

**FOR
SALE**

±33,361SF
Office Building

Redevelopment
Opportunity

Ideal for
Owner/User



TRANSWESTERN

REAL ESTATE
SERVICES

208 E HOUSTON ST

Beeville, TX 78102



PROPERTY OVERVIEW:

- ±33,361 SF office building
- Built in 1968
- ±1.5 acres
- Land includes one adjacent parking lot
- Adjacent to HEB & Walgreens
- Iconic location of Dan A. Hughes Company
- Asking Price: \$1,750,000

OPPORTUNITY TO OWN AN ICONIC PROPERTY, RICH IN TEXAS HISTORY

Since 1968, the Property has been the Headquarters location for the Dan A. Hughes Company, one of Texas' most prolific private oil and gas exploration companies. The company started in south Texas with its first discovery in Webb County, north of Laredo, and has had operations in Canada, Australia, and several countries in South America. The company had many successful wells and significant positions in the Barnett Shale in North Texas, Fayetteville Shale in Arkansas, and the Eagle Ford Shale in South Texas.

Sale Information:

Alan Grilliette

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PROPERTY HIGHLIGHTS

PROMINENT CORPORATE OFFICE

The two-story Property is ideal for a large corporate office, state or local government offices, administrative offices, etc. The large floor plates enable tenants to achieve the efficient layout of offices.

SUPERIOR LOCATION

Located on Houston Street (State Hwy 59), the Property enjoys a “main and main” address adjacent to the HEB grocery, Walgreens, and the Courthouse square. The location is well known; If you live in the Beeville MSA, you know exactly where this building is!

REDEVELOPMENT OPPORTUNITY

The Property is tremendous for redevelopment opportunities. The hard-corner adjacent to the H-E-B would be a perfect grocery-anchored retail pad development. The city center location is adjacent to the Courthouse and national retailers, Walgreens, KFC, and the local Ford dealership.

TRAFFIC COUNTS

| Collection Street | Cross Street | Traffic Volume | Count Year | Dist from Subject |
|---------------------|---------------|----------------|------------|-------------------|
| E Houston St | S Harrison St | 11,876 | 2018 | 0.12 miles |
| S Washington St | W Milam St | 7,921 | 2018 | 0.19 miles |
| N Washington St | W Bowie St | 9,267 | 2018 | 0.26 miles |
| W Corpus Christi St | US Hwy 59 N | 9,435 | 2018 | 0.36 miles |
| NE Washington St | W Inez St S | 10,470 | 2018 | 1.11 miles |

PLENTIFUL PARKING

The Property includes 31 parking spaces on-site plus 47 parking spaces located at the parking area across Houston Street, included in the sale.

CORPORATE APARTMENT

The Property includes a four-bedroom, three-bath house adjacent to the Property, fronting on Houston Street that has been recently updated.



Mr. Hughes was one of the largest employers in Beeville, Texas.

Always the philanthropist, Mr. Hughes endowed the Dan A. Hughes '51 Chair in Geosciences, restored Military Walk at Texas A&M, donated an oil and gas building at Coastal Bend College and contributed to the Hyperbaric Chamber at CHRISTUS Spohn Hospital in Beeville and the Dan A. Hughes Family Hybrid Suite at CHRISTUS Spohn Hospital Shoreline in Corpus Christi.



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NEARBY AMENITIES

POINTS OF INTEREST

Bee County Couthouse
Joe Barhart Bee County Library
United State Post Office
CHRISTUS Spohn Hospital
City Pool and Park

SHOPPING

Walgreens
HEB

BANKING

Prosperity Bank
IBC Bank
First Convenience Bank
Texas Champion Bank
Spirit of Texas Bank

LODGING

Hampton Inn
Holiday Inn
La Quinta Inn
SureStay Plus
Executive Inn

RESTAURANTS

KFC
Subway
El Charro Restaurant
Jesus Maria Restaurant
Church's Chicken

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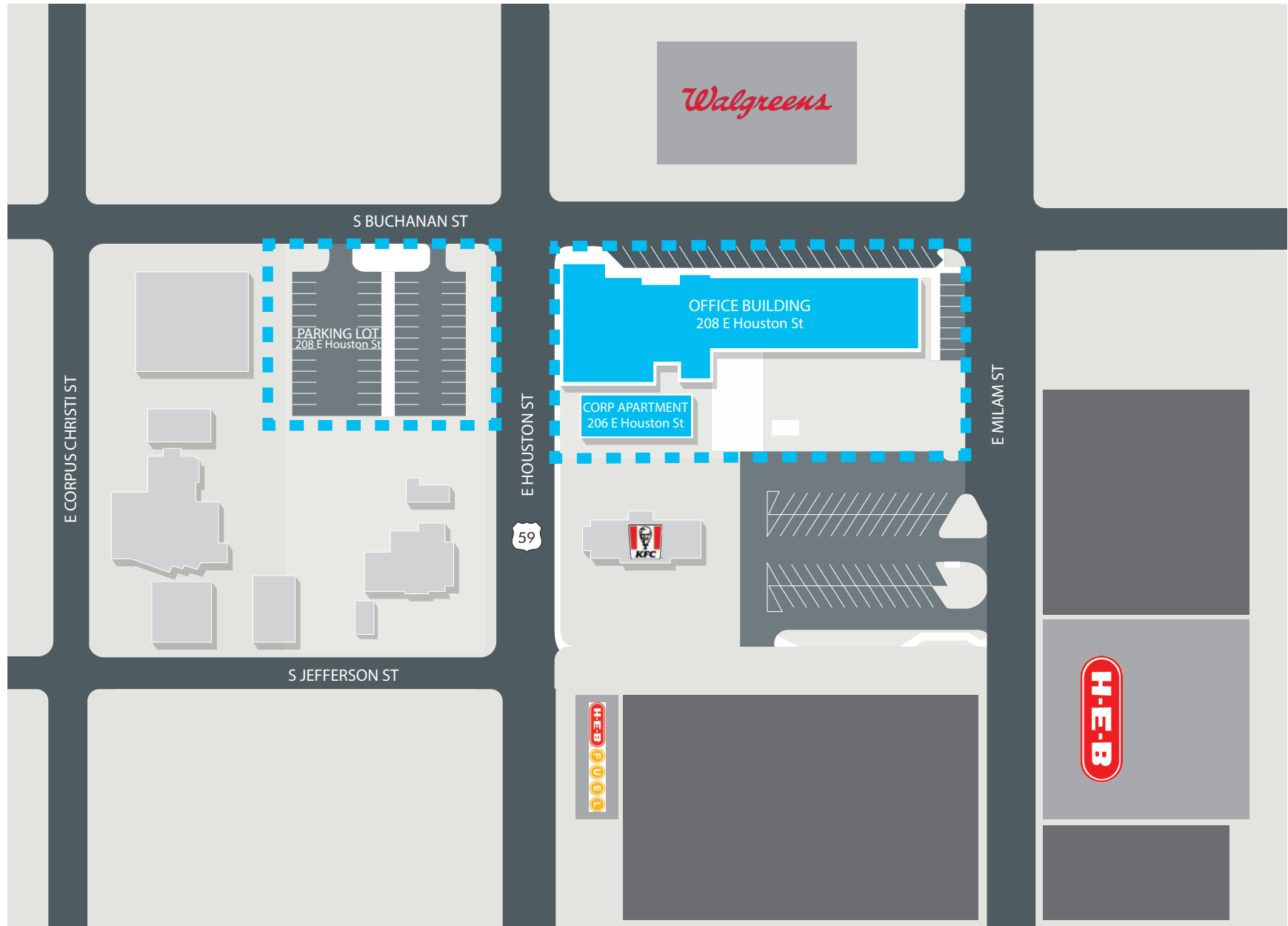
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TRANSWESTERN

REAL ESTATE
SERVICES

SITE PLAN



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Office Building

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Ideal for
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TRANSWESTERN

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SERVICES



FOR SALE

208 E HOUSTON ST

Beeville, TX 78102



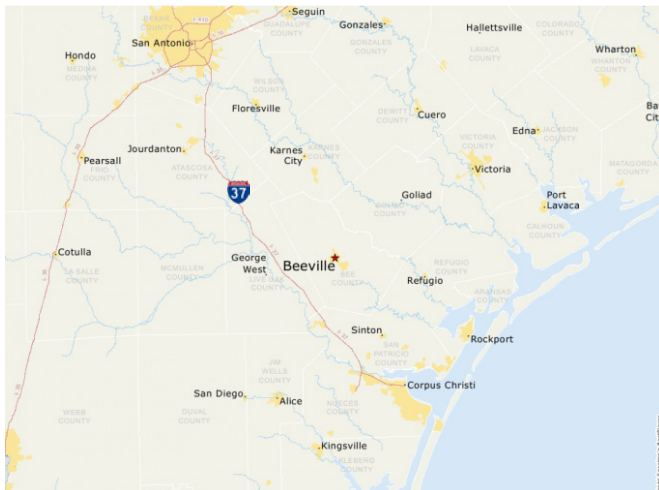
Beeville is the county seat of Bee County and home to the main campus of Coastal Bend College. Bee County is made up of the City of Beeville, as well as the unincorporated communities of Mineral, Papalote, Pawnee, Pettus, Tynan, Tulsita, and Skidmore. The county is a community of just over 32,000 people and growing.

Beeville has evolved into a regional retail, hotel and restaurant hub for surrounding communities. Travel and Tourism is a growing industry for the county with emphasis on Nature Tourism including Birding, Wildlife Photography and Hunting. Culture and heritage are highlighted with the Barnhart Beeville Art Museum, the McClanahan House, the Berclair Mansion and several major festivals and events throughout the year.

The towns of Goliad, Sinton, George West, Three Rivers, Kenedy and Karnes City are all within a 40 mile radius, a population of over 118,000. Additionally, Bee County is only 55 minutes from the City of Corpus Christi (population over 324,000) and 90 minutes from the San Antonio metropolitan area.

Economic activity is expanding with the close proximity to the Eagle Ford Shale oil and gas fields positioning the county as a transportation hub with the intersection of IH-59 and State Hwy 181 within the county and the close proximity to IH-37, the connector between San Antonio and Corpus Christi.

Source: *Bee County Chamber of Commerce*



| Population | 2 Mile | 5 Mile | 10 Mile |
|---------------------------------|----------|----------|----------|
| 2025 Projection | 14,570 | 22,522 | 28,867 |
| 2020 Estimate | 14,715 | 22,651 | 29,024 |
| 2010 Census | 14,308 | 21,677 | 27,857 |
| Growth 2020-2025 | (0.99%) | (0.57%) | (0.54%) |
| Growth 2010-2020 | 2.84% | 4.49% | 4.19% |
| 2020 Population Hispanic Origin | 10,870 | 14,492 | 17,357 |
| White | 13,608 | 20,135 | 25,353 |
| Black | 511 | 1,780 | 2,855 |
| Am. Indian & Alaskan | 181 | 228 | 250 |
| Asian | 137 | 172 | 197 |
| Hawaiian & Pacific Island | 24 | 29 | 30 |
| Households: | | | |
| 2025 Projection | 5,251 | 6,953 | 7,845 |
| 2020 Estimate | 5,304 | 6,998 | 7,897 |
| 2010 Census | 5,186 | 6,710 | 7,582 |
| Growth 2020 - 2025 | (1.00%) | (0.64%) | (0.66%) |
| Growth 2010 - 2020 | 2.28% | 4.29% | 4.15% |
| Owner Occupied | 2,741 | 4,083 | 4,824 |
| Renter Occupied | 2,563 | 2,914 | 3,073 |
| 2020 Avg Household Income | \$53,590 | \$60,201 | \$62,193 |
| 2020 Med Household Income | \$41,099 | \$45,890 | \$46,555 |

Source: *CoStar*





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.

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.

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.

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.

| | | | |
|--|---------------|---|---------------------|
| Transwestern Property Company SW GP LLC | 466196 | | 210-341-1344 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Steve Ash | 392519 | steve.ash@transwestern.com | 713-270-7700 |
| Designated Broker of Firm | License No. | Email | Phone |
| Leah Gallagher | 526657 | leah.gallagher@transwestern.com | 210-341-1344 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Alan Grilliette | 342974 | alan.grilliette@transwestern.com | 210-341-1344 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date