

INDUSTRIAL SHOP & ACREAGE

INGLESIDE / ARANSAS PASS

109 FM 2725 at Bishop Road
Ingleside, Texas 78362



- SALES PRICE: \$299,000
- SIZE: ± 3.242 Acres
- IMPROVEMENTS: ± 1757 SF Metal Building w/ 14' EH office & shop w/ 2nd floor living area
- No Zoning Requirements — Outside city limits of Ingleside and Aransas Pass
- Corner Location. Great for oilfield & offshore welding or fabricating business, trucking yard or barge loading on Intracoastal Waterway

CONTACT INFORMATION



• STEVE ROBERTS REALTY •

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CONTACT

Jim Villaume, CCIM, MAI
Cell (361) 688-1987



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**INDUSTRIAL SHOP AND ACREAGE
BY INTRACOASTAL WATERWAY
OCL INGLESIDE/ARANSAS PASS**

SALE OFFERING

- PROPERTY ADDRESS** : 109 FM 2725 at Bishop Road
- LEGAL DESCRIPTION** : NE ½ of Lot 4, Block N, Burton and Danforth Subdivision, outside City of Ingleside and Aransas Pass city limits, San Patricio County, TX
- SITE SIZE** : ± 3.242 Acres
- IMPROVEMENTS** : ± 1757 SF metal 14' EH office and shop with second floor living efficiency. Outside covered work area of ± 1000 SF. Two metal storage sheds each 600 SF. Large concrete perimeter beam enclosure tank for above ground fuel tank and barrel storage. Metal roof replaced ± 9 yrs ago. 220 V, 3-phase. Large caliche yard for trucking or storage activity. Full CL w/ 3 strand barb wire fencing and access gates. Corner location nearby other industrial oil and water related companies
- ASKING PRICE** : ~~\$ 320,000~~ \$299,000 **PRICE REDUCTION !!**
- FINANCING** : Cash
- ZONING** : **None.** Outside City limits of Aransas Pass and Ingleside
- UTILITIES** : Water supplied by Aransas Pass, septic system, electric on site.
- TAXES** : 2014 AV: \$248,152 ± 2014 Tax: \$4,095 ±

LISTING AGENT: Jim Villaume, CCIM, MAI
361-688-1987 cell

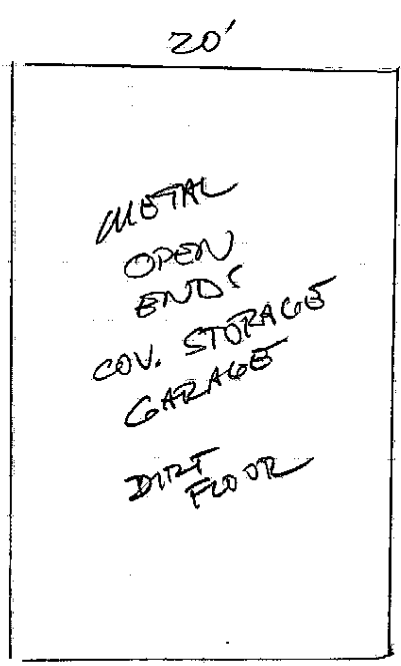
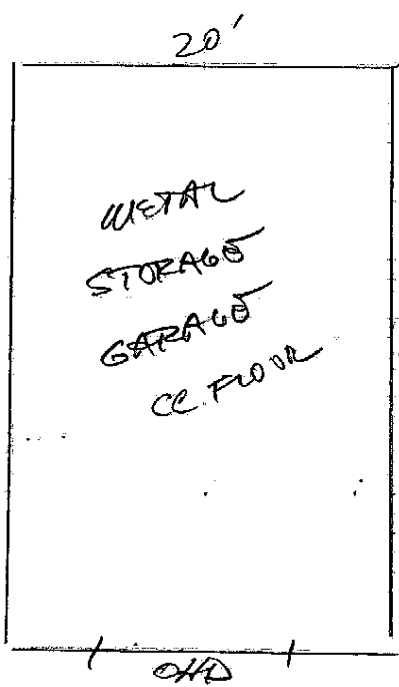
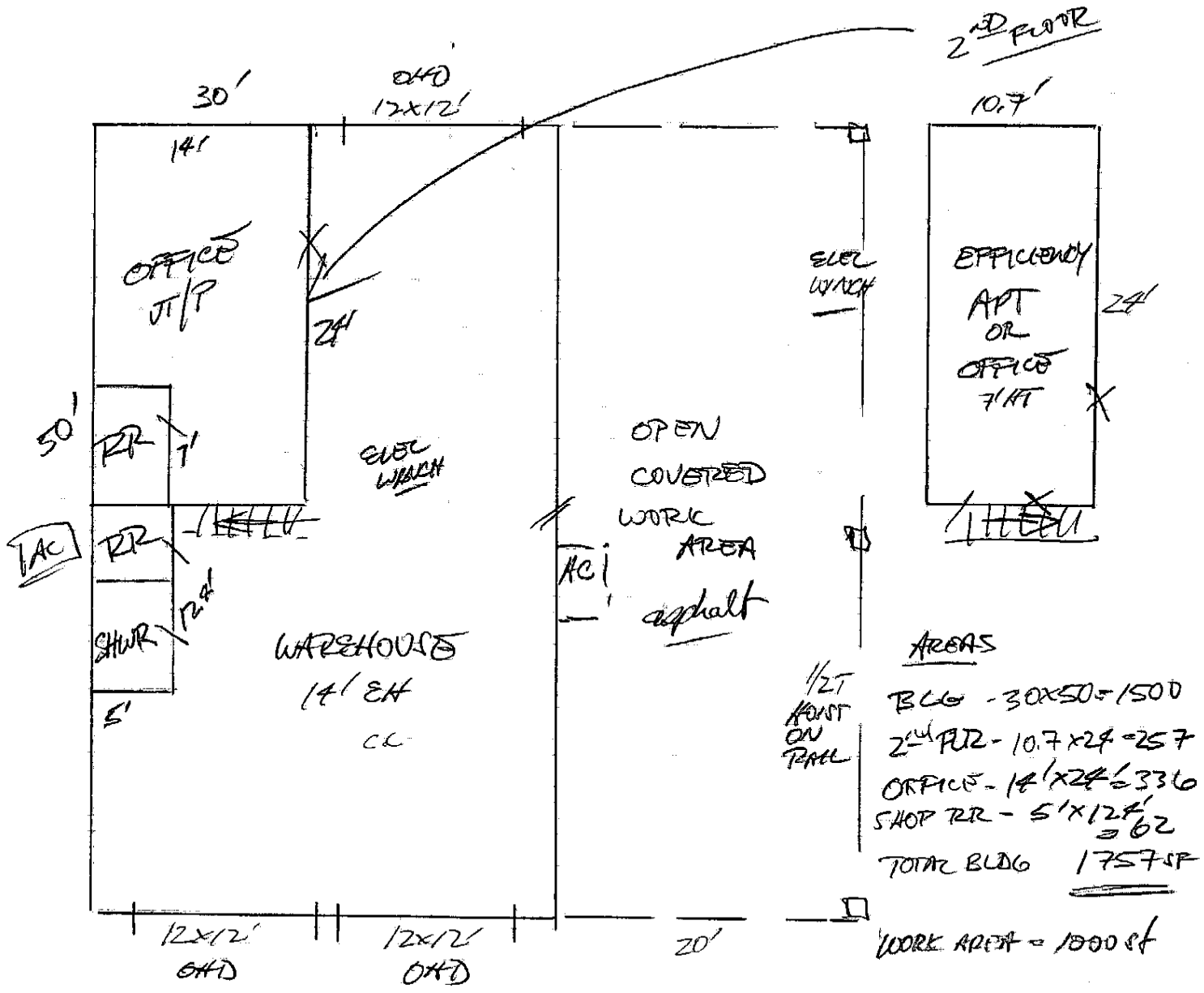
INSPECTION: Call Listor

COMMENTS: Industrial building and acreage in Ingleside and Aransas Pass area. Outside of City limits but in ETJ of both Ingleside and Aransas Pass. Great yard for oilfield and offshore welding or fabricating business, trucking yard for petroleum product on way to pipeline or barge loading on Intracoastal Waterway from Eagle Ford Shale area.

The information contained herein has been obtained from reliable sources, however, no representation or warranties, either expressed or implied, are made as to the accuracy thereof; buyer should verify all information. The property is subject to change in price, withdrawal from the market or prior sale without notice.

109 FM 2725 at Bishop Road
Ingleside / Aransas Pass





STORAGE BLDG
 20x30 = 600
SF
 each

109 FM 2725
 INGLESIDE, TX