

± 2,218 Feet of Water Front Docks



Industrial Marine Facility For Sale or Lease

Water Front Properties on Sabine Pass Ship Channel

EXCLUSIVE ADVISORS

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Excellent Ship Channel Frontage
±210 Acres Total Land
Sabine Pass Ship Channel

PROPERTY HIGHLIGHTS

- Closest docks to the Gulf of Mexico ± 2.5 miles on the Sabine Pass Ship Channel.
- ± 2,218 feet of water front docks.
- Barge accessible ± 20ft depth
- ± 27,250 SF of warehouse/office improvements
- Rentable income from tract 1:
\$30,000/month (lease can be cancelled)
For lease tract 1 - \$30,000/month
For lease tract 3 - \$10,000/month
- Property consists of 5 tracts of land.
- Located along S. First Ave. in Sabine Pass, TX on the Sabine Pass Ship Channel

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Property Photos



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Tract 1



PROPERTY HIGHLIGHTS

Located at 7266 S. First Ave., Sabine Pass, TX. The property contains ± 5.820 acres of usable land area and is rectangular in shape. This tract has ± 735.10 feet of road frontage and ± 766.68 feet of dock frontage along the Sabine Pass Ship Channel. The land is level and stabilized with a steel bulk head along the water's edge.

There are two buildings on the property, a $\pm 3,000$ SF office building and a $\pm 11,250$ SF warehouse building. The warehouse includes one 15-ton and one 10-ton bridge crane, both with a 50-foot span.

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Tracts 2 & 3



TRACT 2

Located at 8490 S. First Ave., Sabine Pass, TX. The property contains ± 4.340 acres of usable land area and is rectangular in shape. This tract has ± 530.20 feet of road frontage and ± 810.40 feet of water frontage along the Sabine Pass Ship Channel. The land is level and stabilized with a steel bulk head along the water's edge and has a steel catwalk connecting Tracts 2 and 3. It has a $\pm 13,000$ SF warehouse which is 65 feet wide and has three grade level manual overhead doors.

TRACT 3

Located at 8498 S. First Ave., Sabine Pass, TX. The property contains ± 2.70 acres of useable land and is rectangular in shape. This tract has ± 338.85 feet of road frontage and ± 640.55 feet of dock frontage along the Sabine Pass Ship Channel. The land is level and stabilized with a catwalk connecting it to Tract 2.

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Tract 4



PROPERTY HIGHLIGHTS

Located along S. First Ave., Sabine Pass, TX. The total tract is ± 174 acres of land. The property has $\pm 2,372$ feet of frontage along the west side of South First Avenue. The land is level and the useable area is mostly stabilized.

This tract is directly behind Tract 2 and can be used to support the waterfront tracts 1, 2 and 3 for additional storage or lay down yards.

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Tract 5

87
TEXAS

Tract 5

PROPERTY HIGHLIGHTS

Located at 10500 block of State Highway 87 and approximately 3.9 miles west of the city of Sabine Pass, TX. The tract has ± 235 feet of frontage on Highway 87 and consists of ± 23.20 acres of land. Tract 5 can also be used for additional offsite storage.

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SALE/LEASE AMERICANS WITH DISABILITIES ACT, HAZARDOUS MATERIALS AND TAX DISCLOSURE

The Americans With Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may be in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead-based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that mayor may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and/or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER

Entity Name _____

By: _____

Title: _____

Date: _____

BUYER

Entity Name: _____

By: _____

Title: _____

Date: _____



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
 - (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
 - (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
 - (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.
- With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)

TREC No. OP-K