

FOR SALE

101 South Sunset Strip
Kenedy, Texas 78119



PROPERTY HIGHLIGHTS

Incredible opportunity in growing Karnes County, Texas. No restrictions on this highly visible corner tract with existing building, canopy and sign. Plenty of parking. Access entrance from both State Hwy 181 and State Hwy 172. Excellent location.

BUILDING SF	2,172	SIGNAGE TYPE	Outdoor
LAND AC	1.59	1-MILE (POP.)	
YEAR BUILT	1996	3-MILE (POP.)	3,209
PARKING	10 Spaces	MED. INCOME	\$80,000
TRAFFIC COUNTS	10,527 VPD	SPACE USE	TBD



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INCREDIBLE OPPORTUNITY IN KARNES COUNTY

Close to historical downtown plus other retail stores, grocery stores, banks and restaurants. Kenedy is the hub for many oilfield service companies due to the Eagleford Shale Oil and Gas discovery.



LEGAL INFORMATION

TAX PARCEL ID	69818
2021 RE TAXES	\$3,132.31
ZONING	C



OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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