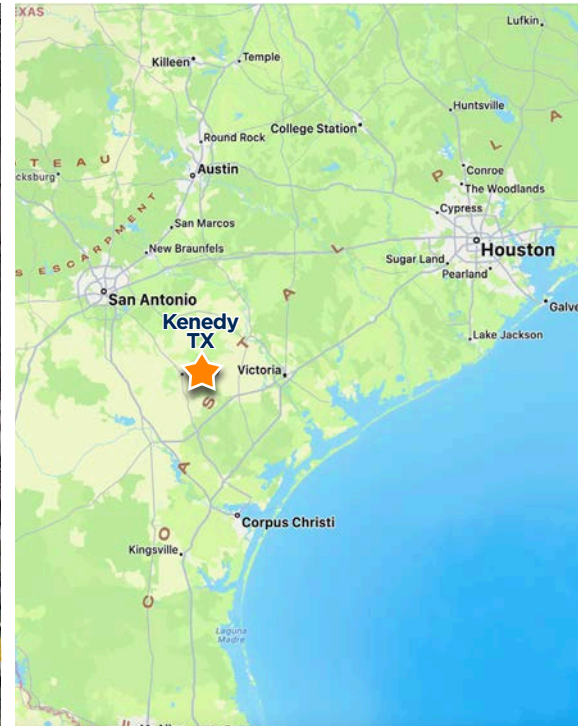


PORTFOLIO SALE OFFICE WAREHOUSE OR RETAIL & MULTI-FAMILY

201-203 N 1ST STREET & 205 S 4TH STREET & TILDEN
KENEDY, TX 78119



FRITSCHÉ ANDERSON
REALTY PARTNERS



10,300 SF TOTAL

(Office, Warehouse or Retail)
On 0.30 Acres Total / 13,068 SF Total Land
(Located on Hard Corner)

1,904 SF TOTAL

(Residential Investment/ Multi-Family)
On 0.26 Acres Total / 11,250 SF Total Land

PROPERTY BREAKDOWN:

1 201 N 1st Street, Kenedy, TX 78119

- 6,800 SF Total
- 0.15 Acres / 6,500 SF Total Land
- Metal & Wood Build
- Built 1945
- 10' to 14' Clear Height
- 2 Grade Level (1) Overhead (1) Track Slide

2 203 N 1st Street, Kenedy, TX 78119

- 3,500 SF Total
- 0.15 Acres 6,500 SF Total Land
- Metal & Wood Build
- Built 1945
- 10' to 14' Clear Height
- 1 Grade Level Tract Slide Door

3 205 S 4th Street & Tilden, Kenedy, TX 78119

- 1,904 SF Total
- 0.26 Acres / 11,326 SF Total Land
- Built 1948
- New Roof (2019)

Fritsche Anderson is pleased to present the portfolio sale offering for 3 separate parcels in the heart of the Eagle Ford Shale located in the Historic City of Kenedy, TX.



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NOTES:

Fritsche Anderson is pleased to present the portfolio sale offering for 3 separate parcels in the heart of the Eagle Ford Shale located in the Historic City of Kenedy, TX.

The 201 & 203 1st Street sites consists of 2 commercial tracts that are situated in town located 1 block North from Main Street (Hwy 72). Both Parcels have 2 builds onsite that can be restored to cater towards multiple uses such as, Office, Warehouse or Retail Space. With close proximity to Main street the property has good visibility traveling west towards Karnes City. Opportunity for business owners looking for store fronts such as, tack providers & agricultural needs, equipment rentals, antique business owners, restaurant/ brewery, local pop-up markets / farmers markets & venue spaces for social gatherings.

The 205 4th Street property shown as the 3rd parcel available is located 1 block south of Main Street. The property consists of a 1 story 2-unit duplex that has Historic ties to Robert H.H Hugman, the world-famous architect behind developing the San Antonio "River Walk". On July 24, 2019, blueprints of Hugman's vision to create the San Antonio River Walk were discovered in a cedar closet on site in the duplex. The property is situated at a 4-way cross intersection leading into town that could be utilized as a vacation rental or renovated for personal use.

ADDITIONAL INFORMATION: (surrounding areas)

The City of Kenedy has a total population of 3,473 (2020 census) showing moderate growth over the last 10 years. Much larger cities and other cities are easily accessible within reason distance from the Kenedy shown.

LARGER SURROUNDING CITIES

- 58 miles** Victoria, TX
- 60 miles** San Antonio, TX*
- 87 miles** San Marcos, TX
- 91.7 miles** Corpus Christi, TX
- 107 miles** Austin, TX*
- 151 miles** Laredo, TX

*7th highest population in the US - 2023

*11th highest population in the US - 2023

SMALLER SURROUNDING CITIES

- 5.5 miles** Karnes City, TX
- 29.1 miles** Floresville, TX
- 32.2 miles** Beeville, TX
- 32.4 miles** Goliad, TX



DOWNTOWN KENEDY, TX



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201 N 1ST ST - FRONT



201 N 1ST & 203 N 1ST ST - FRONT



201 N 1ST ST - REAR



201 N 1ST ST - SIDE



205 S 4TH ST & TILDEN - FRONT



205 S 4TH ST & TILDEN - SIDE



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