

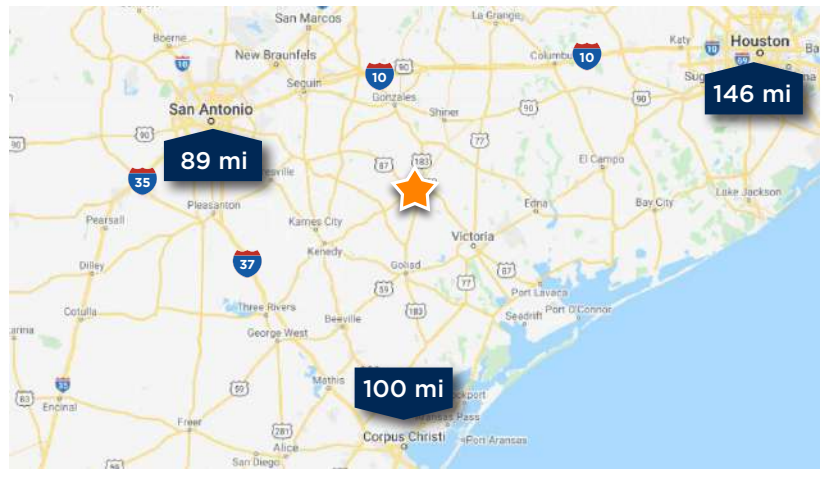
FOR SALE OR LEASE SOUTH TEXAS

516 W. LIVE OAK STREET | CUERO, TX 77954



PROPERTY DETAILS:

Address:	516 W. Live Oak Street
Total SF:	336,936
Land:	11.16 AC (486,130 SF)
Office Space:	6,000 SF
Year Built/Renov.:	1901 / 1999
Clear Height:	9' - 41'
Opportunity Zone:	Yes
Sprinkler:	Yes
Loading:	5 Docks (10' x 10'), 1 Drive-In (12' x 12')
Parking:	109 Spaces
Asking Price:	\$3,500,000 (\$10.39/SF)
Lease Rate:	Contact Broker



NOTES:

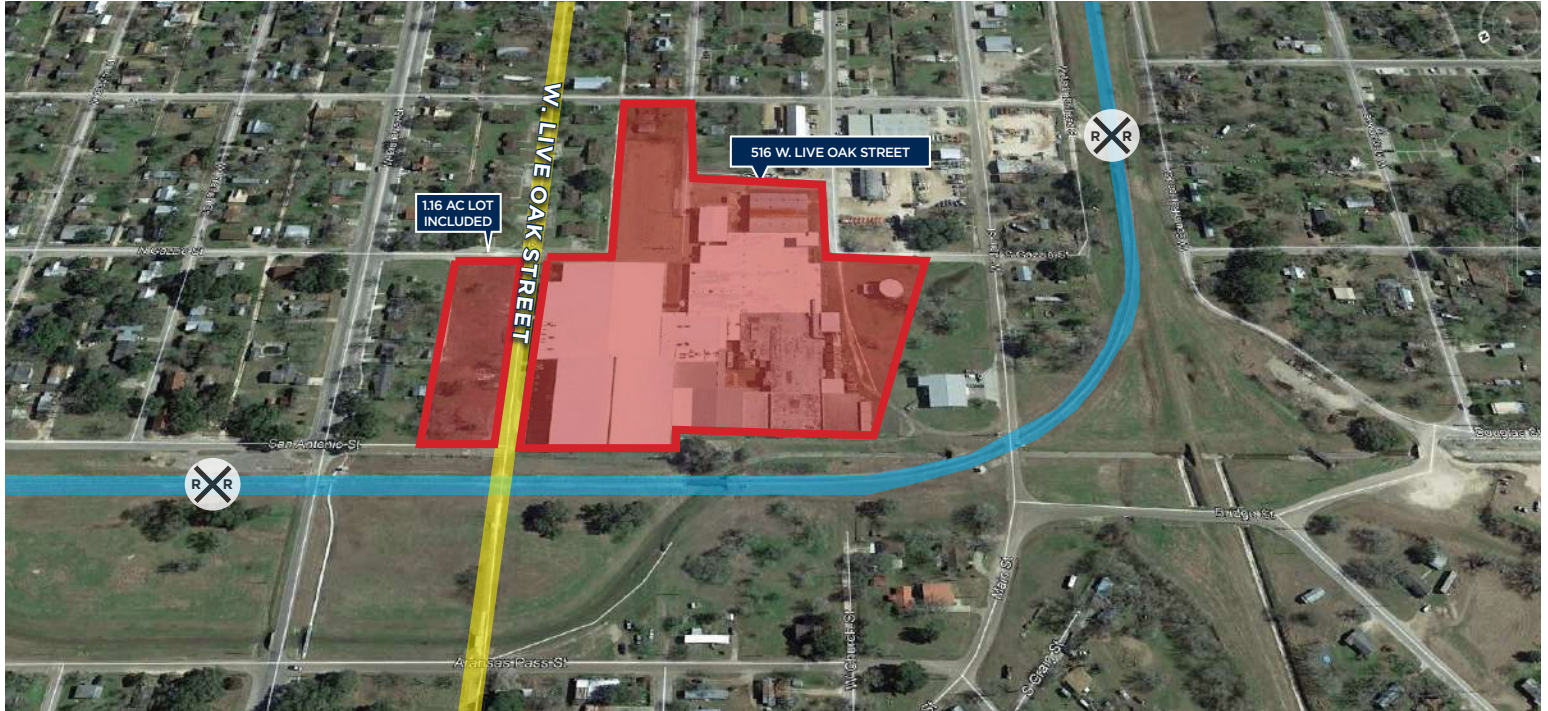
- Formerly a textile mill
- \$40M expansion in 1999 which added 1000,000 SF of insulated warehouse space and a 50,000 SF basement
- Centrally located in South Texas, equidistant to San Antonio, Houston & Corpus Christi



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