

FOR SALE

3199 Old Goliad Rd, Victoria, TX 77905

Crane-Served Manufacturing Facility



Admin BLDG
±5,890 SF

Washing Station
±7,250 SF

MFG BLDG
±46,135 SF

Southern BLDG
±5,000 SF

Paint Booth 1&2
±2,461 SF

Blast Booth
±3,465 SF

- Total Building(s) Size: ±70,201 SF
- ±53 Acres Land
- ±9 Acres Paved
- 7 Buildings
- 15 Cranes
- Heavy power throughout

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SITE OVERVIEW

3199 Old Goliad Rd, Victoria, TX 77905



Manufacturing
BLDG
±46,135 SF

Paint Booths
1 & 2
±2,461 SF

Blast Booth
±3,465 SF

Wash Station
±7,250 SF

Southern BLDG
±5,000 SF

Office BLDG
±5,890 SF

MANUFACTURING BUILDING 3199 Old Goliad Rd, Victoria, TX 77905



±46,135 SF

- (2) 22' overhead doors
- (6) 18' overhead doors
- (1) 12' overhead door
- (1) 10' overhead door
- Cranes list
- Air Compressor
- 480V Power
- 4 Interior Offices, Break room and Bathroom

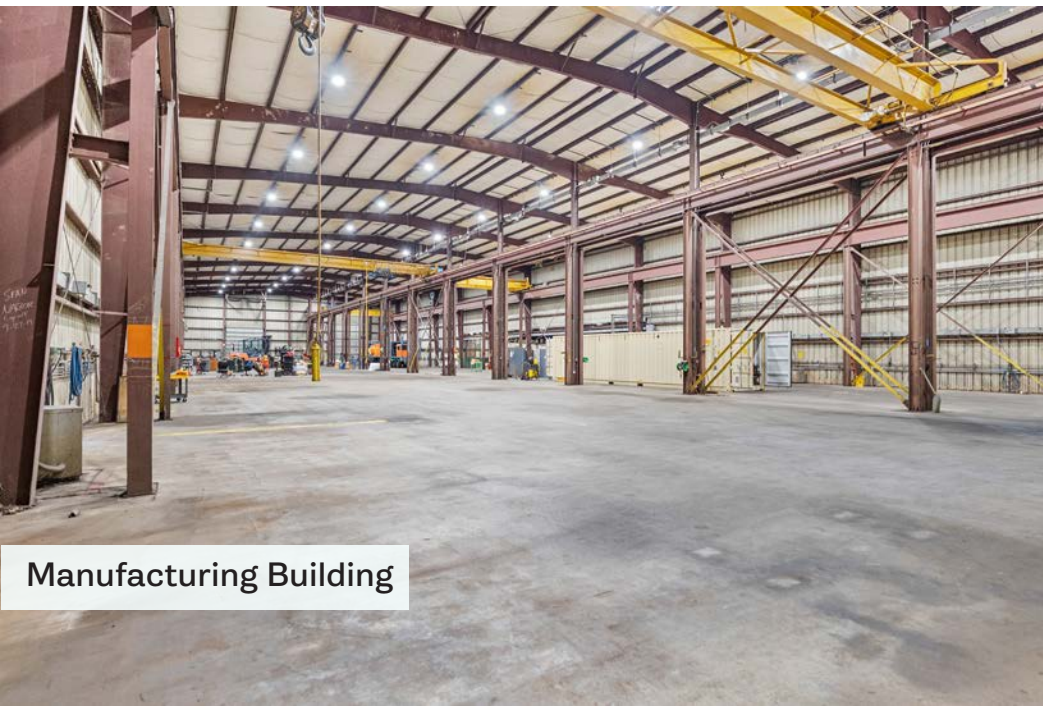


PROPERTY IMAGES

3199 Old Goliad Rd, Victoria, TX 77905



Manufacturing Building



Manufacturing Building



Manufacturing Building

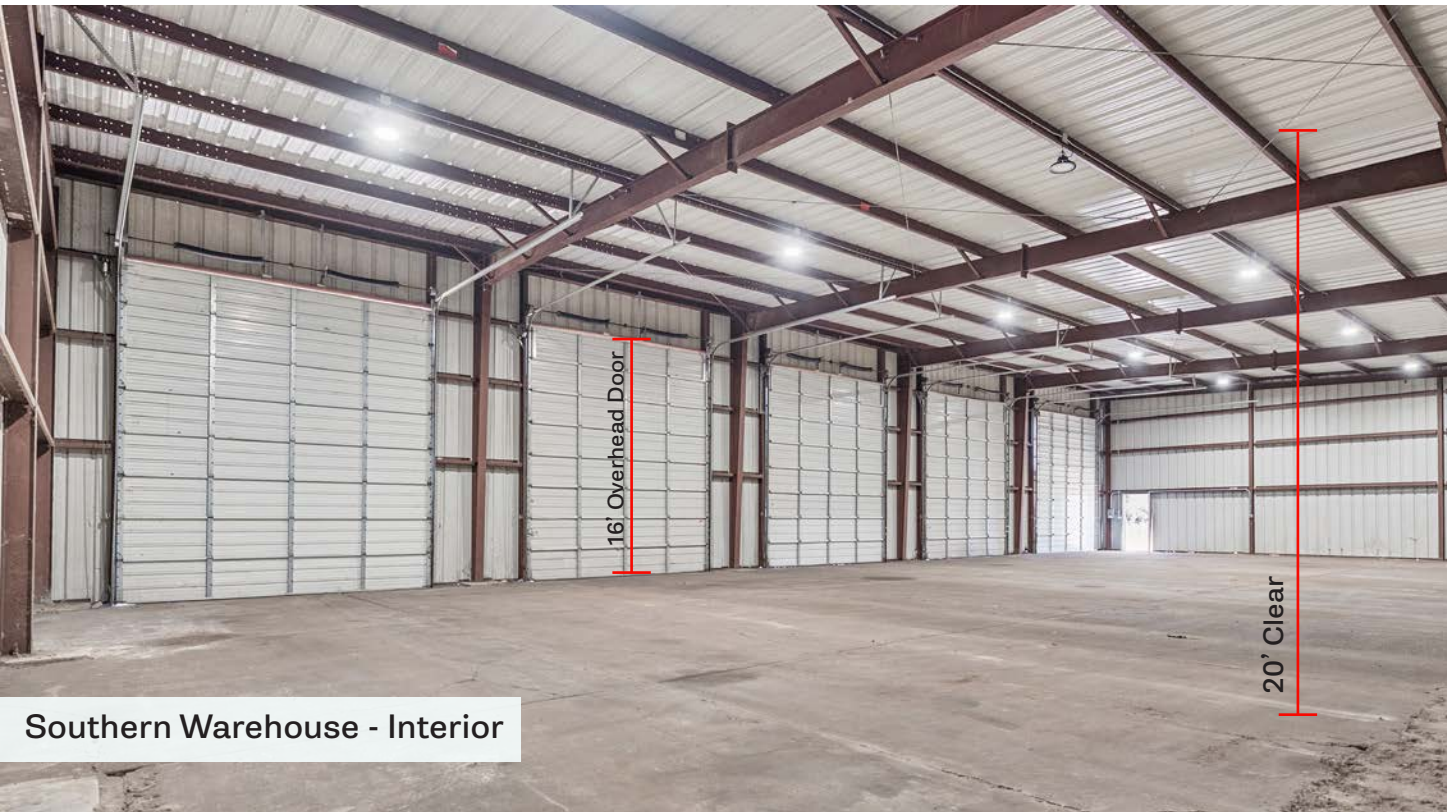
SOUTHERN WAREHOUSE

3199 Old Goliad Rd, Victoria, TX 77905



±5,000 SF

- 20' Clear
- (5) 16' Overhead Doors



Southern Warehouse - Interior

PAIN T BOOTHS 1 & 2 ±2,461 SF

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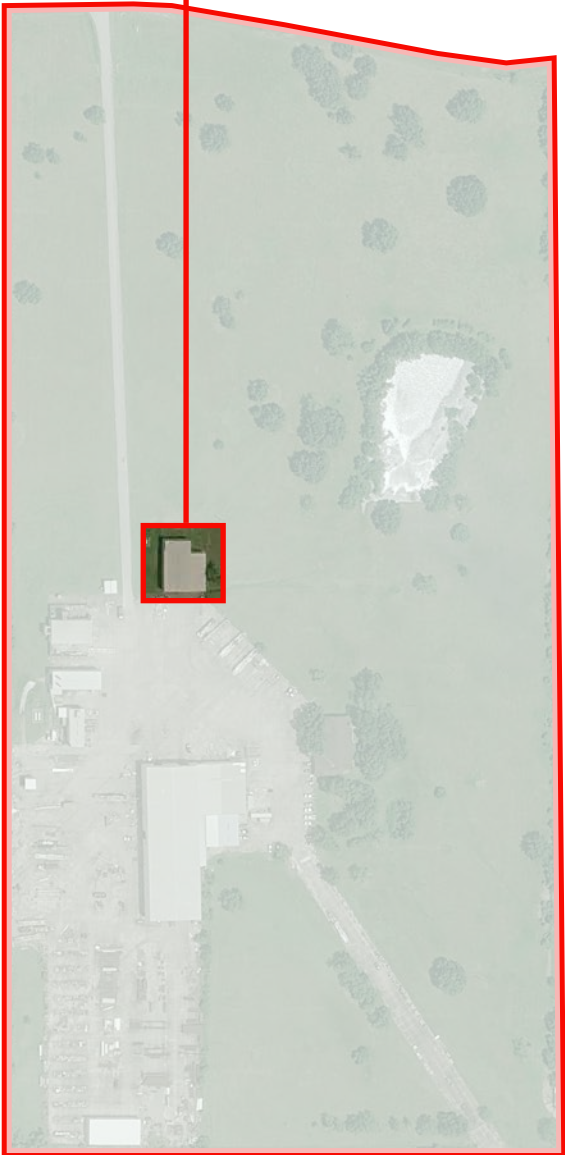
Paint Booth 1 & 2 - Exterior



WASH STATION

3199 Old Goliad Rd, Victoria, TX 77905

±7,250 SF



Wash Station- Exterior



Wash Station - Interior

OFFICE BUILDING

3199 Old Goliad Rd, Victoria, TX 77905



Office - Exterior



Office - Interior

±5,890 SF



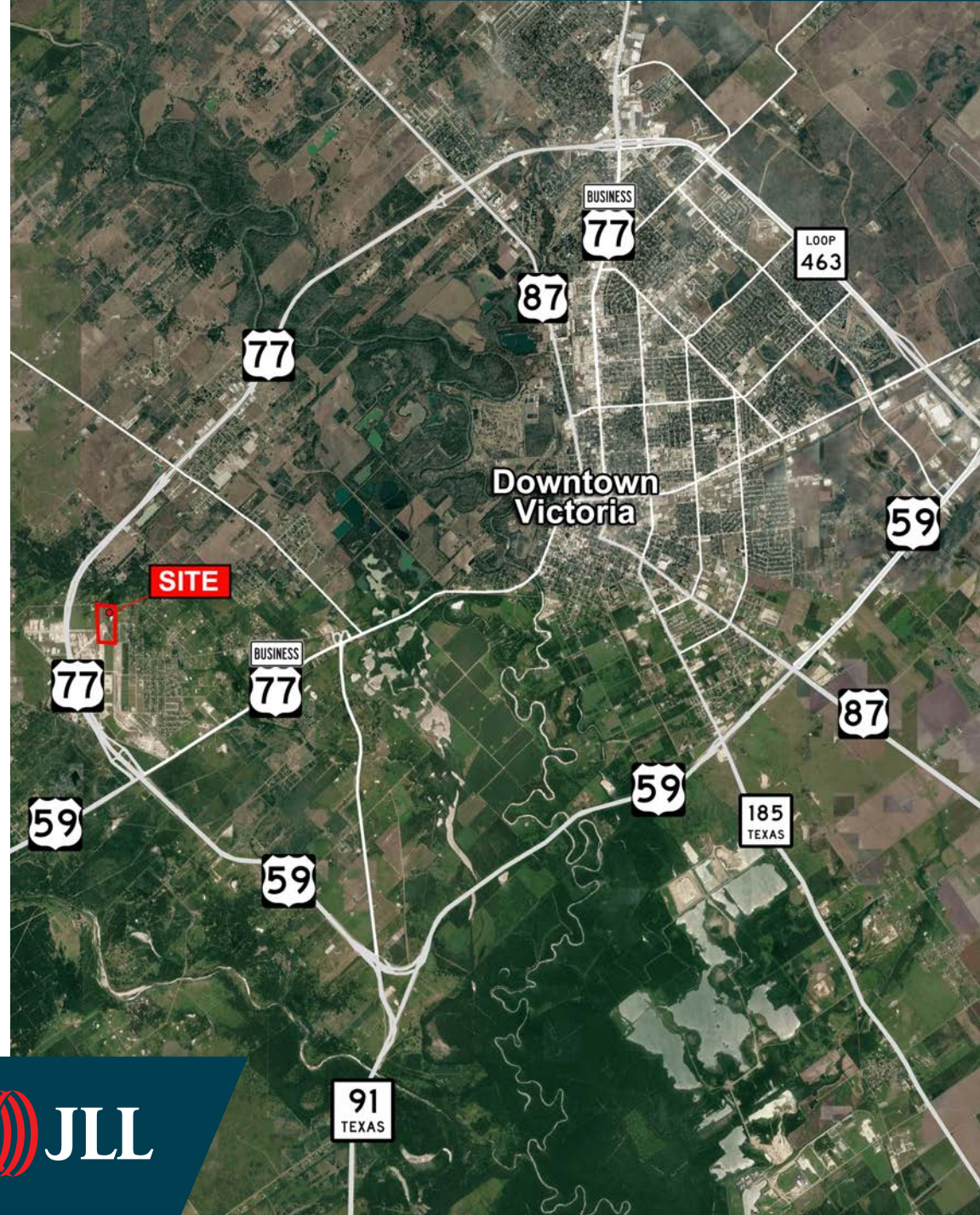
PROPERTY LOCATION

3199 Old Goliad Rd, Victoria, TX 77905

3199 Old Goliad Road is an industrial property located in Victoria. It offers unparalleled access to the key economic drivers of the Texas Gulf Coast.

Positioned as a regional logistics hub, Victoria is centrally located within a two-hour drive of major metropolitan areas including Houston, Austin, San Antonio and Corpus Christi, providing access to a consumer market of over 15 million people. It is situated near major highways including U.S. Highways 59, 77, and 87, which offer direct connections for freight to major Texas cities, the rest of the United States, Mexico, and Canada.

The area's logistical advantages are enhanced by the Port of Victoria, a shallow-draft barge port on the M-69 Marine Highway that connects to the Gulf of Mexico and facilitates 24/7 cargo operations. The Texas Logistics Center at the Port of Victoria provides dual-rail access and sits within a Foreign Trade Zone and a Texas Enterprise Zone, offering significant tax and financial incentives.



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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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 dues 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 dues 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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