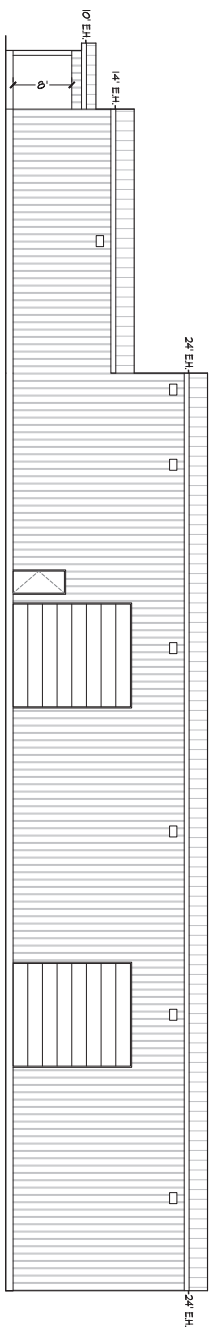


INTERIOR PICTURES ARE REPRESENTATIVE OF KINGPIN INDUSTRIAL BUT MAY VARY SLIGHTLY.

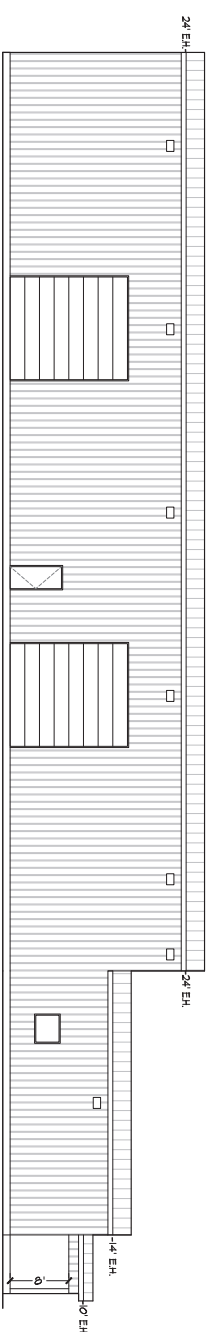




① FRONT ELEVATION
SCALE: 1/8"=1'-0"



② RIGHT ELEVATION
SCALE: 1/8"=1'-0"



③ LEFT ELEVATION
SCALE: 1/8"=1'-0"



④ REAR ELEVATION
SCALE: 1/8"=1'-0"

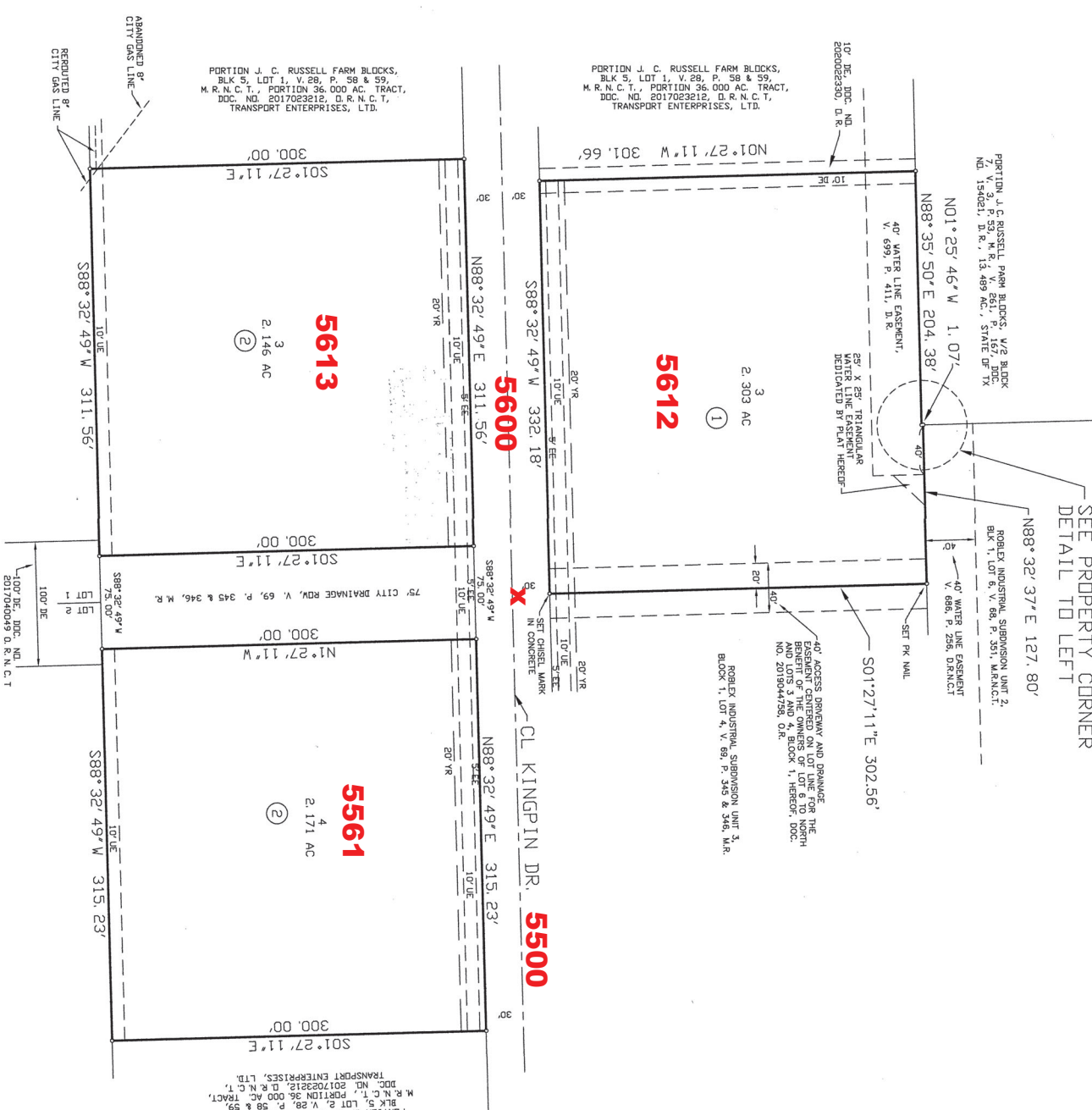
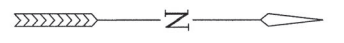
© 2019 DICKSON BUILDERS, INC.

DICKSON
BUILDERS, INC.
11198 Up River Road
Corpus Christi, Texas 78410
(361) 241-4292

Transport Enterprises, Ltd.
Lot #X - Lease Building
XXXX Kingpin Dr.
Corpus Christi, Texas

DRAWN	_____
CHECKED	_____
DATE	_____
BY	_____
SCALE	AS NOTED

SHEET NO.
A2
OF SHS
D/B #0C-2019



V 69 P 458

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 1, LOT 5, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 2, LOT 1, LOT 6, V. 28, P. 58, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 3, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 4, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 5, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 6, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 7, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 8, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 9, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 10, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 11, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 12, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 13, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 14, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 15, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 16, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

PORTION J. C. RUSSELL FARM BLOCKS, V/2 BLOCK 17, LOT 1, LOT 2, LOT 3, LOT 4, V. 28, P. 58 & 59, M. R. N. C. T., PORTION 36.000 AC. TRACT, DOC. NO. 2017023212, D. R. N. C. T., TRANSPORT ENTERPRISES, LTD.

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK, AS AN ENVIRONMENTALLY SENSITIVE AREA, THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY, "OSTER WATERS" AND CATEGORIZED THE RECEIVING WATER AS "CONTACT RECREATION" USE.
2. THE BASIS OF BEARINGS IS THE STATE OF TEXAS LAMBERT GRID, SOUTH ZONE, NAD 1983.
3. THE SUBJECT SITE IS IN ZONE "X" ACCORDING TO FEMA MAP 4835503156 (10/23/15).
4. LEGAL DESCRIPTION: THREE TRACTS OF LAND, A 2.303 ACRE TRACT, A 2.146 ACRE TRACT AND A 2.171 ACRE TRACT, IN TOTAL 6.620 ACRES MORE OR LESS, RECORDED IN PUBLIC RECORDS AS BLOCK 5 & 59, MAP RECORDS, NUECES COUNTY, TX, CORPUS CHRISTI, NUECES CO., TX.
5. THERE ARE NO KNOWN NATURAL WATER BODIES, JURISDICTIONAL WETLANDS, ENDANGERED SPECIES HABITAT, STATE SUBMERGED LANDS OR CRITICAL DUNES ON THE SITE.
6. THE TOTAL PLATTED AREA CONTAINS 6.620 ACRES OF LAND (NO STREET DEDICATIONS).
7. THE YARD REQUIREMENT IS SUBJECT TO CHANGE AS THE ZONING LAW CHANGE.
8. SET 5/8" IRON PINS AT ALL LOT CORNERS UNLESS SHOWN OTHERWISE. ALL SET IRON ROSS CONVALEX PLASTIC CORNERS LABELED BASS AND WELSH ENGINEERING.
9. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
10. ALL PERMITS SHALL COMPLY TO ACCESS MANAGEMENT STANDARDS OUTLINED IN ARTICLE 7 OF THE UCC.
11. THE DEVELOPER HAS GRANTED AND BY THESE PRESENTS DOES HEREBY GRANT AND CONVEY TO THE CITY OF ALAMEDA, TEXAS, AND ITS SUCCESSORS AND LEGAL REPRESENTATIVES, THE FREE AND UNINTERRUPTED USE, LIBERTY, PRIVILEGE AND EASEMENT OF RIGHT-OF-WAY, LABELED AS SUCH, TOGETHER WITH THE FREE INGRESS, EGRESS AND REGRESS TO AND FOR THE CITY FOR THE PURPOSE OF MAINTAINING A PUBLIC DRAINAGE FACILITY, AND FOR THE PURPOSE OF MAINTAINING, REPAIRING, REPLACING AND INSPECTING SAID PUBLIC DRAINAGE FACILITY UNDER, ON AND ABOVE SAID TRACT.



PLAT OF
ROBLEX INDUSTRIAL SUBDIVISION UNIT 3,
BLOCK 1, LOT 3 AND BLOCK 2, LOTS 3 & 4
CORPUS CHRISTI, NUECES CO., TX

BASS & WELSH ENGINEERING
 TX SURVEY REG. NO. 100927-00, TX ENGINEERING REG. NO. F-52, 3054 S. ALAMEDA STREET, CORPUS CHRISTI, TEXAS 78404

DATE PLOTTED: 6/6/20
 COMP. NO. PLAT-SHTZ
 JOB NO. 20004
 SCALE: AS SHOWN
 SHEET 2 OF 2

V 69 P 458



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.

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