

**MULTIPLE CRANE SERVED SHOPS & WASH BAYS NEAR HWY 281****PROPERTY SUMMARY**

- Approx. 28,710 SF Total
  - Five Industrial Buildings
  - 2 Cranes, 7.5-Ton & 5-Ton
  - 9 OH Doors
  - Multiple Canopies, Wash Bays
  - Various Eave Heights
- Approx. 7.33 Acres
- Fully Fenced and Secured Yard
- Serviced by Municipal Utilities
- Located in North Alice with Easy Access to Hwy 281
- Zoned – Industrial

***\$499,999, Asking Price***  
***\$550,000, Asking Price***



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







**GAINES**  
ORGANIZATION

**2100 INDUSTRIAL BLVD**  
**ALICE, TX**



• **Building 1**

- Approx. 7,210 SF Total
- Approx. 6,250 SF Shop
- 2, 12' X 14' OH Doors
- Approx. 960 SF Canopy

• **Building 2**

- Approx. 1,200 SF Total Canopy

• **Building 3**

- Approx. 4,800 SF Total

• **Building 4**

- Approx. 13,100 SF Total
- Approx. 10,700 SF Shop
- 6, 12' x 16' OH Doors
- 3, 12' x 14' OH Doors
- 2, Cranes, 7.5-Ton, 5-Ton

• **Building 5**

- Approx. 2,400 SF Total
- Approx. 1,200 SF Shop
- 1, 10' X 11' Sliding Door
- Approx. 1,200 SF Canopy

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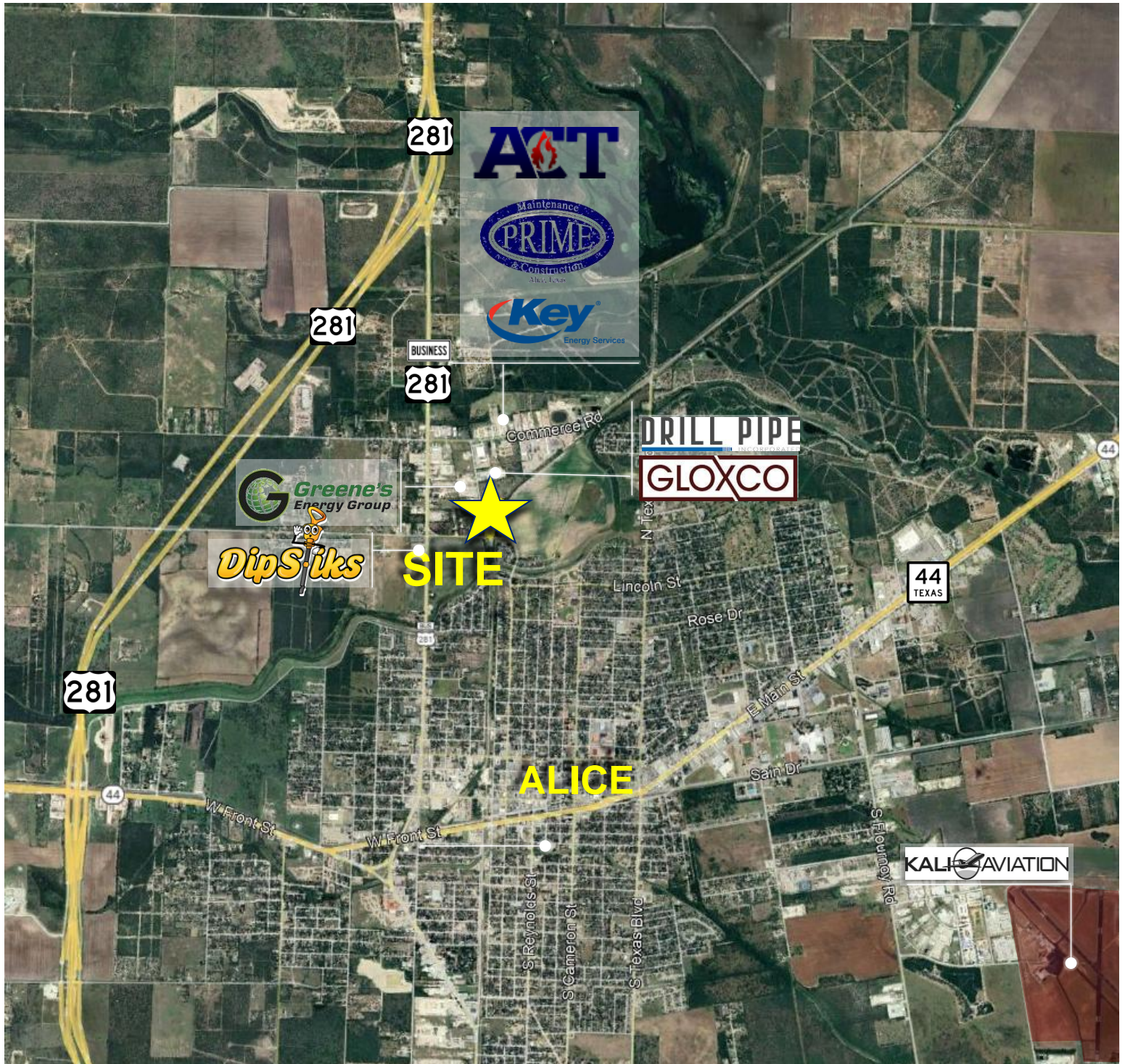
The information contained herein has been given to us by the owner of the property, the Appraisal District, or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. This Property is subject to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





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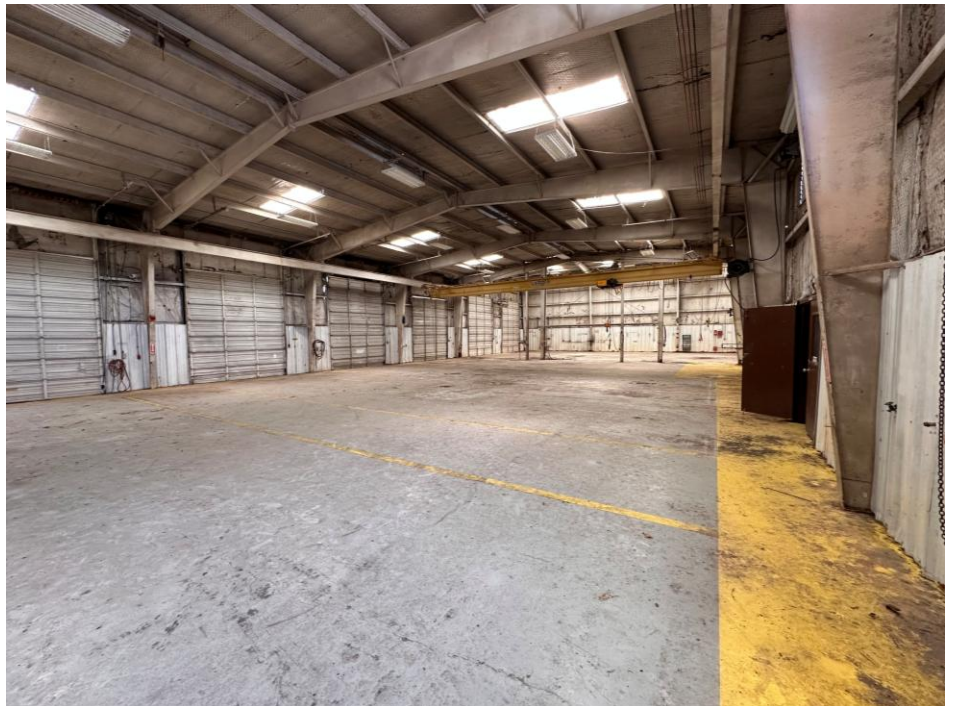


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1	TITLE DESCRIPTION
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[illegible]

## TITLE INFORMATION

SUPERVISOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT NO. 2200320409 OF SHAWART TITLE GUARANTY COMPANY. EFFECTIVE DATE: SEPTEMBER 26, 2022. EXPIRY DATE: 09/26/2027.

3 | SCHEDULE 'B' ITEMS

[illegible]

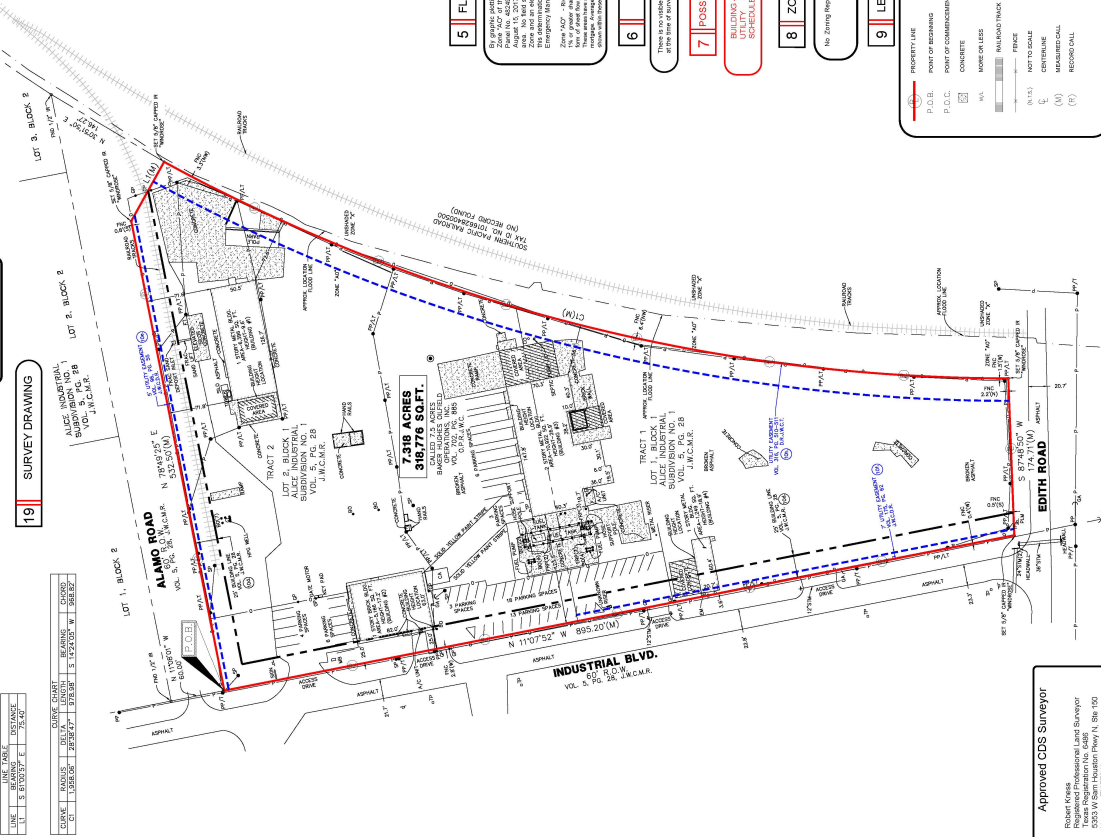
4 SURVEYOR CERTIFICATION

WAKER HUGHES  
WAKER HUGHES OILFIELD OPERATIONS, INC.  
EXEMPT TIME GUARANTY COMPANY



Robert Kneiss  
Registered Professional Land Surveyor  
Texas Registration No. 65486  
robert.kneiss@windrosservices.com

## 19 SURVEY DRAWING



## 10 BASIS OF BEARINGS

Bearings were based on the Texas State Plane Coordinate System, South Zone (nad 83), at distances shown herein are surface distances and may be brought to grid by applying the following scale factor: 0.99997984.

## 11 SURVEYOR'S NOTES

1. No observable evidence of light moving work, building construction or building additions within recent months.
2. No observable evidence of changes in street right of way line compared to previous survey. No evidence of new construction or building additions of recent street or adjacent construction or repairs.
3. Property has physical access to industrial Boulevard, Alamo Road and East Road, using public streets.
4. All structures within the corridor, and other adjacent located structures, are in good condition, with no evidence of structural damage, peeling paint, peeling, exposures, verminholes, and encroachments, and no evidence of any other structural damage, or other evidence of structural information is positively referenced herein.
5. Environmental and drainage lands are beyond the scope of the survey.
6. The square footage shown herein are based on the mathematical course of the corners and distances obtained to the survey. It does not include any area that is not present in the physical structure of the boundary construction.
7. Factors shown herein with dimensions are as shown where they are shown. The area may be smaller than measured where they are shown.

## 5 FLOOD INFORMATION

By graphic plotting only, this property is located in Shaded Zone "ACR" of the Flood Insurance Rate Map, Community Panel No. 43249C0240D, which bears an effective date of August 15, 2017 and is located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

## CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.























## 7 POSSIBLE ENCROACHMENTS

BUILDING 4 IS OVER THE 20' BUILDING LINE & UTILITY EASEMENT AS DESCRIBED

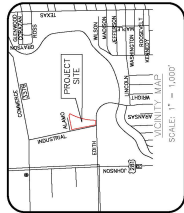
## 8 ZONING INFORMATION

No Zoning Report Provided at Time of Survey

## 9 LEGEND

- |   |  |
|---|--|
| <br>PROPERTY LINE  | <br>SET BACK FOOT (R/L)   |
| <br>P.O.B.         | <br>POINT OF BEGINNING    |
| <br>P.O.C.         | <br>POINT OF COMMENCEMENT |
| <br>CONCRETE       | <br>TELEPHONE POLE        |
| <br>MADE ON LEGS   | <br>UTILITY POLE          |
| <br>RAILROAD TRACK | <br>ELECTRIC METER        |
| <br>NOT TO SCALE   | <br>ELECTRIC CONTROL      |
| <br>CENTURLINE     | <br>LIGHT POLE            |
| <br>MEASURING GAIL | <br>OPTIMISED ELECTRIC    |
| <br>RECORD GAIL    | <br>BUILDING LINE         |
| <br>BASEMENT LINE  | <br>BASEMENT LINE         |

## 16 | VICINITY MAP



## 17 NORTH ARROW / SCALE



## 14 BUILDING AREA

Bldg 1: 6,396 square feet  
 Bldg 2: 5,166 square feet  
 Bldg 3: 19,922 square feet  
 Bldg 4: 1,249 square feet

15	BUILDING HEIGHT
15	15

Bldg 1: 9'6" Above Ground Level  
Bldg 2: 17'2" Above Ground Level  
Bldg 3: 25'9" Above Ground Level  
Bldg 4: 18'9" Above Ground Level

18 AITANSPS I and Title Supp

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:  
 FA Commercial Due Diligence Services Co.



Drawn By: DB/JE	Date: 12/01/2022
Surveyor	Revision: 1
Ref No: 58177.dwg	Date: 10/08/2023
Approved By: RK	Revision: 2
Field Date:	Date:
October 06, 2022	Revision:
Scale:	Date:
1"=60'	Revision:

Prepared By:  
**WINDROSE**  
LAND SURVEYING | PLATING

5333 W. SAM HOUSTON PKWY N. STE 130  
HOUSTON, TX 77064 | (713) 658-2881  
FIRM REGISTRATION NO. 101068900  
WINDROSESERVICES.COM

Client Ref. No. 654772

## 20 PROJECT ADDRESS

100 Industrial Dr, Alice Tx.
Project Name: Baker Hughes - Texas Portfolio
CDS Project Number: 22-05-0041

## Key to CDS ALTA Survey

- |   |                        |
|---|------------------------|
| 1 | TITLE DESCRIPTION      |
| 2 | TITLE INFORMATION      |
| 3 | SCHEDULE BY ITEMS      |
| 4 | SURVIVOR CERTIFICATION |
| 5 | FLOOD INFORMATION      |
| 6 | CEMETERY               |
| 7 | POSSIBLE ENRICHMENTS   |

## 10 BASIS OF HEARING

11	SURVIVORS' NOTES
12	PARKING INFORMATION
13	LAND AREA
14	BUILDING AREA
15	BUILDING HEIGHT
16	VICINITY MAP
17	NORTH ARROW / SCALE
18	CLIENT INFORMATION BOX
19	SURVEY DRAWING
20	PROJECT ADDRESS





## 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.

<u>The Gaines Organization, Inc.</u>	<u>9003379</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joshua Gaines</u>	<u>525644</u>	<u>Josh@GainesOrg.com</u>	<u>(361)442-2825</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Jamie Dellinger</u>	<u>364405</u>	<u>Jamie@GainesOrg.com</u>	<u>(361)442-2825</u>
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](http://www.trec.texas.gov)

IABS 1-1  
TXR 2501